

978 PPS

PART OF  
STORM WATER SEWER TO SERVE

# LAKE RIDGE COMMERCIAL 2ND ADDITION

Private Project Number

## 978 PPS (607861)

### CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

January, 2000

#### Benchmark:

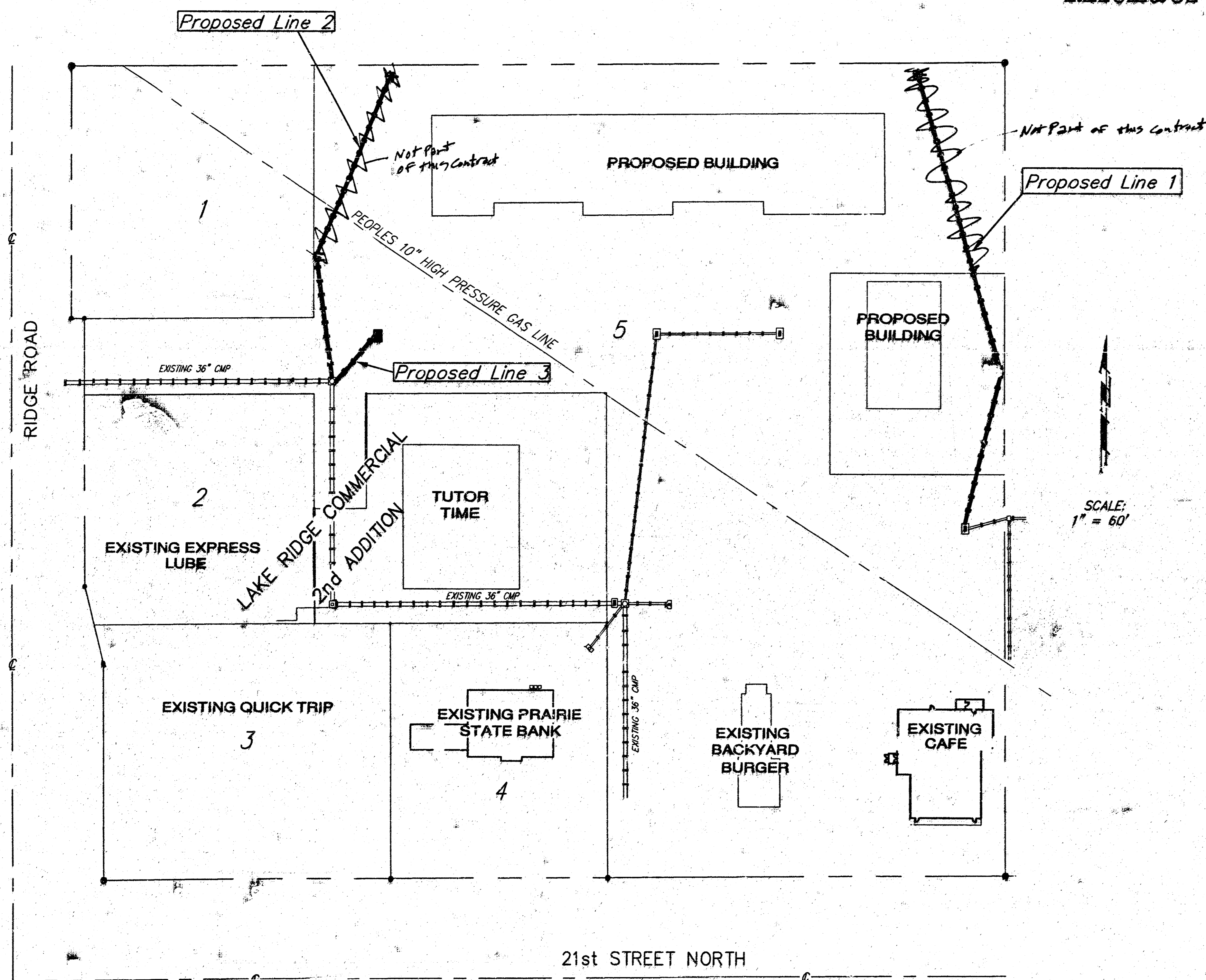
"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.  
Elevation: 141.45 City Datum

#### Legal Description

Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

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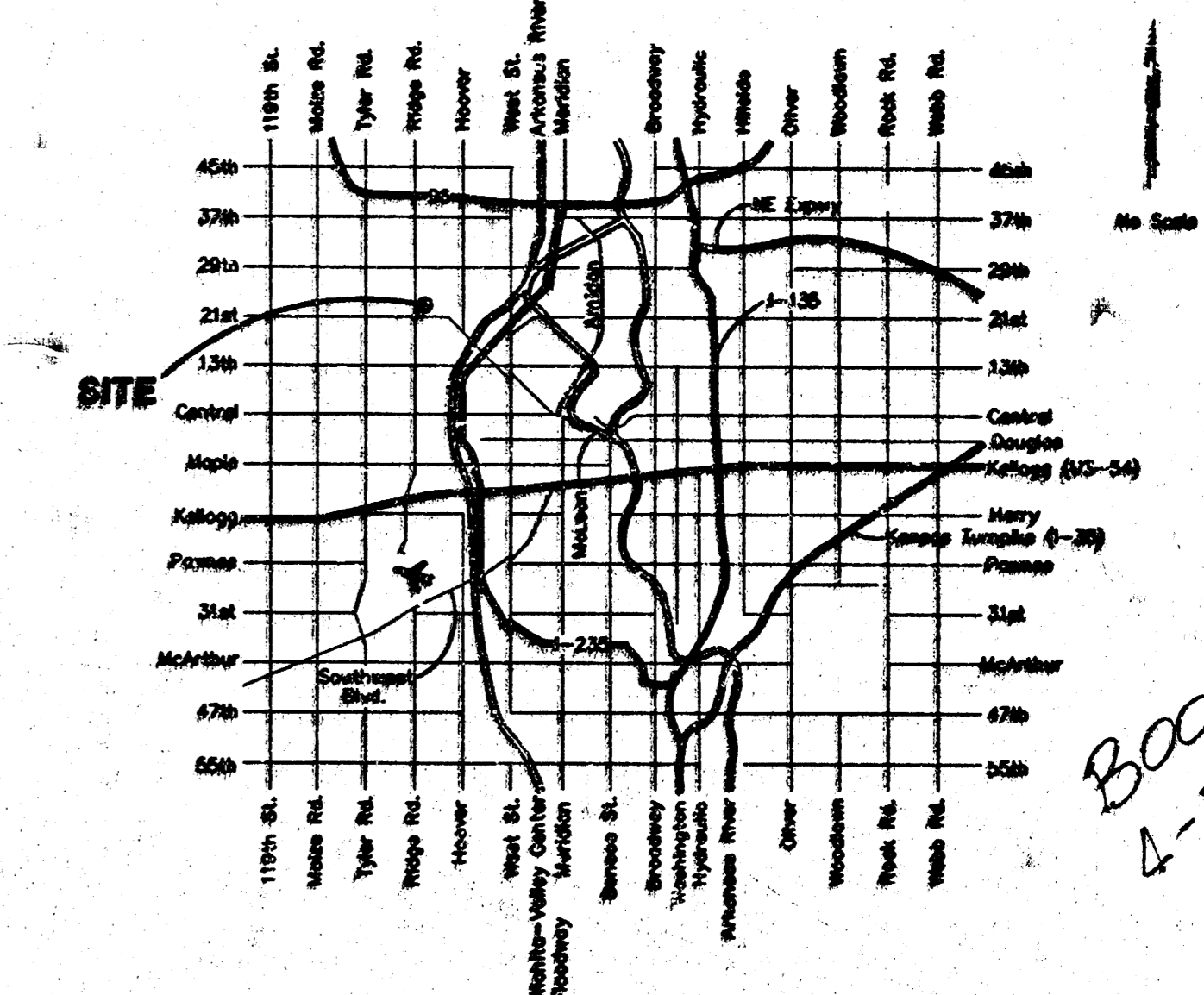
APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Storm Sewers URH 1/20/00

