STORMWATER SEWER IMPROVEMENTS
to serve
RIDGE PORT NORTH ADDITION
LOT 5
CITY OF WICHITA, KANSAS

Neil Cable , P.E. City Engineer

Private Project Number
1285 PPS (607861)
OCTOBER 2002

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	262-4270
Kansas Gas Service	1-888-482-4950
Westar Energy	383-8650
Aquila Energy	1-888-482-4950
Southwestern Bell	268-2245
City of Wichita Water Dept.	268-4563
City of Wichita Sewer Maint.	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034
Conoco Pipeline Co.	1-800-231-2551
Williams Pipeline Co.	529-6600
Phillips Pipeline Co.	1-800-766-5230

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 Reserve "B" 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 Hire Suburban Landscape Mgt. (SLM) to restore all disturbed areas within Reserve "B" which includes the repair of the existing sprinkler system, fescue sod and trees. Coordination with SLM is Required Before any Construction begins. Contact Jade Lisko @ 529-0002. SLM shall also approve final grading and new topsoil for construction Area.
5. 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.
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. Contractor shall not start work on the project until all necessary bonds and permits have been obtained.
8. Contractor may consider a Precast headwall section because the existing pond's water surface is equal to the groundwater elevation.
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 notice prior to start of construction.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 10/1/02

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
1/30/03
Date
Signed

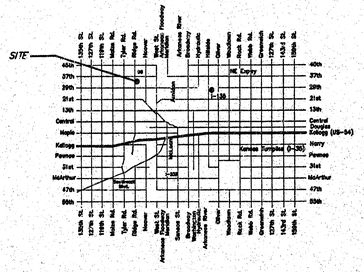
Benchmarks

BM #1 -Top of Chiseled V-Notch located on concrete sidewalk at the Southeast property corner of lot 5, Ridge Port North Addition
Elev. = 145.25 (City Datum)

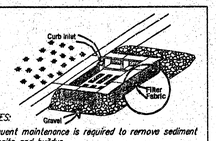
BM #2: "□" cut on T.C. at N line of Lot 10, Block A, Ridge Port North 4th Addition.
Elev. = 140.93 (City Datum)

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Vicinity Map



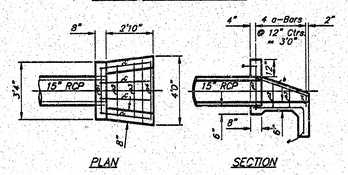
NOTES:
Frequent maintenance is required to remove sediment deposits and buildup.
Wrap filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.
DO NOT cover inlet or grate with filter fabric.

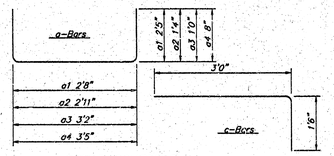
CURB INLET W/GRATE
SEDIMENT BARRIER DETAIL

GENERAL NOTES

1. ALL PIPES SHALL BE FLUSH CUT PRIOR TO BEING CAST INTO CONCRETE HEADWALL
2. CONCRETE USED IN HEADWALL CONSTRUCTION SHALL BE SAME AS PER CITY STANDARD PAVING MIX EXCEPT THAT IT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL EXPOSED EDGES SHALL BE BEVELED 1/2".
4. REINFORCING STEEL SHALL COMPLY TO A.S.T.M. DESIGNATION A615 GRADE 60. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BAR UNLESS OTHERWISE NOTED.
5. THE "REIN. CONC. HEADWALL" SHALL BE PAID FOR AT THE UNIT PRICE BID PER EACH IN PLACE WHICH SHALL INCLUDE ALL LABOR, MATERIALS, EXCAVATION, CONCRETE, REINFORCING STEEL AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO COMPLETE THE WORK. MATERIAL QUANTITIES SHOWN ARE FOR INFORMATION ONLY.

