SHEET NO.	TOTAL SHEETS
1	8

PONDS

IN

NORTHRIDGE LAKES

NOTE: THIS PROJECT WAS CONSTRUCTED BY PRIVATE CONTRACT!! NO PROJECT NO. WAS SET UP FOR THIS PROJECT.

INDEX OF SHEETS

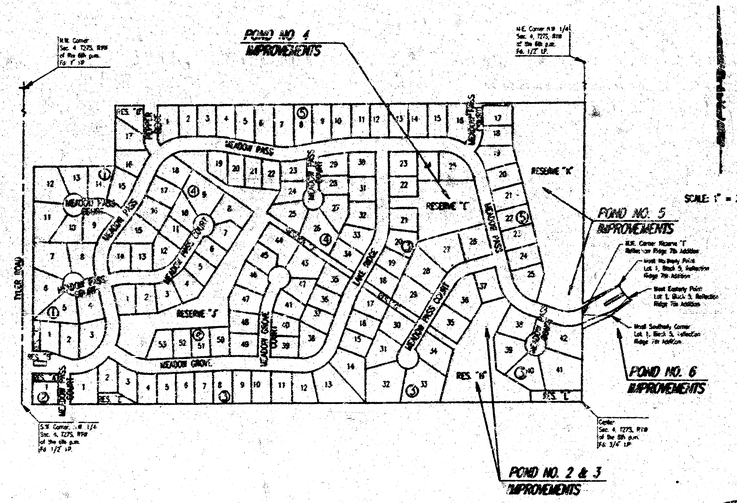
1. TITLE SHEET
2. PLAT
3. POND NO 2 & 3
4. POND NO. 4
5. POND NO. 5 (SWS LINE NO. 1
6. POND NO. 5 (SWS LINE 3 & 4)
7. POND NO. 6 OUTFALL
8. ~~NOR-DRAIN~~

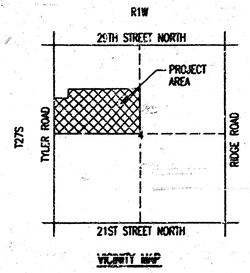
PROJECT SURVEY CONTROL

CITY OF WICHITA VERTICAL DATUM

BM A: 60D STAP SPIKE IN PP 14" E. OF THE W. EDGE OF HAMMER ROAD AT N. END OF MEADOW PASS COURT.
ELEV.=163.27

BM FIB: 60D STEP SPIKE IN 12" LOCUST ON S. LINE OF PLAT, 85' W. OF THE SE CORNER OF LOT 33 BLOCK 3.
ELEV.=166.60





VICINITY MAP

GENERAL NOTES

UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY POLE LINES ARE TO BE ADJUSTED AS NECESSARY BY OWNERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT BY THE CONTRACTOR. EXISTING UTILITIES AND THEIR LOCATION AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION. CONTRACTOR SHALL SATISFY HIMSELF OF SUBSURFACE CONDITIONS PRIOR TO BIDDING.

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.

RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR AND APPROVED AS NOTED.

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 DUMPED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHEOLOGICAL INVESTIGATIONS, UNLESS DUMPED IN A PREVIOUSLY APPROVED BORROW LOCATION.

EXCESS EXCAVATED MATERIAL AND EXCESS TOPSOIL SHALL BE STOCKPILED OR WASTED WITHIN THE PLAT LIMITS. THE CONTRACTOR SHALL CONTACT THE OWNER'S ENGINEER AT 262-2661 FOR INFORMATION PERTAINING TO THE ACCEPTABLE LOCATIONS FOR THE DISPOSITION OF EXCESS MATERIAL. WASTE MATERIAL SHALL BE GRADED SMOOTH AND SLOPED TO DRAIN. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO OTHER BID ITEMS.

CONTRACTOR SHALL PROVIDE A MINIMUM FORTY-EIGHT (48) HOUR ADVANCE NOTICE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO EXCAVATING ANY EXCAVATION, TO KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 687-2470 TO REQUEST THE FOLLOWING UTILITY COMPANIES TO LOCATE ALL EXISTING LINES WITHIN THE PROJECT AREA: K.G.&E. GAS, PEOPLES NATURAL GAS, K.G.&E. ELECTRIC, SOUTHWESTERN BELL TELEPHONE, MULTIMEDIA CABLEVISION, CITY OF WICHITA SEWER MAINTENANCE AND CITY OF WICHITA WATER DEPARTMENT.