#### 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).

#### Location Map



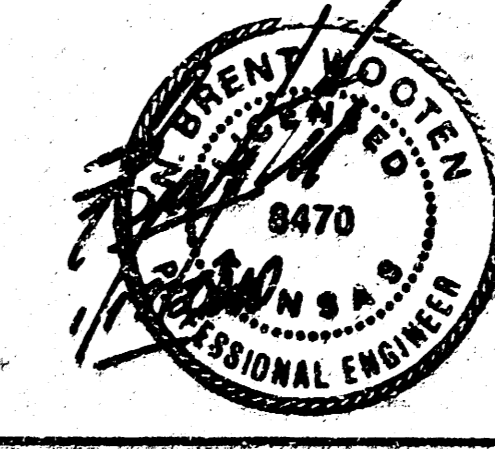
BOOKED  
4-5-01  
MCG  
D-504

SCALE:  
1" = 60'

#### General Notes:

- 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
Cablevision	262-0661
or	263-2061
Kansas Gas Service	383-8600
KCF	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
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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.
- All areas disturbed by construction operations shall be seeded with rye grass at a rate of 6 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.
- Trees and shrubs 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 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. 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 would require additional archaeological investigations unless buried in a previously approved borrow location.
- The Contractor shall notify pipeline companies at least 48 hours in advance of work being performed across and/or adjacent to pipelines.
- 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.



As Built 11/00 KK

**BAUGHMAN COMPANY P. A.**  
ENGINEERING, SURVEYING, & PLANNING  
318-282-7271 • 318 ELLIS • WICHITA, KANSAS 67211

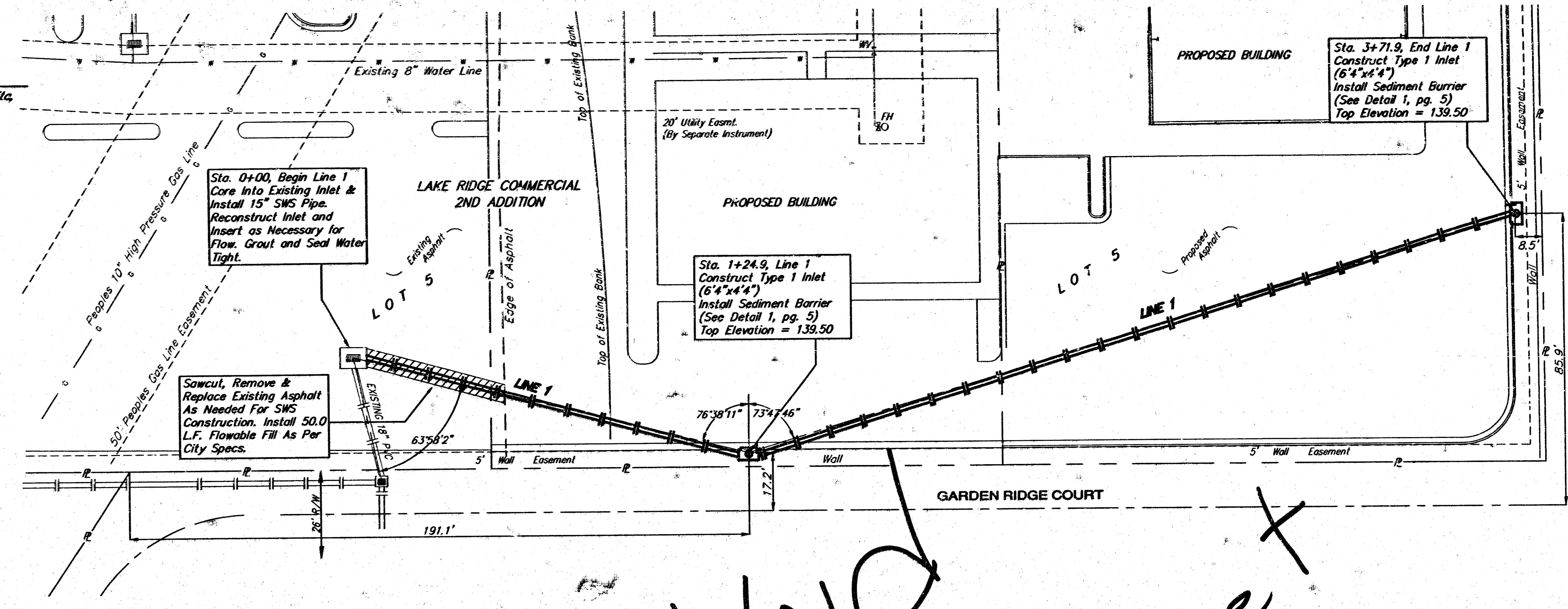
**BENCHMARK:**

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

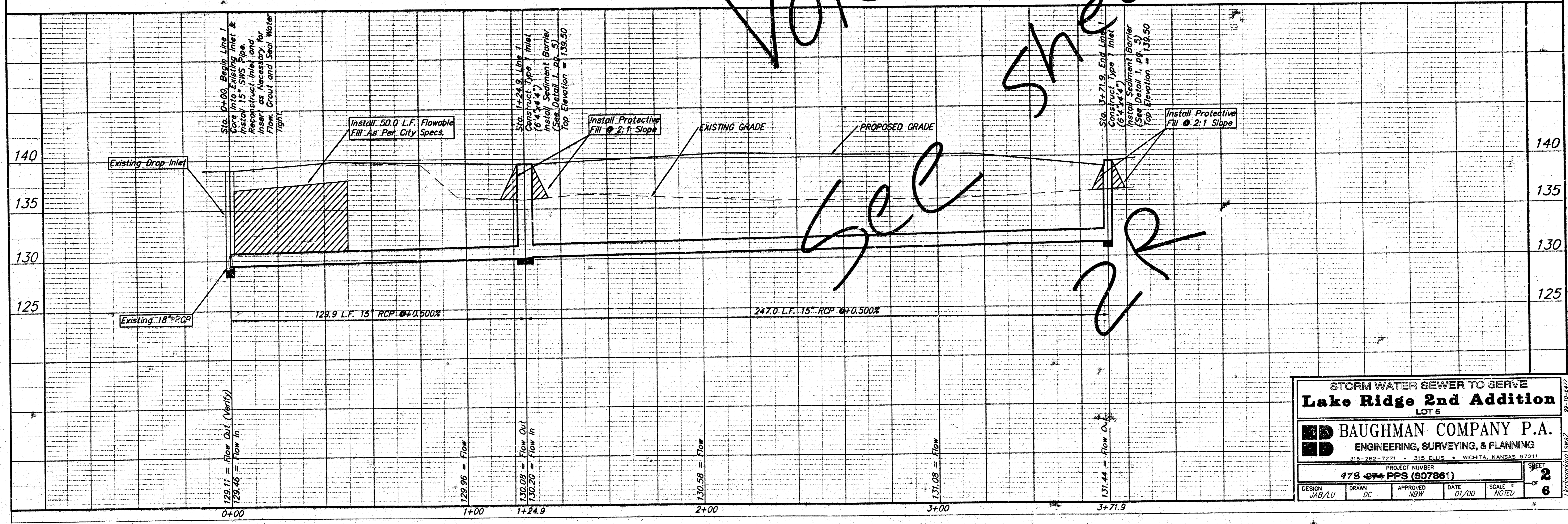
**LEGAL DESCRIPTION**

Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

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



*VOID*  
*SEE SHEET 2R*



STORM WATER SEWER TO SERVE  
**Lake Ridge 2nd Addition**  
LOT 5

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
318-262-7271 • 318 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**978-07 PPS (607861)**