HEADWALL FOR 15" RCP

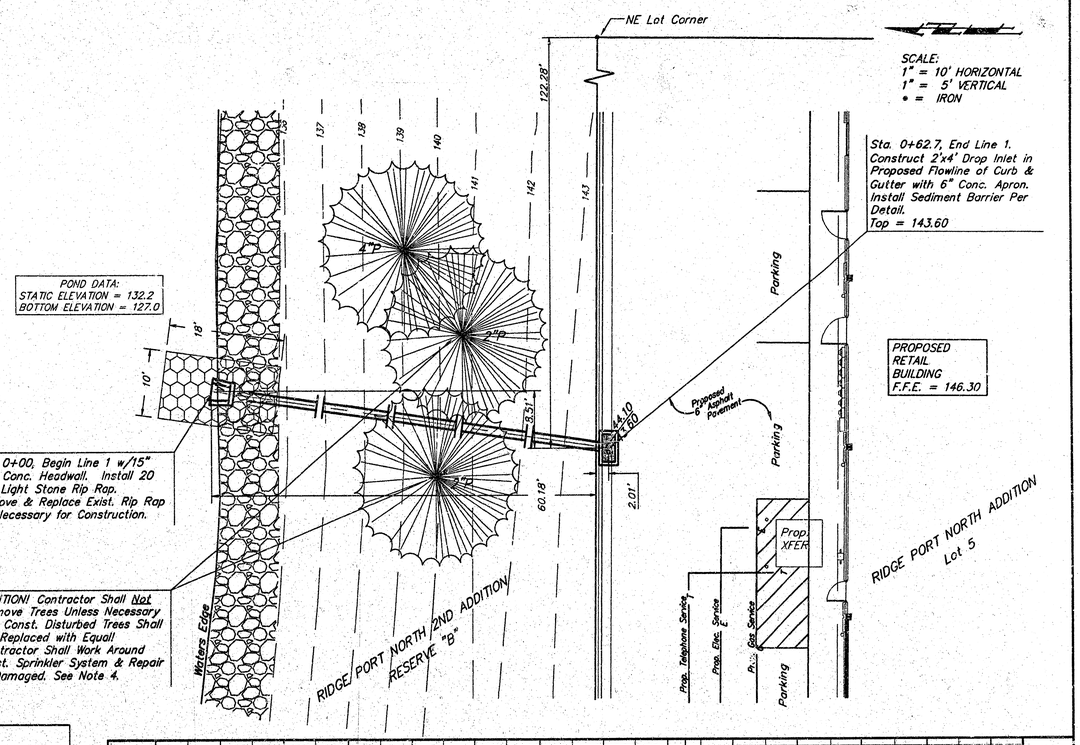


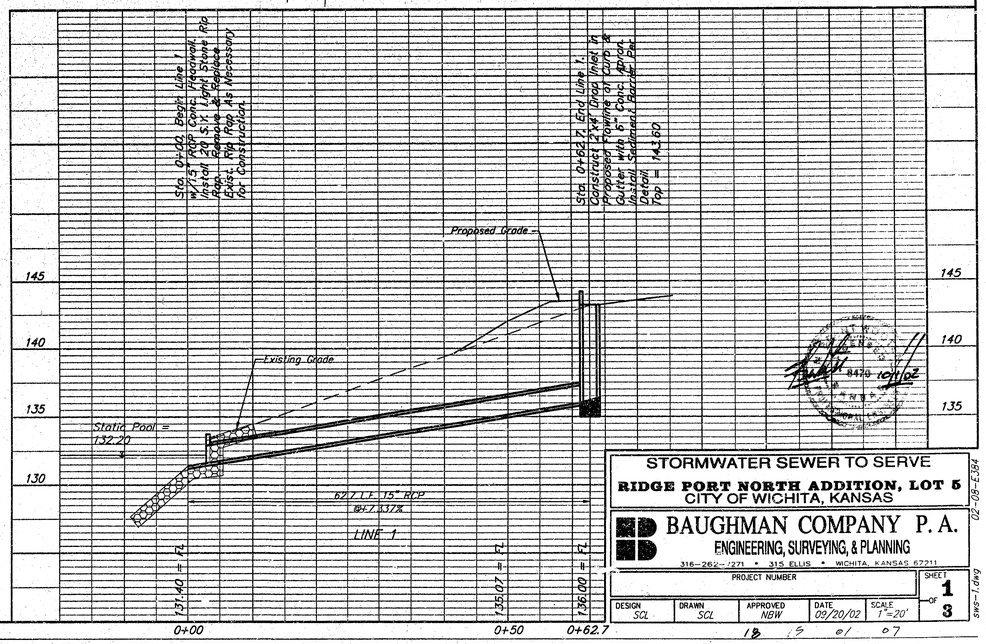


REBAR SCHEDULE

Bar	Shape	No.	Length	Weight
a1		1	7'6"	5.01
a2		1	5'7"	3.73
a3		1	5'2"	3.45
a4		1	4'9"	3.17
b		2	4'0"	5.34
c		4	5'6"	14.70
d		1	3'5"	2.28
e		1	2'8"	1.78
Total Rebar				39.46 Lbs.
Concrete				0.67 C.Y.

