SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13
JUNE 27, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-53 -- RIDGE PORT NORTH FIFTH ADDITION

OWNER/APPLICANT: Ridge Port Group, LLC, Attn: Rob Ramseyer, 8100 E. 22ND Street No., Bldg. 1000, Wichita, KS 67226; Jay W. Russell, 12602 W. 13th Street, Wichita, KS 67235

AGENT: Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South side of 37th Street North, East of Ridge Road

SITE SIZE: 20.22 Acres

NUMBER OF LOTS

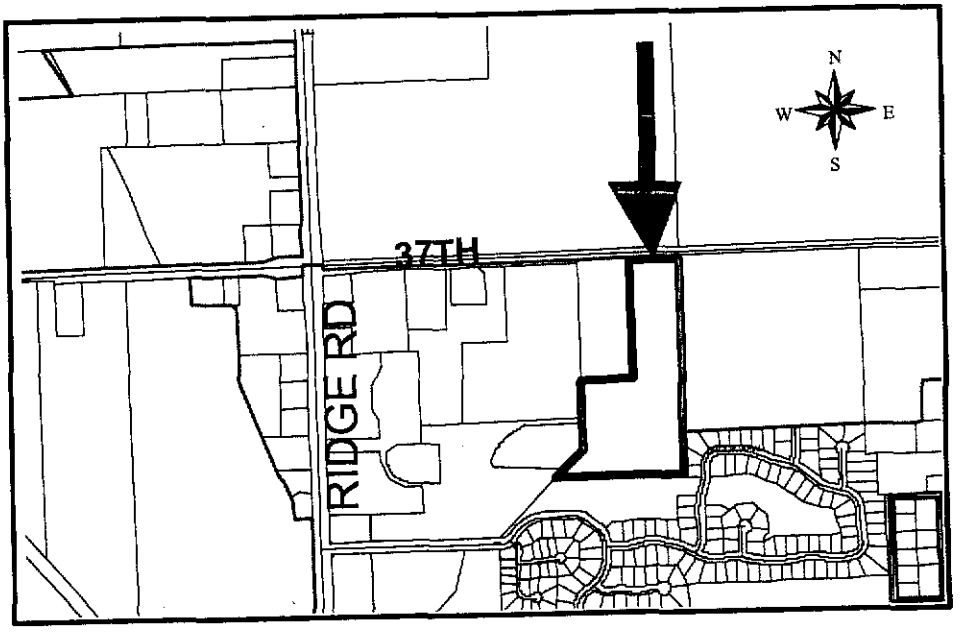
Residential:	64
Office:	
Commercial:	
Industrial:	
Total:	64

MINIMUM LOT AREA: 6,000 Sq., Ft.

CURRENT ZONING: SF-5, Single-Family Residential; GO, General Office

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is a replat of a portion of the Ridgeport North Fourth Addition. The applicant will be requesting a zone change from GO, General Office to SF-5, Single-Family Residential.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements. The required 15-foot street drainage and utility easements abutting the 32-foot streets need to be labeled.

B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

C. **County Engineering** needs to comment on the need for improvements to perimeter streets. The Subdivision Regulations requires paved access of perimeter streets between the nearest paved segment and the entrance to the subdivision. ***County Engineering has required a guarantee for the paving of 37th Street North extending east to connect to Ridgeport.*** request

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***County Engineering has requested a drainage plan for review.***

F. **Traffic Engineering** needs to comment on the access controls. The plat proposes complete access control along the plat's frontage to 37th Street North.

G. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

H. The paving guarantee shall include the installation of a temporary T-shaped cul-de-sac for termination of Brookview to the east. This dedication shall be provided by separate instrument, with the vacation of the temporary cul-de-sac being effective upon the extension of the street.

I. It is recommended that adjacent Reserves to the west and south be connected with the streets in this Addition by access easements between the lots to increase their accessibility and usefulness for all homeowners in this Addition.

J. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

K. **City Fire Department** needs to comment on the turnarounds platted for the 32-foot streets.

L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

N. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

O. Lot 21, Block A, does not conform with the 50-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.

P. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

Q. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

R. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

S. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

T. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

U. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

V. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may

impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

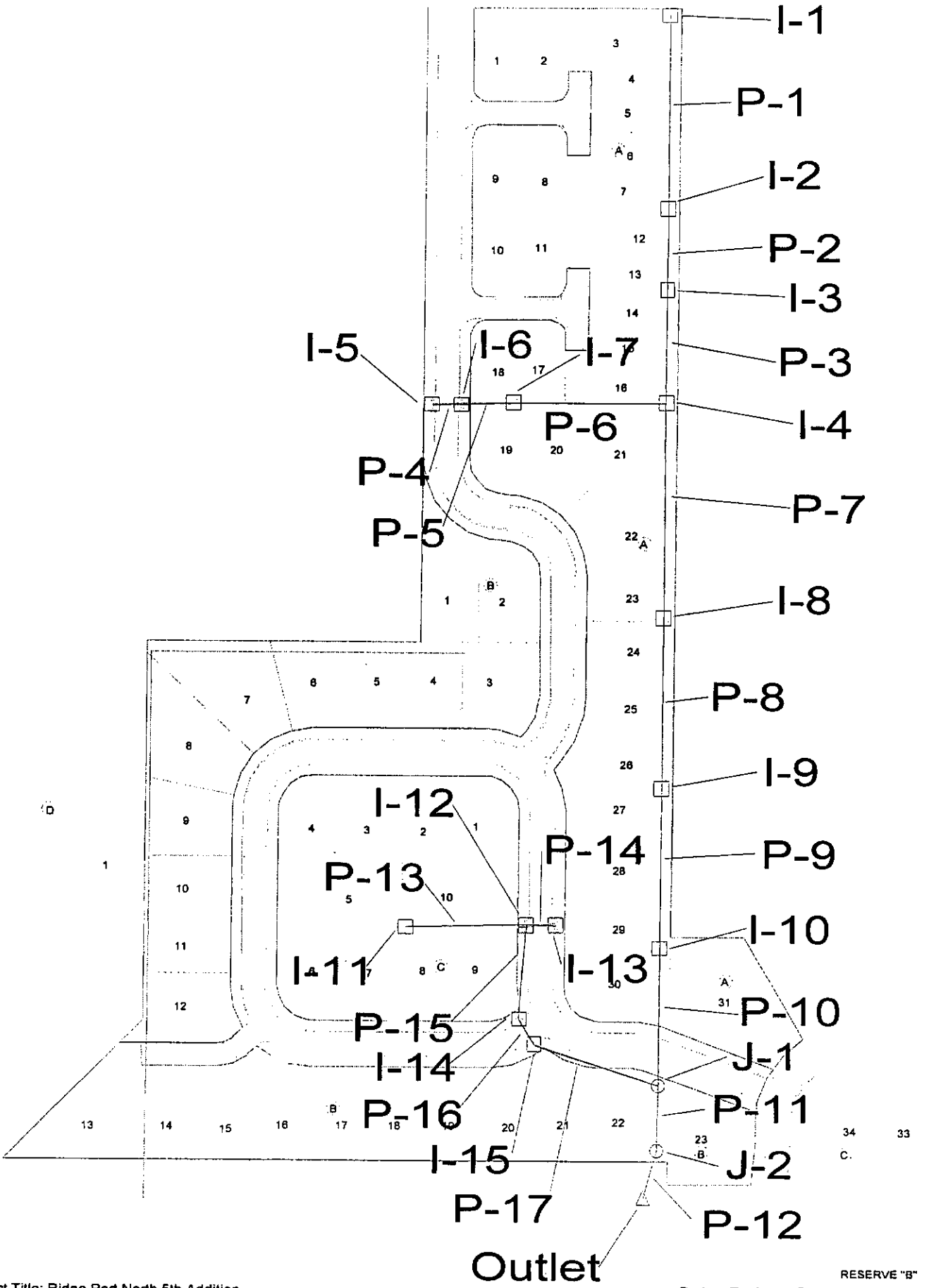
W. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

X. Perimeter closure computations shall be submitted with the final plat tracing.

Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Z. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

AA. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.