DESIGN JAB/LU	DRAWN DC	APPROVED NGW	DATE 01/00	SCALE NOTEU
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SHEET  
2  
OF  
6

98-10-077  
Landscape 18x82

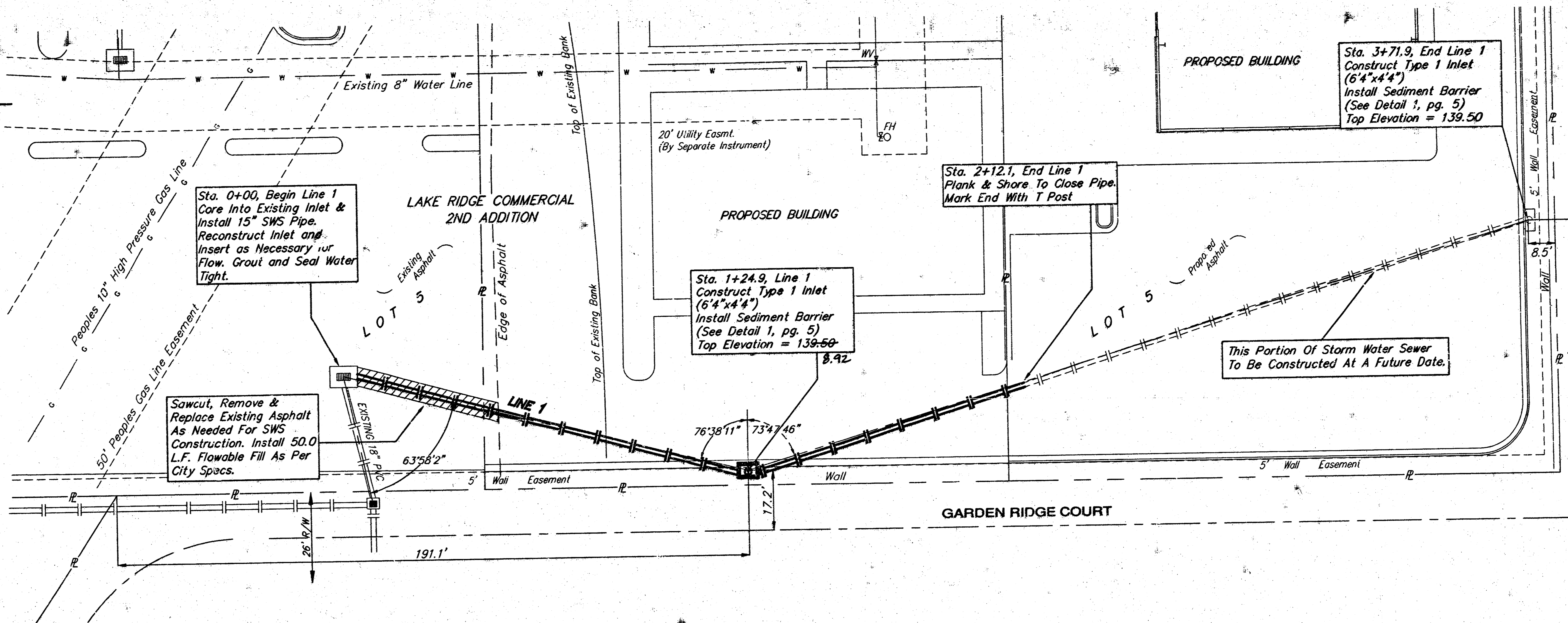
**BENCHMARK:**

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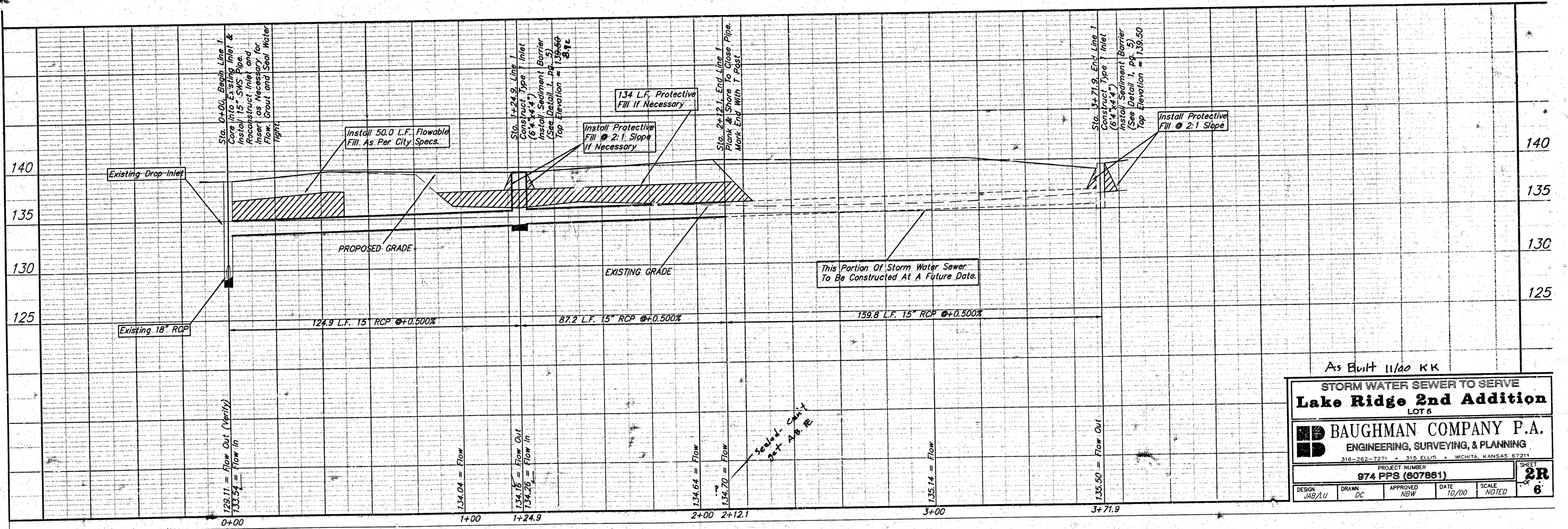
**LEGAL DESCRIPTION**

Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

SCALE:  
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REVISION 1- 10/13/2000