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.

THE WATER DEPARTMENT 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, WATER VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

THE CONTRACTOR SHALL ADJUST WATER VALVE BOXES AS DIRECTED BY THE ENGINEER. THIS WORK TO BE SUBSIDIARY TO OTHER BID ITEMS.

BOOKED
10-6-97
MCG
D-363

BRENT E. REMSBERG
LICENSED
81C8
KANSAS
PROFESSIONAL ENGINEER

AS CONSTRUCTED DRAWING

OCTOBER 1995

PLANS PREPARED BY
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

src/tdx/dgn: t:\1995\95408\001\pond01.dgn
date plotted: oct. 25, 1995
dsitser id: brent remsberg

NORTHRIDGE LAKES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

PROJECT NO.	SHEET NO.	TOTAL SHEETS
	2	6

SCALE: 1=100'

○ = IRON SET

BSL = BUILDING SETBACK LINE
CAC = COMPLETE ACCESS CONTROL

B.M. - CITY OF WICHITA BENCH MARK DISC, 38 FEET WEST AND 90 FEET SOUTH OF THE INTERSECTION OF THE CENTERLINES OF TYLER ROAD AND 21ST STREET NORTH.

ELEV. 1357.349 M.S.L. = 169.949 CITY DATUM

B.M. - RAILROAD SPIKE IN SOUTHWEST SIDE OF POWER POLE LOCATED 75' NORTH AND 58' EAST OF THE INTERSECTION OF THE CENTERLINES OF RIDGE ROAD AND 21ST STREET NORTH.

ELEV. 1330.70 M.S.L. = 143.30 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

BLOCK 3

LOTS 20 THROUGH 27	ELEV. = 1349.5 M.S.L. = 162.1 CITY DATUM
LOTS 33, 34, 39, AND 40	ELEV. = 1350.5 M.S.L. = 163.1 CITY DATUM
LOTS 35 THROUGH 38	ELEV. = 1344.6 M.S.L. = 157.2 CITY DATUM

BLOCK 4

LOTS 1 THROUGH 9	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM
LOTS 19 THROUGH 25	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM
LOTS 44 THROUGH 48	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM
LOTS 50 THROUGH 53	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM

BLOCK 5

LOTS 17 THROUGH 25	ELEV. = 1338.4 M.S.L. = 151.0 CITY DATUM

usr/usrh/dgn:h995/95463/001/rxridgedgn
date plotted: oct.25,1995
deliver to: brent ransberg

SHEET NO.	TOTAL SHEETS
3	8

SCALE: 1"=20'

CAUTION
Underground H. P.
Gas Pipeline.
Peoples Natural Gas.

NORTHRIDGE LAKES

REFLECTION RIDGE

RESERVE "H"

Prop. Pond No. 2
Static Pool=158.0
DWS100 =161.3
Pond Bottom=150.0

Prop. Pond No. 3
Static Pool=155.0
DWS100 =156.4
Pond Bottom=145.0

Erosion Control Blanket
See Sheet No. 4

Prop. 8" Sanitary Sewer

20' Utility Easement

Peoples Natural Gas Pipeline

Top Elev.=158.5

Drainage Easement

10' Util. Esmt.

20' Util. & Drain. Esmt.

5' Wall Esmt.

30' Kans. Energy Resources Esmt.

Top of Slope

Toe of Slope

Sanitary Sewer Easement

MEADOW PASS

SECTION A-A

SECTION E-E

SECTION C-C

SECTION B-B

SECTION D-D
Section Thru Pipeline Easement

* See Plan for Toe Location.

** ℄ Location Shown on Plan.

COORDINATE LIST		
POINT	NORTH	EAST
252	4042.35	5878.75
265	4071.31	5988.74
270	3863.07	5762.29
283	4040.44	6014.44
286	3391.50	5932.96
903	3860.87	5858.02
904	3782.68	5809.44
293	3748.53	5945.64
912	3616.88	5804.09
913	3613.00	5868.80
914	3669.94	6754.59
915	3780.21	5783.09
916	3661.95	5973.44
917	3693.03	5851.89
918	3658.68	5814.14
919	3857.58	5883.57
920	3887.13	5838.01
921	3998.56	5910.40
922	4004.96	5934.67
923	4060.79	5935.56

900 =COORDINATE POINT NO.