I-1
P-1
I-2
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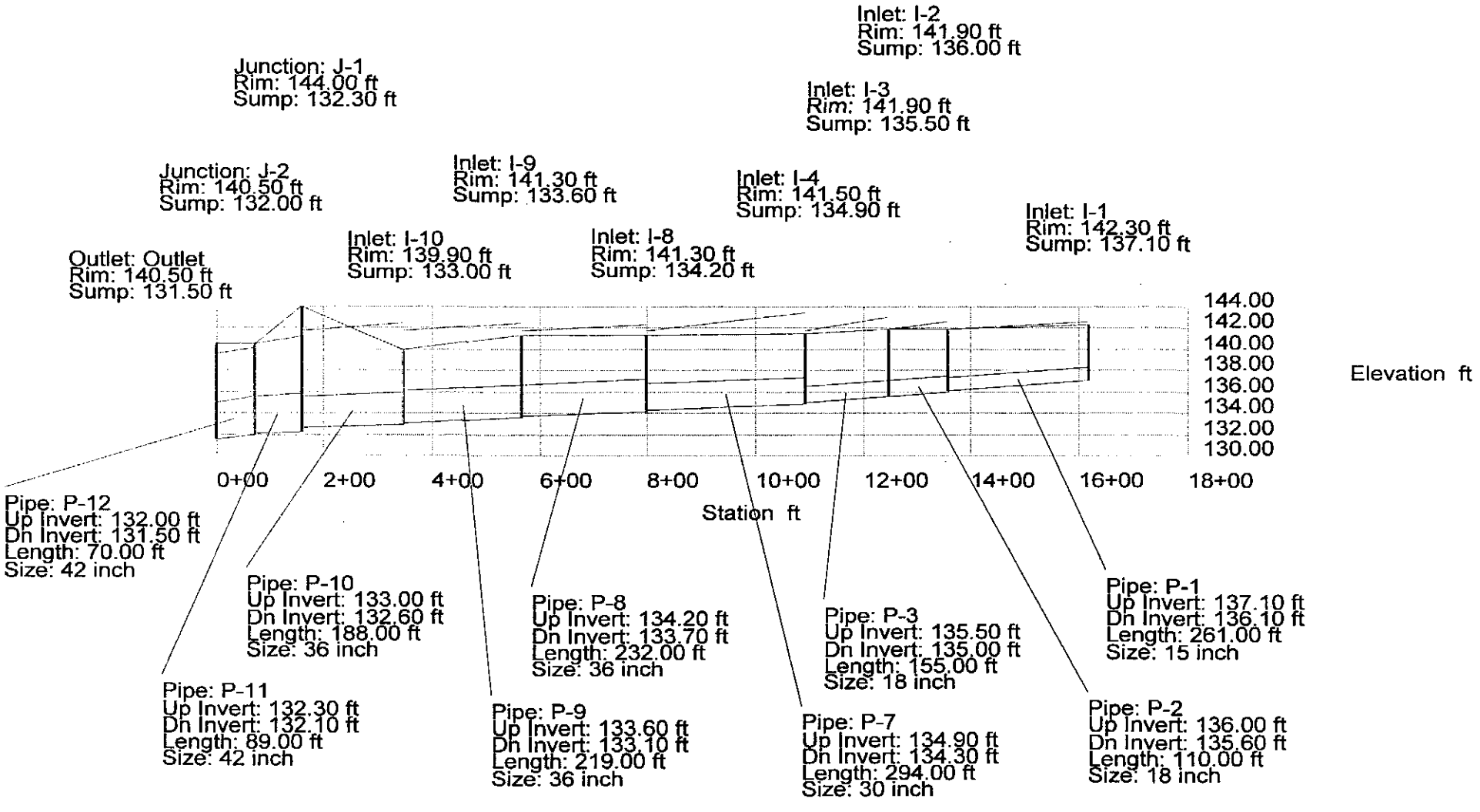
J-1
P-11
J-2
P-12
I-12
P-13
P-14
I-11
I-13
P-15
I-14
P-16
I-15
P-17
Outlet