As Built 11/00 KK

**STORM WATER SEWER TO SERVE  
Lake Ridge 2nd Addition  
LOT 5**

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

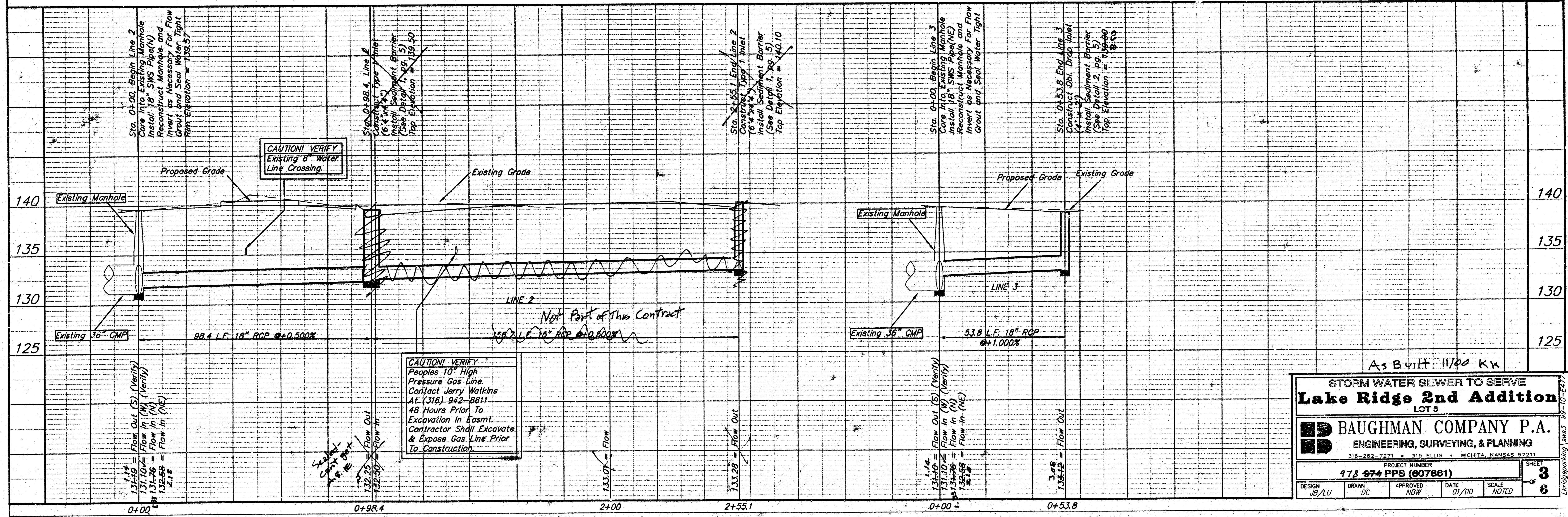
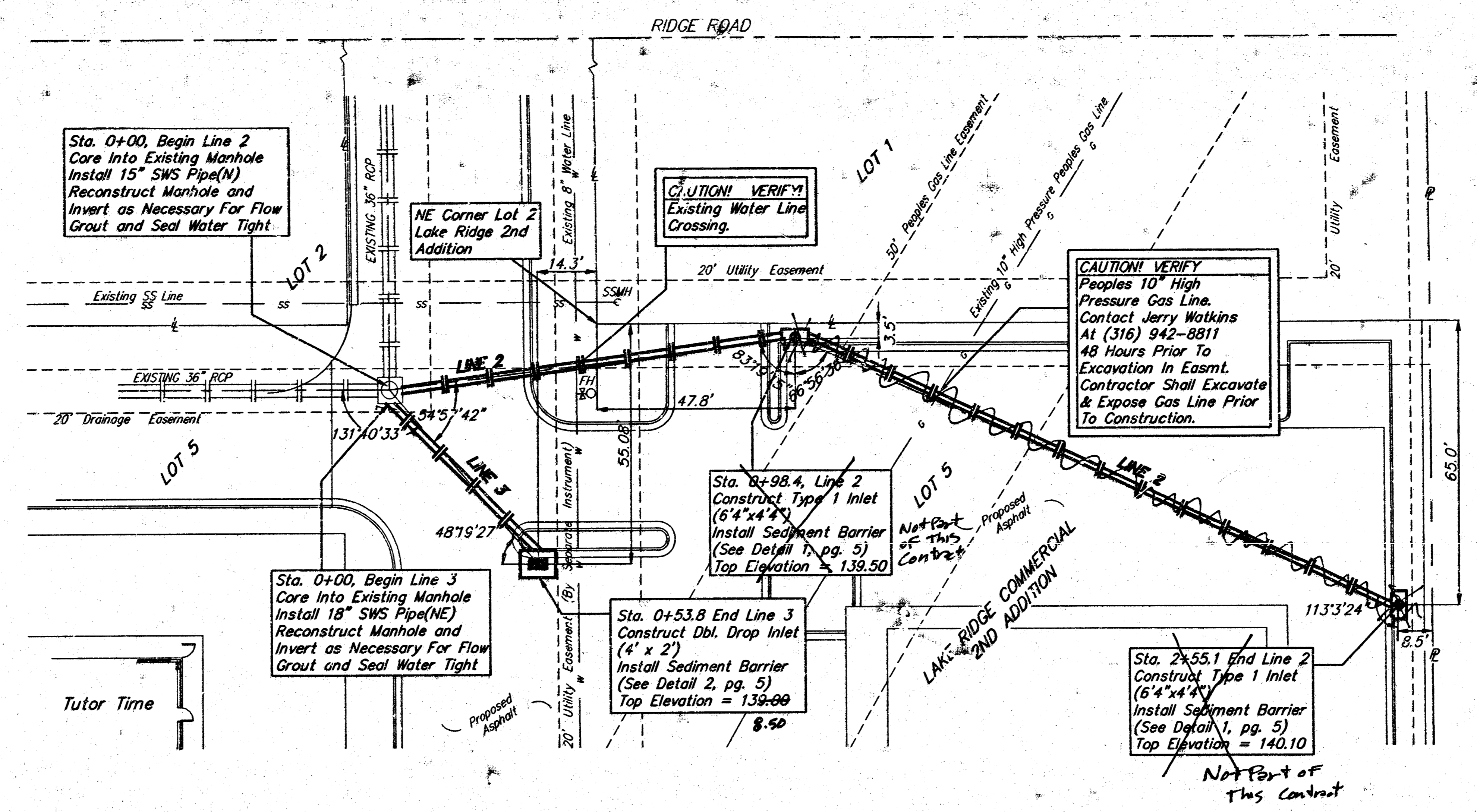
PROJECT NUMBER: **974 PPS (807861)**

DESIGN: JAB/LU	DRAWN: DC	APPROVED: NBW	DATE: 10/00	SCALE: NOTED	SHEET: <b>2R</b> 6
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**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