STORM WATER DRAIN

POND NO. 2 & 3

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	BER	Checked by	
Drawn by	DEP, GJS	Date OCT. 1995	Job No. 95469-1

usr/usth/dgn:b5995/95469/001/restpond.dgn
date plotted: oct.25,1995
deliver to brent ransberg

PROJECT NO.	SHEET NO.	TOTAL SHEETS
	4	8

SCALE: 1"=20'

Prop. Pond No. 4
Static Pool=159.0
DWS 100 =162.1
Pond Bottom=150.6

RESERVE "I"

Erosion Control Blanket
See This Sheet for Details.

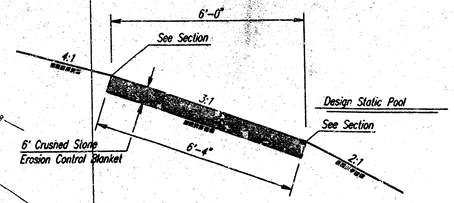
20' Utility Easement
Prop. 8" Sanitary Sewer
20' Utility Easement
Prop. 8" Sanitary Sewer
Prop. 8" Sanitary Sewer
20' Utility Easement
Prop. 8" Sanitary Sewer
15' Sanitary Sewer Easement
Prop. 8" Sanitary Sewer
20' Sanitary Sewer Easement

10' R. (Typ.)

16" RCP Line No. 1
℄ 20' Drainage Easement
℄ 10' Drainage Easement
30+40.59 P.T.
30" RCP
10" RCP
35'-0" Bk.-Bk.
MEADOW PASS

SS MH

4,500 N
4,250 N
5,500 E
5,750 E
6,000 E



EROSION CONTROL BLANKET DETAIL

NOTES

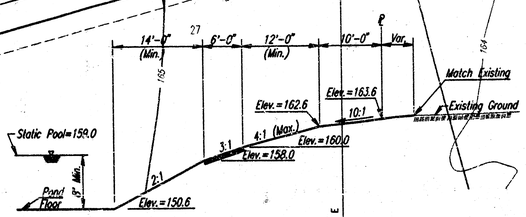
CRUSHED STONE FOR THE EROSION CONTROL BLANKET SHALL BE COMMERCIALLY AVAILABLE 5" x 9" CRUSHED STONE FOR RIPRAP. MATERIALS SHALL MEET THE REQUIREMENTS FOR QUALITY AND DELETERIOUS SUBSTANCES AS SET FORTH IN SUBSECTION 1116.02 (d)(2) THROUGH 1116.02 (d)(3.1) OF STANDARD SPECIFICATIONS FOR STATE ROAD AND BRIDGE CONSTRUCTION, KANSAS DEPARTMENT OF TRANSPORTATION, 1990 EDITION.

LIGHT STONE RIPRAP SHALL BE NATURAL STONE MEETING THE REQUIREMENTS OF THE CITY OF WICHITA STANDARD SPECIFICATIONS FOR LIGHT STONE RIPRAP.

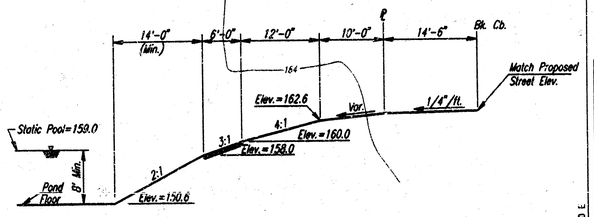
PAYMENT FOR 6" EROSION CONTROL BLANKET SHALL BE PER SQUARE YARD IN PLACE.

COORDINATE LIST		
POINT	NORTH	EAST
238	4585.20	5840.41
241	4394.97	5890.51
924	4532.13	5628.08
925	4533.64	5801.03
926	4431.44	5827.95
927	4379.16	5629.43

(900) =COORDINATE POINT NO.