System Report

Pipe	Additional Flow (cfs)	Total Upstream Added (cfs)	Structure Discharge (cfs)	-Node- Upstream Downstream	-Section- Shape Size	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	-Ground- Upstream Downstream (ft)	-HGL- Upstream Downstream (ft)	-Slope- Energy Constructed (ft/ft)	-Section- Discharge Capacity (cfs)	Length (ft)	Average Velocity (ft/s)	Description
P-14	16.40	0.00	16.40	I-13	Circular	134.60	134.40	141.40	143.00	0.024378	16.40	41.00	9.28	
				I-12	18 inch			141.40	142.00	0.004878	7.34			
P-13	8.20	0.00	8.20	I-11	Circular	135.20	134.50	140.10	143.02	0.006094	8.20	168.00	4.64	
				I-12	18 inch			141.40	142.00	0.004167	6.78			
P-15	6.50	24.60	31.10	I-12	Circular	134.00	133.60	141.40	142.74	0.005750	31.10	128.00	6.34	
				I-14	30 inch			142.00	142.00	0.003125	22.93			
P-16	4.90	31.10	36.00	I-14	Circular	133.50	133.30	142.00	142.12	0.002914	36.00	41.00	5.09	
				I-15	36 inch			142.00	142.00	0.004878	46.58			
P-17	10.40	36.00	46.40	I-15	Circular	133.00	132.40	142.00	142.64	0.004840	46.40	178.00	6.56	
				J-1	36 inch			144.00	141.78	0.003371	38.72			
P-4	3.80	0.00	3.80	I-5	Circular	136.60	136.30	143.30	143.44	0.003461	3.80	41.00	3.10	
				I-6	15 inch			143.30	143.30	0.007317	5.53			
P-5	10.90	3.80	14.70	I-6	Circular	136.10	135.80	143.30	143.19	0.019586	14.70	72.00	8.32	
				I-7	18 inch			141.50	141.78	0.004167	6.78			
P-6	2.20	14.70	16.90	I-7	Circular	135.60	135.10	141.50	142.94	0.005581	16.90	209.00	5.38	
				I-4	24 inch			141.50	141.78	0.002392	11.06			
P-1	3.30	0.00	3.30	I-1	Circular	137.10	136.10	142.30	142.58	0.002610	3.30	261.00	2.69	
				I-2	15 inch			141.90	141.90	0.003831	4.00			
P-2	4.90	3.30	8.20	I-2	Circular	136.00	135.60	141.90	142.57	0.006094	8.20	110.00	4.64	
				I-3	18 inch			141.90	141.90	0.003636	6.33			
P-3	1.10	8.20	9.30	I-3	Circular	135.50	135.00	141.90	142.99	0.007839	9.30	155.00	5.26	
				I-4	18 inch			141.50	141.78	0.003226	5.97			
P-7	4.40	26.20	30.60	I-4	Circular	134.90	134.30	141.50	143.41	0.005566	30.60	294.00	6.23	
				I-8	30 inch			141.30	141.78	0.002041	18.53			
P-8	1.60	30.60	32.20	I-8	Circular	134.20	133.70	141.30	142.32	0.002331	32.20	232.00	4.56	
				I-9	36 inch			141.30	141.78	0.002155	30.96			
P-9	2.70	32.20	34.90	I-9	Circular	133.60	133.10	141.30	142.38	0.002738	34.90	219.00	4.94	
				I-10	36 inch			139.90	141.78	0.002283	31.87			
P-10	4.90	34.90	39.80	I-10	Circular	133.00	132.60	139.90	142.45	0.003561	39.80	188.00	5.63	
				J-1	36 inch			144.00	141.78	0.002128	30.76			
P-11	N/A	86.20	86.20	J-1	Circular	132.30	132.10	144.00	141.15	0.007341	86.20	89.00	8.96	
				J-2	42 inch			140.50	140.50	0.002247	47.69			
P-12	N/A	86.20	86.20	J-2	Circular	132.00	131.50	140.50	140.11	0.007341	86.20	70.00	8.96	
				Outlet	42 inch			140.50	139.60	0.007143	85.03			