**LEGAL DESCRIPTION**  
 Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

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



As Built 11/02 KX

**STORM WATER SEWER TO SERVE Lake Ridge 2nd Addition LOT 5**

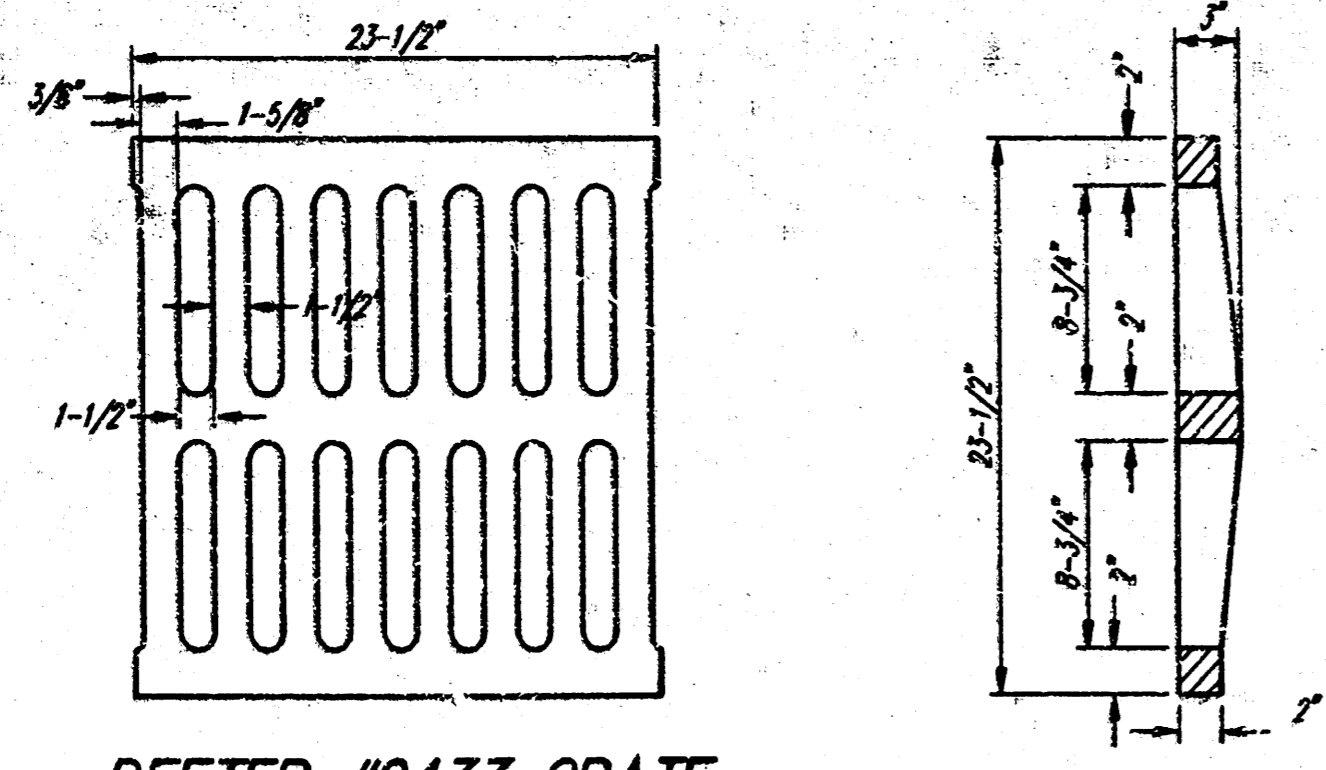
**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 318-282-2274 • 318 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **172 474 PPS (607881)**