A Deduction in Concrete Quantities Has Been Made for Pipe Openings Through the Headwall
* Field Bend or Cut Reinforcing as Required for Clearance.
All Concrete Reinforcement to be #4 Rebar
All Rebar to Have Min. of 1 1/2" Conc. Cover





STORMWATER SEWER TO SERVE
RIDGE PORT NORTH ADDITION, LOT 5
CITY OF WICHITA, KANSAS

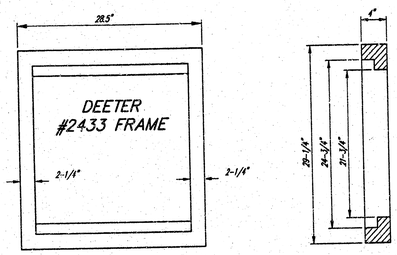
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-1271 • 315 ELLIS • WICHITA, KANSAS 67211

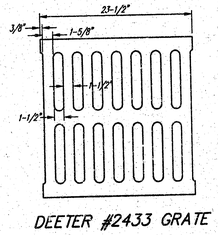
PROJECT NUMBER				SHEET
DESIGN: SCL	DRAWN: SCL	APPROVED: NBW	DATE: 09/20/02	SCALE: 1"=20'

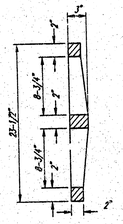
SHEET 1 OF 3

02-08-E384
SWS-1.dwg

18 of 07



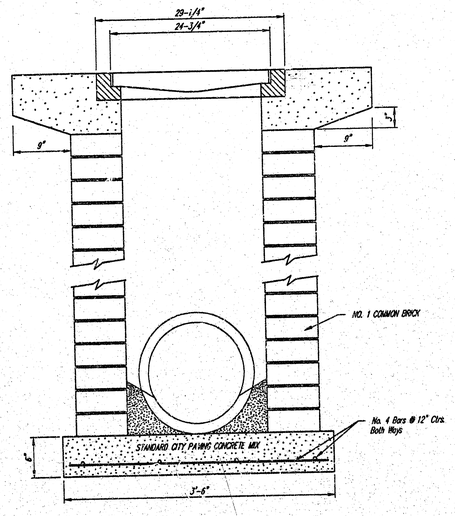


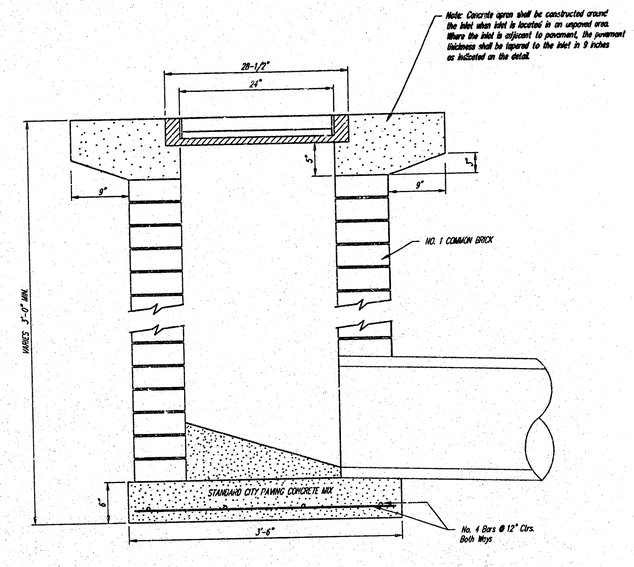


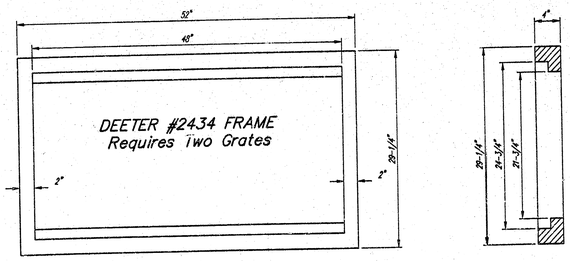
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

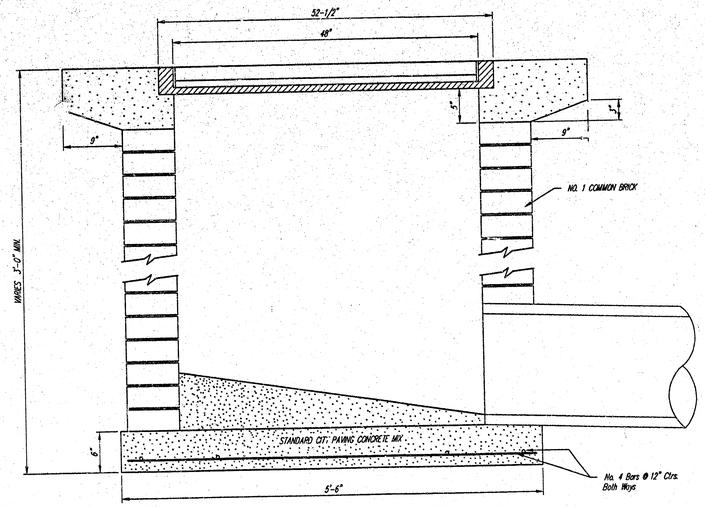
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.