Inlet: I-2
Rim: 141.90 ft
Sump: 136.00 ft
Junction: J-1
Rim: 144.00 ft
Sump: 132.30 ft
Inlet: I-3
Rim: 141.90 ft
Sump: 135.50 ft
Junction: J-2
Rim: 140.50 ft
Sump: 132.00 ft
Inlet: I-9
Rim: 141.30 ft
Sump: 133.60 ft
Inlet: I-4
Rim: 141.50 ft
Sump: 134.90 ft
Inlet: I-1
Rim: 142.30 ft
Sump: 137.10 ft
Inlet: I-10
Rim: 139.90 ft
Sump: 133.00 ft
Inlet: I-8
Rim: 141.30 ft
Sump: 134.20 ft
Outlet: Outlet
Rim: 140.50 ft
Sump: 131.50 ft
144.00
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140.00
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132.00
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Elevation ft
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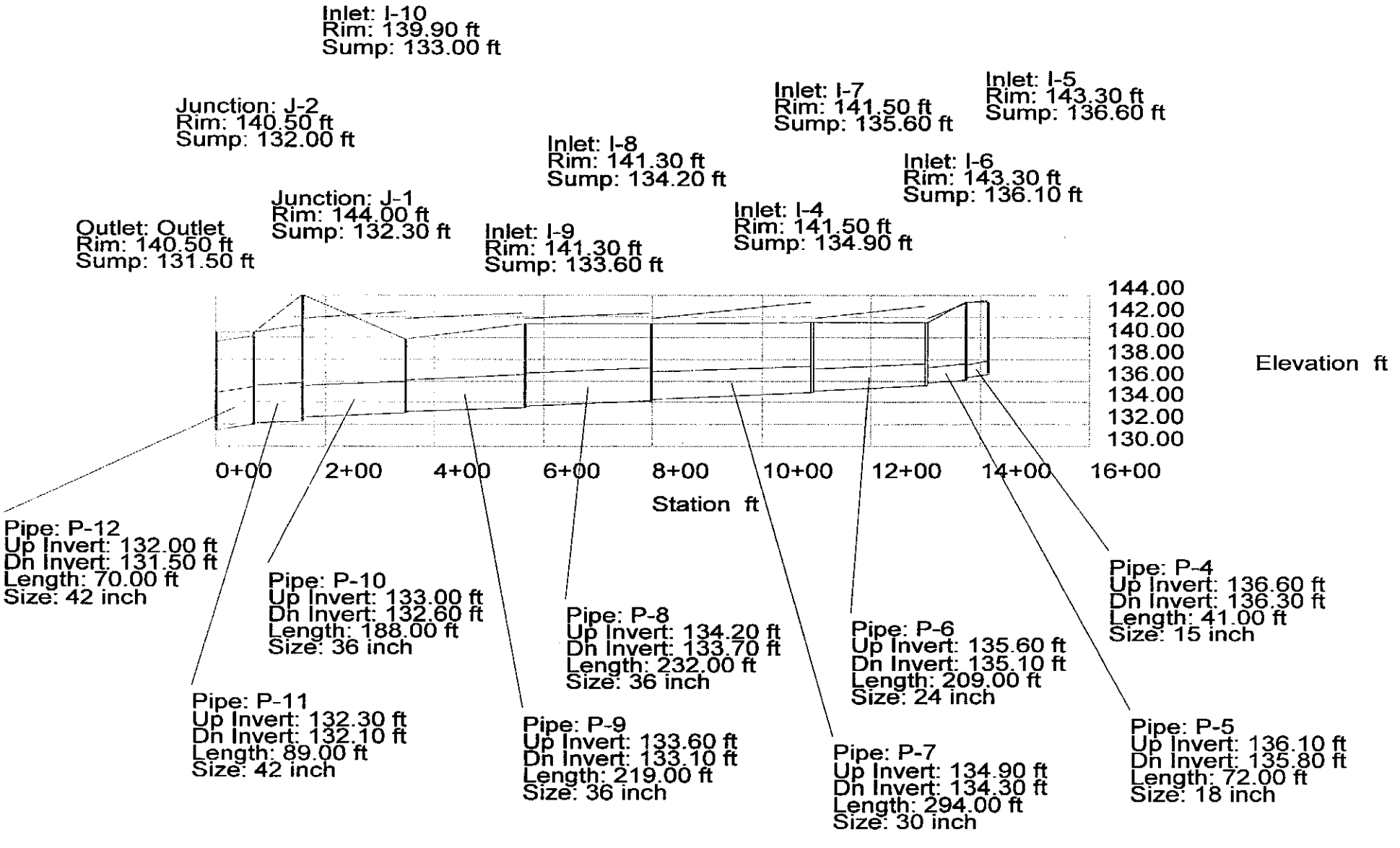
2+00
4+00
6+00
8+00
10+00
12+00
14+00
16+00
18+00
Station ft
Pipe: P-12
Up Invert: 132.00 ft
Dn Invert: 131.50 ft
Length: 70.00 ft
Size: 42 inch
Pipe: P-10
Up Invert: 133.00 ft
Dn Invert: 132.60 ft
Length: 188.00 ft
Size: 36 inch
Pipe: P-8
Up Invert: 134.20 ft
Dn Invert: 133.70 ft
Length: 232.00 ft
Size: 36 inch
Pipe: P-3
Up Invert: 135.50 ft
Dn Invert: 135.00 ft
Length: 155.00 ft
Size: 18 inch
Pipe: P-1
Up Invert: 137.10 ft
Dn Invert: 136.10 ft
Length: 261.00 ft
Size: 15 inch
Pipe: P-11
Up Invert: 132.30 ft
Dn Invert: 132.10 ft
Length: 89.00 ft
Size: 42 inch
Pipe: P-9
Up Invert: 133.60 ft
Dn Invert: 133.10 ft
Length: 219.00 ft
Size: 36 inch
Pipe: P-7
Up Invert: 134.90 ft
Dn Invert: 134.30 ft
Length: 294.00 ft
Size: 30 inch
Pipe: P-2
Up Invert: 136.00 ft
Dn Invert: 135.60 ft
Length: 110.00 ft
Size: 18 inch