DESIGN: JB/LU    DRAWN: DC    APPROVED: NBW    DATE: 01/00    SCALE: NOTED

SHEET **3** OF **6**

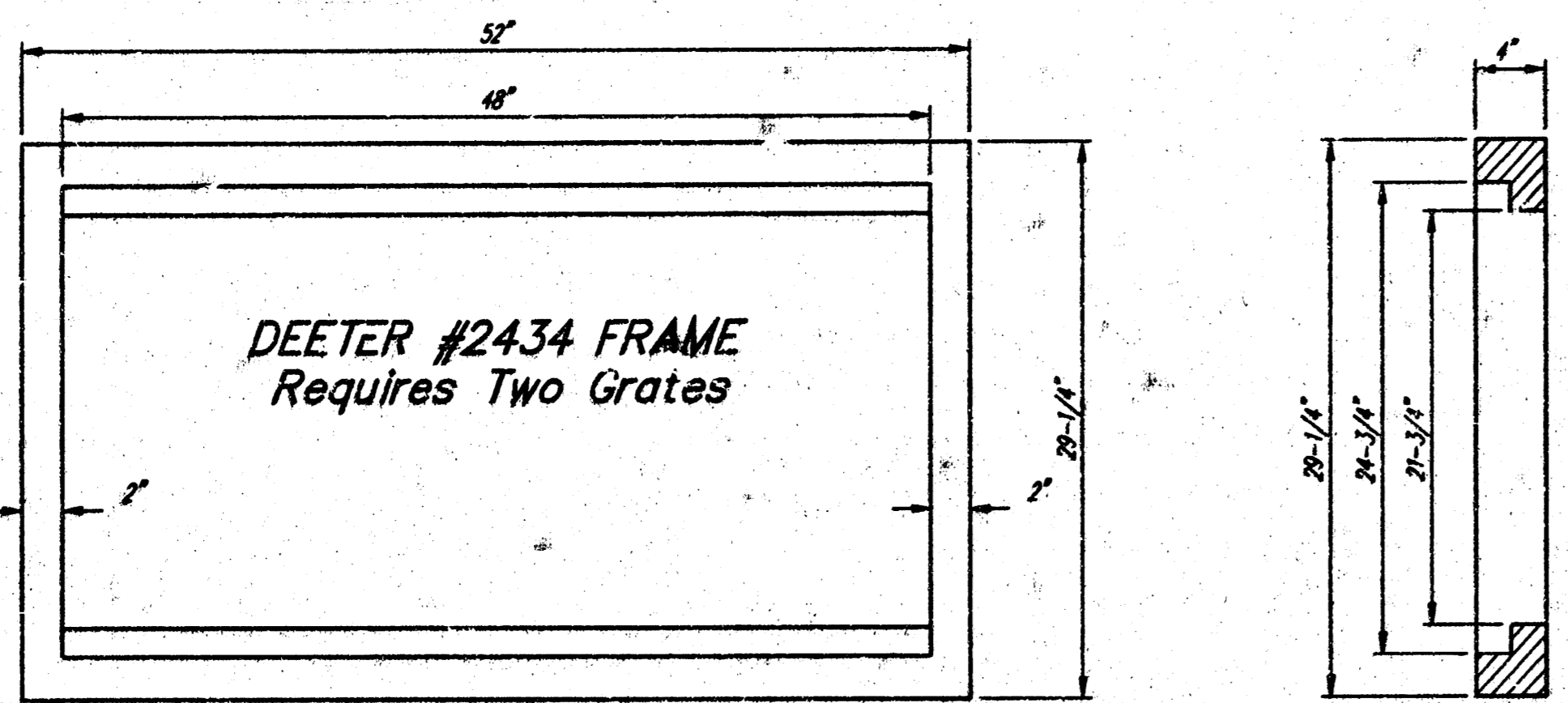




DEETER #2433 GRATE

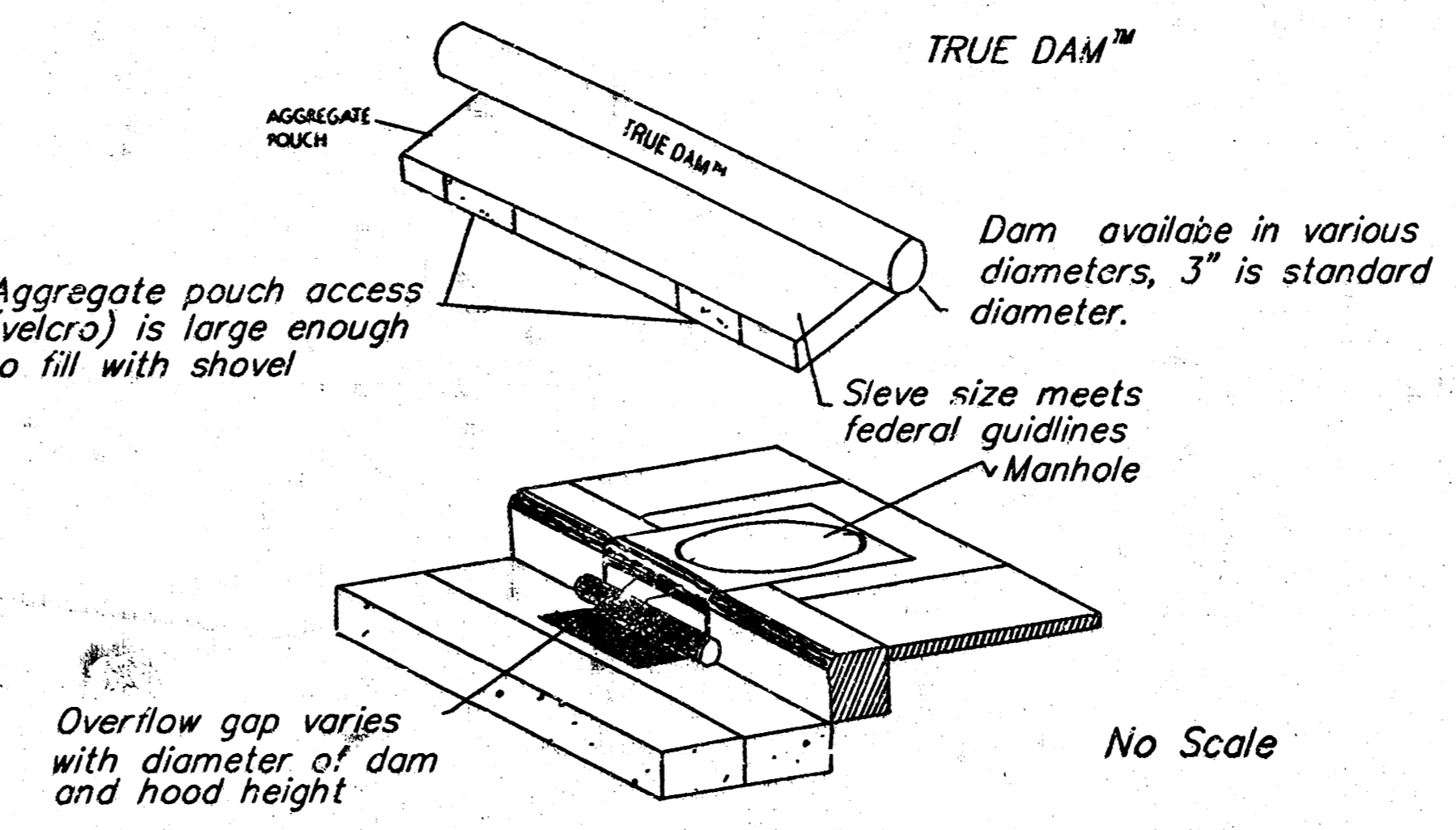
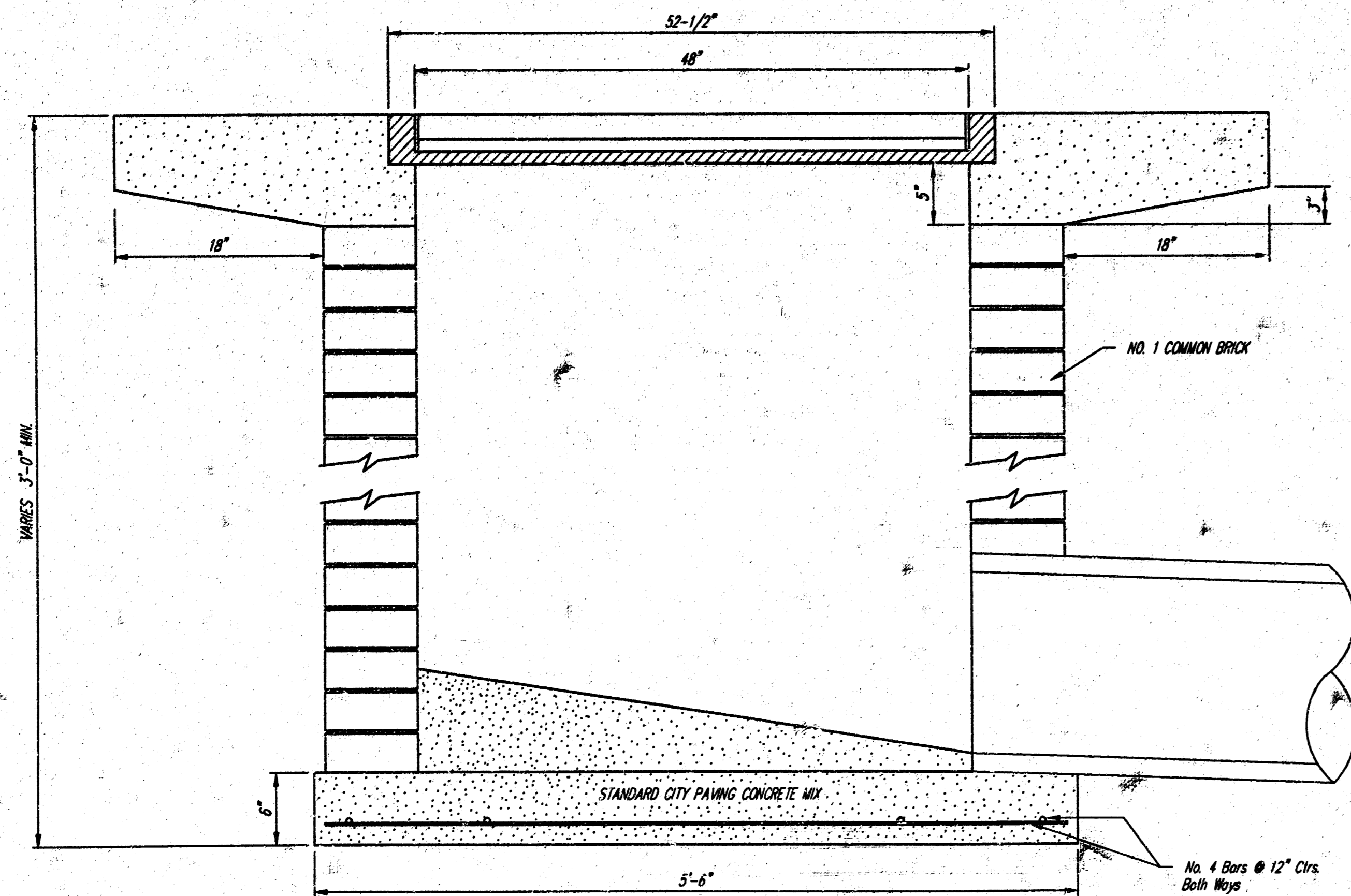
24" x 24" Frame and Grate Detail

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.