Double 24" x 24" Frame Detail



City of Wichita Standard
Drop Inlet

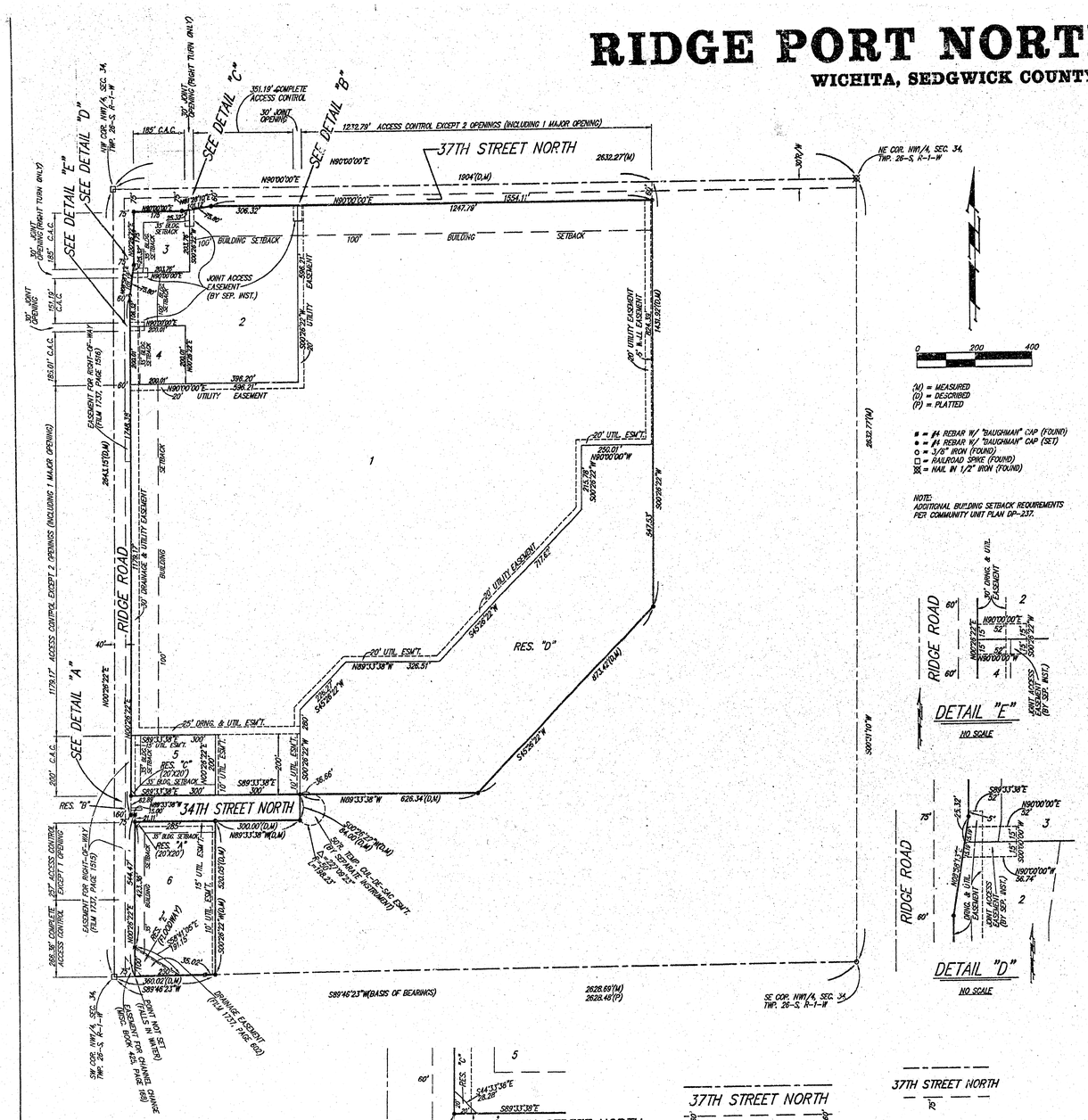
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER					SHEET
PPS 0					2 OF 3
DESIGN	DRAWN	APPROVED	DATE	SCALE	
C.O.W.	Staff	NBW	09/22/02	NONE	