Inlet: I-15
Rim: 142.00 ft
Sump: 133.00 ft

Junction: J-2
Rim: 140.50 ft
Sump: 132.00 ft

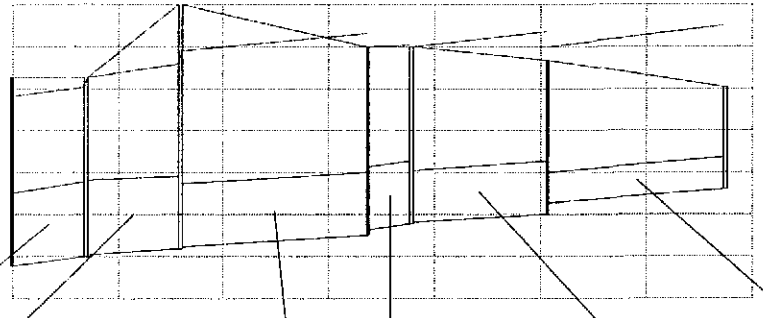
Inlet: I-14
Rim: 142.00 ft
Sump: 133.50 ft

Inlet: I-11
Rim: 140.10 ft
Sump: 135.20 ft

Outlet: Outlet
Rim: 140.50 ft
Sump: 131.50 ft

Junction: J-1
Rim: 144.00 ft
Sump: 132.30 ft

Inlet: I-12
Rim: 141.40 ft
Sump: 134.00 ft



Pipe: P-11
Up Invert: 132.30 ft
Dn Invert: 132.10 ft
Length: 89.00 ft
Size: 42 inch