DEETER #2434 FRAME Requires Two Grates

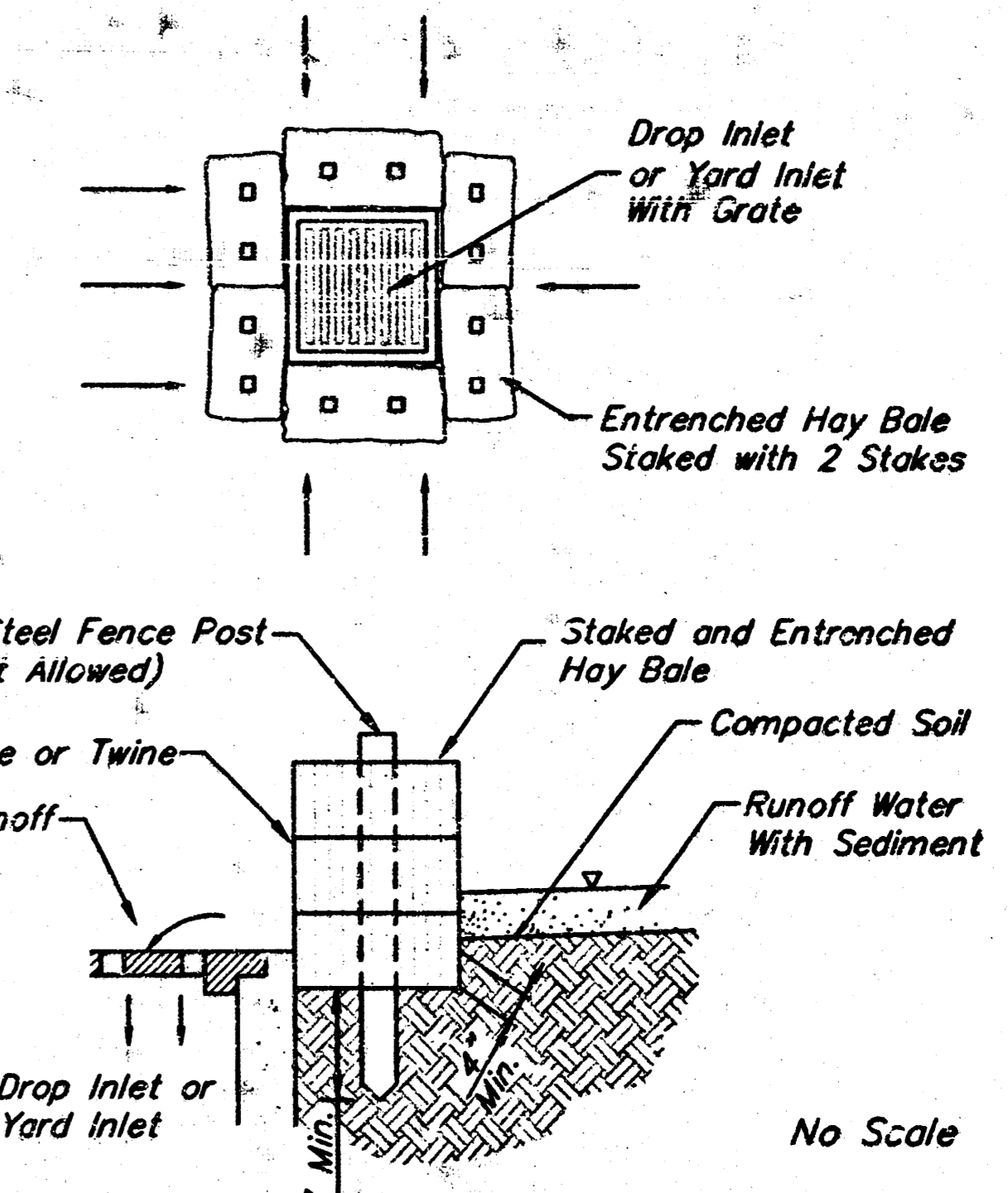
Double 24" x 24" Frame Detail



CURB INLET PROTECTION DANDY BAG - TRUE DAM

Note: A substitute to the "Dandy Bags" or the "True Dam" must be comparable and approved by the engineer in charge. For more information on the "Dandy Bag" and the "True Dam" call Merideth Brothers, Inc., Suppliers of Dandy Products at 1-800-591-2284. Dandy Products or alternative to be paid per Each as Sediment Barriers.

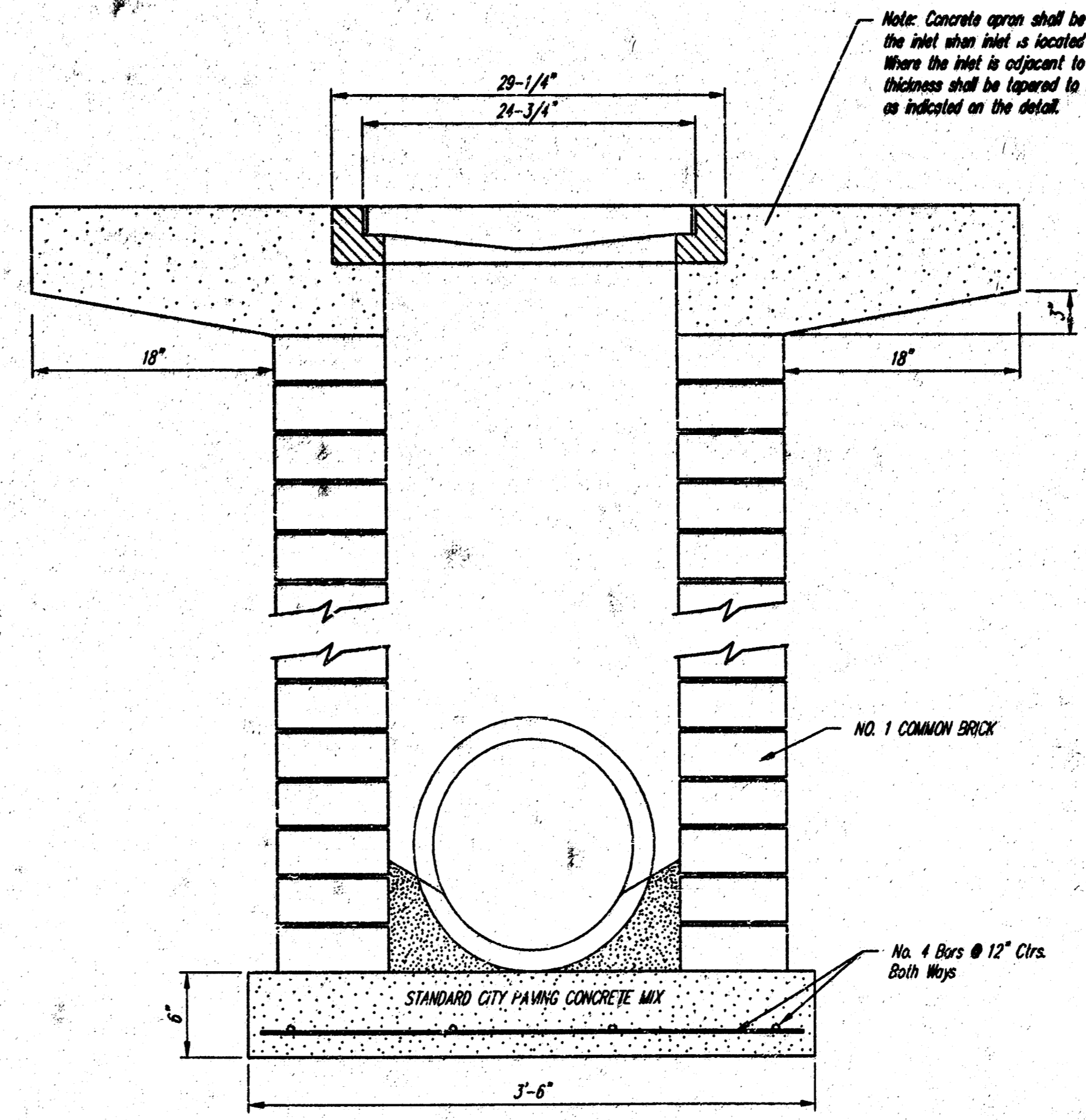
SEDIMENT BARRIER DETAIL 1



Hay Bale Barrier Detail

Note: "Dandy Bags" may be used as an alternative to Hay Bale Barriers. For more information on the "Dandy Bags" call Merideth Brothers, Inc., Suppliers of Dandy Products at 1-800-591-2264. Hay Bale Barriers or "Dandy Bags" to be paid per Each as Sediment Barriers.