Drop in12

RIDGE PORT NORTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
BLOCK	LOT.	ELEVATION (CITY DATUM)
1	1	144.6
1	2,3,4	144.6
1	5	142.8
1	6	142.6

BENCHMARK:
CITY DISC. - SW COR. RIDGE RD. & 29TH ST. NO.,
80.8' S. & 63.7' W. OF ℄ BOTH.
ELEV. = 1319.15 CITY DATUM (1326.55 M.S.L.)

NOTE:
NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS WITHIN "RIDGE PORT NORTH ADDITION" UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION OR UNLESS THE CITY OF WICHITA HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT THE LOWEST OPENING AS SPECIFIED ABOVE.

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 ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the NW 1/4 of Sec. 34, Twp. 26-S R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NW corner of said NW 1/4; thence N90°00'00"E along the north line of said NW 1/4, 1904.00 feet; thence S00°26'22"W parallel with the west line of said NW 1/4, 1431.92 feet; thence S45°26'22"W, 873.42 feet; thence N89°33'38"W, 626.34 feet to a point 660 feet normally distant east of the west line of said NW1/4; thence S00°26'22"W parallel with the west line of said NW1/4, 84.00 feet; thence N89°33'38"W, 300.00 feet; thence S00°26'22"W parallel with the west line of said NW1/4, 520.05 feet to a point on the south line of said NW1/4; thence S89°46'23"W along the south line of said NW1/4, 360.02 feet to the SW corner of said NW1/4; thence N00°26'22"E along the west line of said NW1/4, 2643.15 feet to the point of beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

Michael G. Conrey — L.S. 1497 — 3-30-99 — Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Streets, and Reserves to be known as "RIDGE PORT NORTH 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 easement is 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 this easement. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "C" are hereby reserved for landscaping, entry monuments, utilities, screening walls, and open space. Reserve "B" is hereby reserved for landscaping, open space, utilities, entry monuments, and streets. Reserve "D" is hereby reserved for drainage purposes, ponds, landscaping, open space, berms, gazebos, screening walls, and sidewalks. Reserve "E" is hereby reserved for floodway, drainage purposes, and open space, and no buildings shall be constructed or placed on or within said Reserve "E", nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the appropriate governing body. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the lot owners association for the addition. All abutters rights of access to or from Ridge Road and to or from 37th Street North shall be as indicated 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.

Ken-Win Farms, Inc.

Bruce K. Ott — President

R & R Realty, LLC

Jay W. Russell — Manager

Kevin M. Mullen — Manager

Via Christi Property Services, Inc.

David M. Mohr — President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 31st day of March, 1999, by Bruce K. Ott, President of Ken-Win Farms Inc., on behalf of the corporation.

Diana L. Bower, Notary Public
DIANA L. BOWER

My App't. Exp. 5-1-2000

DIANA L. BOWER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 5-1-2000

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 31st day of MARCH, 1999, by Jay W. Russell, Manager of R & R Realty, LLC, on behalf of the company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My Appt. Exp. 11-7-2001

This plat of "RIDGE PORT NORTH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 14TH day of January, 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 25th day of May, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this 9th day of June, 1999.

James Alford, County Clerk

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 9th day of June, 1999, at 8:50 o'clock A. M; and is duly recorded.

Bill Mock, Register of Deeds

Linda Kizzire, Deputy

1801375

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

Intrust Bank, N.A.

GARY D. SCHMITT, SR. V.P. (Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 7 day of April, 1999, by GARY D. SCHMITT, SENIOR VICE-PRESIDENT (Title) of the Intrust Bank, N.A., on behalf of the bank.

Rhonda M. von Mosch, Notary Public
RHONDA M. VON MOSCH

My App't. Exp. 10-23-2000

Rhonda M. von Mosch Notary Public - State of Kansas My Appt. Expires 10-23-2000

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 31ST day of MARCH, 1999, by Kevin M. Mullen, Manager of R & R Realty LLC, on behalf of the company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

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 31st day of March, 1999, by David M. Mohr, President of Via Christi Property Services, Inc., on behalf of the corporation.

Diana L. Bower, Notary Public
DIANA L. BOWER

My App't. Exp. 5-1-2000

DIANA L. BOWER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 5-1-2000

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
315 N. WICHITA, KANSAS 67211

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