SECTION F-F



SECTION G-G

NORTHRIDGE LAKES
STORM WATER DRAIN

POND NO. 4

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
WICHITA, KANSAS

Designed by	DER	Checked by	
Drawn by	DEP, DJS	Date SEPT, 1995	Job No. 95469-1

usr/ustn/dgn.k95/95469/00/resplan.dgn
date plotted: oct. 25, 1995
deliver to brent ramsberg

PROJECT NO.	SHEET NO.	TOTAL SHEETS
	5	8

SCALE: 1"=20'

RESERVE "K"

℄ KG&E R/W Esm't
Misc. Bk. 447, Page 151

W.S. Elev.=147.10

Erosion Control Blanket
See Sheet No. 4

10' Drainage Easement

20' Drainage Easement

20' Utility Easement

4,750 N

4,500 N

4,250 N

6,000 E

6,250 E

19 20 21 22 23

SECTION J--J
Between Lot 19 & 21

Match Existing
Existing Ground
Var.
20'-0" Easement
17.4'
6'-0"
7.6' (Min.)
Elev.=152.8
4:1
15:1
Elev.=151.5
6:1
Elev.=148.6
3:1
Elev.=146.6
2:1
Elev.=142.8
Static Pool=147.6
Pond Floor

NORTHRIDGE LAKES
STORM WATER DRAIN

POND NO 5

● SWS LINE NO. 1 OUTLET

PROFESSIONAL ENGINEERING CONSULTANTS P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	BER	Checked by		
Drawn by	BJS	Date OCT. 1995	Job No. 95469-2	

user: ustry/dgn1s995/95469/001/pond.dgn
date plotted: oct 25, 1995
define: file brief reading

PROJECT NO.	SHEET NO.	TOTAL SHEETS
	6	8

SCALE: 1"=20'

REFLECTION RIDGE
7TH ADDITION

RESERVE M

RESERVE I
REFLECTION RIDGE
7TH ADDITION

MEADOW PASS

Existing House

Cable TV Underground Table 15' Util. Esmt

Elec. Underground

SS MH

GM

15" RCP

W/SA

W/SV

Prop. 8" San. Sewer (By others)

Prop. 8" San. Sewer (By Owner)

Drainage Easement Film 11/A Page 355

S. KG&E R/W Easement Misc. Book 4/A Page 151

Erosion Control Blanket See Sheet No. 4

Remove 36" x 24" CMP Prior to Construction of Pond

Section J-J Transition

Section K-K Transition

42" RCP Tube No. 1

42" RCP Tube No. 2

Prop. Top of Walk (By Others)

Irrigation Line

25' Utility Easement

25' S.S. Esmt.

SS MH

Prop. 8" San. Sewer

Prop. 8" San. Sewer (By others)

1.04

2.10

1.80

4.63

2.52

5.53

3.21

2.94

5.38

4.36

4.85

4.63

155.19

155.74

155.44

6'-0" (Min.) | 6'-0" | 22'-0" | ℄ | 14'-6"

Top of Curb

Static Pool=147.6

Elev.=148.6 Cl. Varies

1/4"/ft.