SEDIMENT BARRIER DETAIL 2



CITY OF WICHITA  
**Drop Inlet & Sediment Barriers**  
 DETAILS

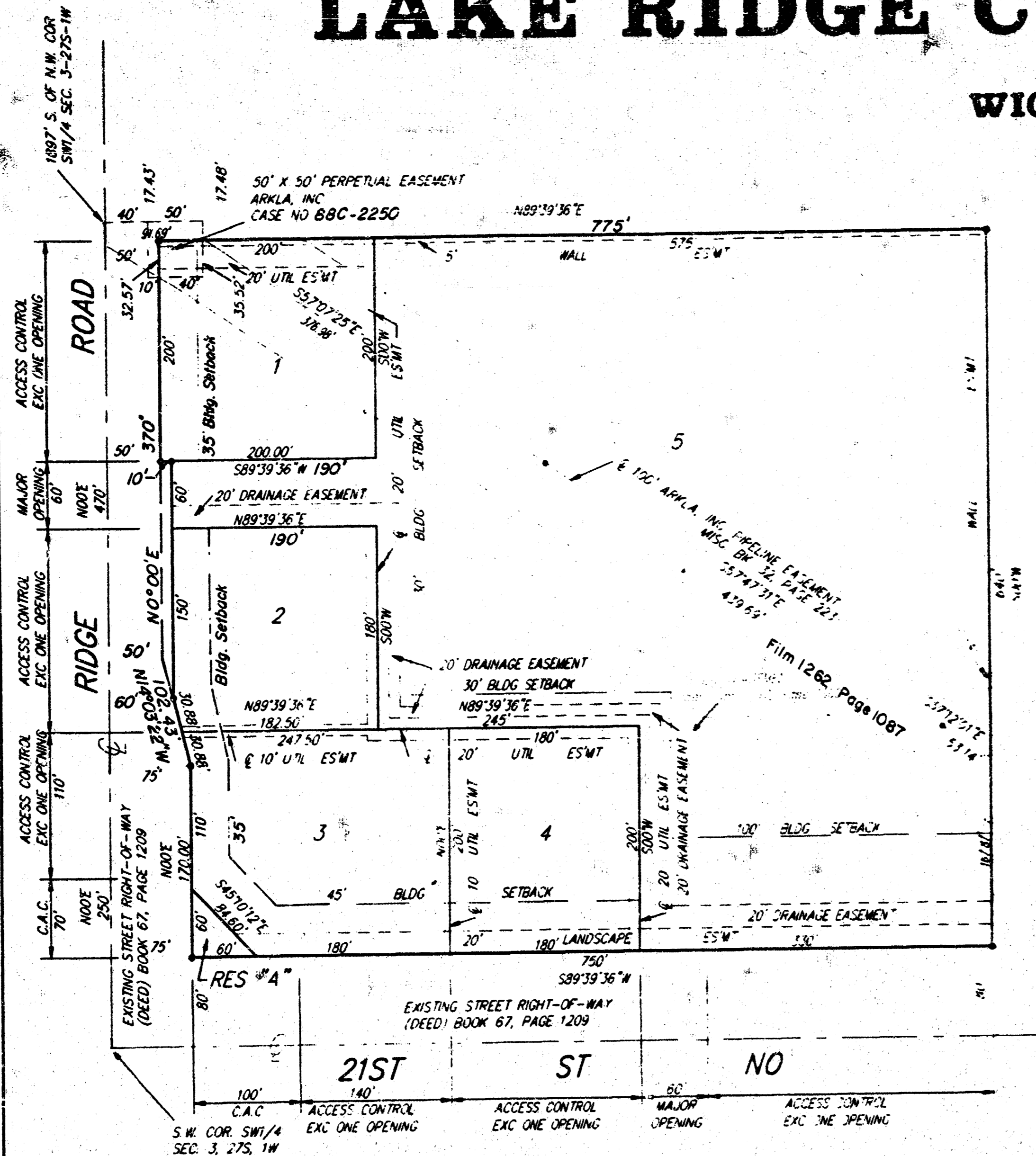
**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 97A-PPS (607881)

DESIGN STAFF	DRAWN STAFF	APPROVED NEW	DATE 01/00	SCALE NONE	SHEET 5 OF 6
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# LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: THERE ARE ADDITIONAL SETBACK REQUIREMENTS PER THE APPROVED ASSOCIATED C-1 OF-2051 ON FILE WITH MAPS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in 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 report 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.  
*Gregory F. Severitt*  
 Gregory F. Severitt, Surveyor  
 6-17-94

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 earthberms, landscaping, lighting, irrigation, drainage, signage, sidewalks, bike paths, utilities confined to easements and a private wall and utilities are allowed to cross these easements. Reserve "A" shall be owned by the lot owners association for the purpose of Reserve "A" and the landscaping easements 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 Hoggatt* Managing Member  
 Jerry Hoggatt  
 Prairie Capital, Inc.  
*W. Newton Male* President  
 W. Newton Male  
 Quiktrip Corporation  
*Alvin Howerton* Executive Vice-President  
 Alvin Howerton

State of Kansas, SS The foregoing instrument acknowledged before me, this 23 day of April, 1994, by Jerry Hoggatt, President of Lake Ridge Investors, L.C., a Kansas Limited Liability Company, on behalf of the company.

*Melinda E. Strong* Notary Public  
 Melinda E. Strong  
 My. App't. Exp. 2-3-95

State of Kansas, SS The foregoing instrument was acknowledged before me, this 23 day of April, 1994, by W. Newton Male, President of Prairie Capital, Inc. on behalf of the corporation.

*Janie Wetta* Notary Public  
 Janie Wetta  
 My. App't. Exp. 9-27-97

State of Kansas, SS The foregoing instrument was acknowledged before me, this 23 day of April, 1994, by Alvin Howerton, Executive Vice-President of Quiktrip Corporation, on behalf of the Corporation.

*Susan E. Bailey* Notary Public  
 Susan E. Bailey  
 My. App't. Exp. 2-14-97

This plat of "LAKE RIDGE 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. Miner* Chairman  
 James D. Miner  
*Marvin S. Krout* Secretary  
 Marvin S. Krout

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

*Elma Broadfoot* Mayor  
 Elma Broadfoot  
*Pat Burnett* Deputy City Clerk  
 Pat Burnett

#1424401

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 23rd day of DECEMBER, 1994, at 10:00 o'clock P.M. and is duly recorded.

*Pat Kettler* Register of Deeds  
 Pat Kettler  
*Ed Resa* Deputy  
 Ed Resa

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

*Susan E. Crockett-Spoon* County Clerk  
 Susan E. Crockett-Spoon

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

*Chris A. Anderson* Vice-President  
 Chris A. Anderson

State of Kansas) SS The foregoing instrument acknowledged before me, this 8 day of April, 1994, by Chris A. Anderson, Vice-President of Prairie State Bank of Maize, on behalf of the Bank.

*Dorothy R. Wood* Notary Public  
 Dorothy R. Wood  
 My App't. Exp. 4-12-95

DOROTHY R. WOOD  
 Notary Public - State of Kansas  
 My App't. Exp. 4-12-95