3:1

2:1

Elev.=146.6

Elev.=143.6

Pond Floor

SECTION K-K

6'-0" (Min.) | 6'-0" | Varies | ℄ | 20' Util. Esm't. | Varies

Match Existing

Existing Ground

Static Pool=147.6

Elev.=148.6 Cl. Varies

Elev.=146.6

Elev.=143.6

3:1

2:1

15:1

4:1

Pond Floor

SECTION J-J

STORM WATER DRAIN. NO. 462

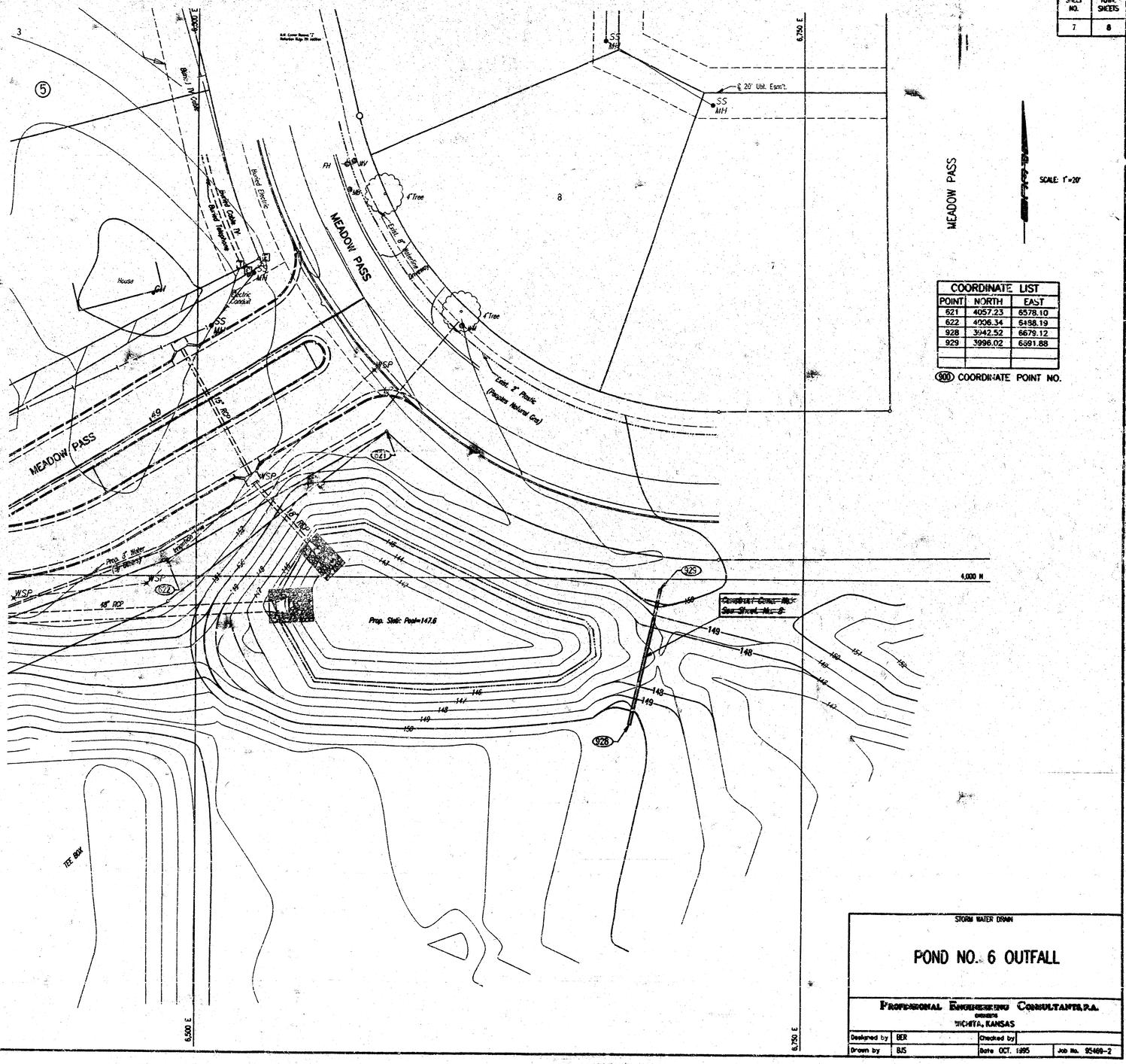
POND NO. 5
AT SWS LINE NO. 3 & 4

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	BER	Checked by	
Drawn by	DEP, BJS	Date OCT. 1995	Job No. 95469-2

user:/usth/dgn.1995/95469/00/restpond.dgn
date plotted: oct 25, 1995
deliver to: brent ramsberg

SHEET NO.	TOTAL SHEETS
7	8



COORDINATE LIST		
POINT	NORTH	EAST
621	4057.23	6578.10
622	4006.34	6498.19
928	3942.52	6679.12
929	3996.02	6691.88

(900) COORDINATE POINT NO.

STORM WATER DRAIN

POND NO. 6 OUTFALL

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
WICHITA, KANSAS

Designed by	BER	Checked by	
Drawn by	BJS	Date OCT. 1995	Job No. 95469-2

usr/usth/dgn.tb995/95469/001/pondwo1.dgn
date plotted: oct. 25, 1995
deliver to: bari ramsberg