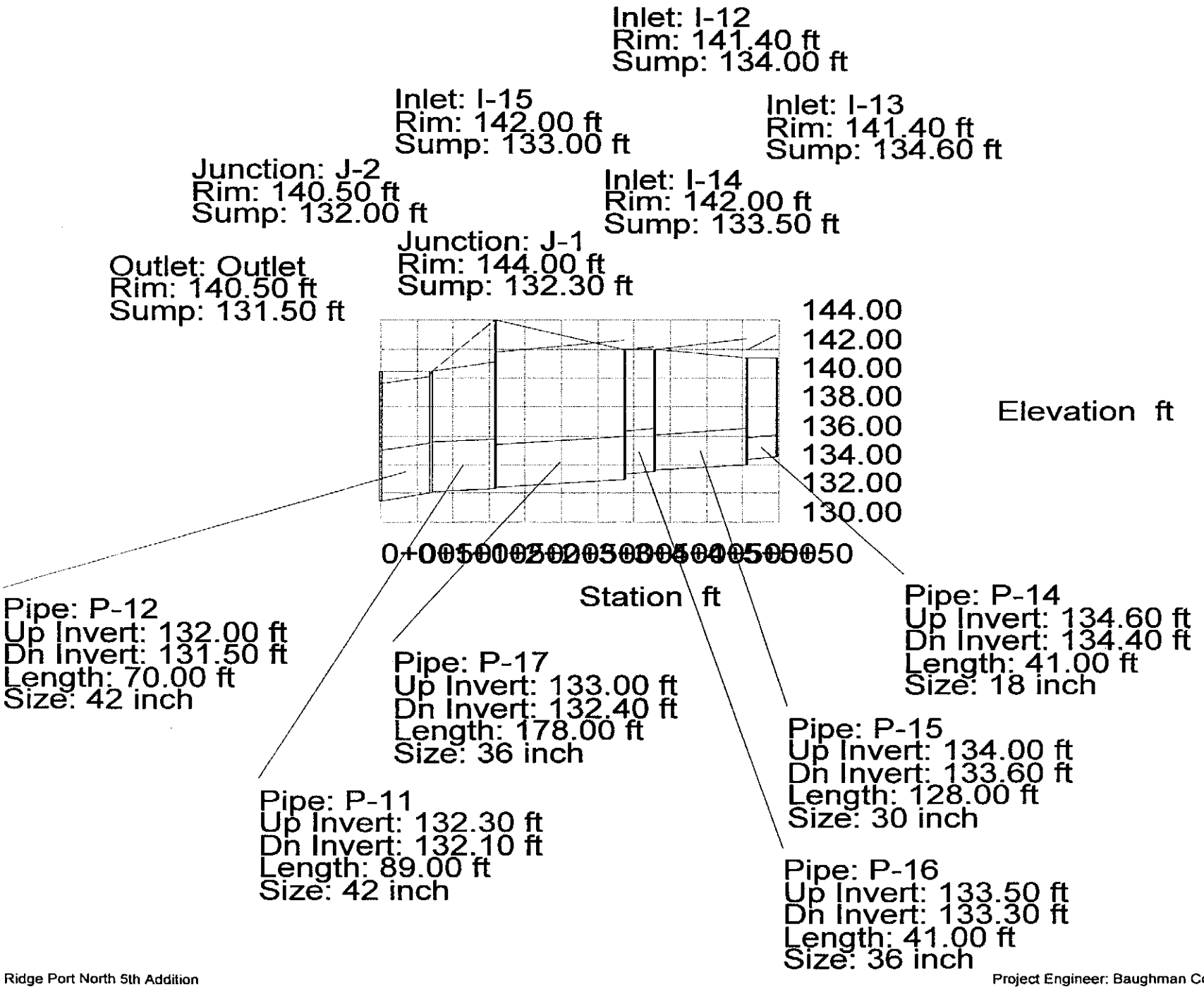
Pipe: P-16
Up Invert: 133.50 ft
Dn Invert: 133.30 ft
Length: 41.00 ft
Size: 36 inch

Pipe: P-13
Up Invert: 135.20 ft
Dn Invert: 134.50 ft
Length: 168.00 ft
Size: 18 inch

Pipe: P-12
Up Invert: 132.00 ft
Dn Invert: 131.50 ft
Length: 70.00 ft
Size: 42 inch

Pipe: P-17
Up Invert: 133.00 ft
Dn Invert: 132.40 ft
Length: 178.00 ft
Size: 36 inch

Pipe: P-15
Up Invert: 134.00 ft
Dn Invert: 133.60 ft
Length: 128.00 ft
Size: 30 inch


Inlet: I-12
Rim: 141.40 ft
Sump: 134.00 ft
Inlet: I-15
Rim: 142.00 ft
Sump: 133.00 ft
Inlet: I-13
Rim: 141.40 ft
Sump: 134.60 ft
Junction: J-2
Rim: 140.50 ft
Sump: 132.00 ft
Inlet: I-14
Rim: 142.00 ft
Sump: 133.50 ft
Junction: J-1
Rim: 144.00 ft
Sump: 132.30 ft
Outlet: Outlet
Rim: 140.50 ft
Sump: 131.50 ft
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Elevation ft
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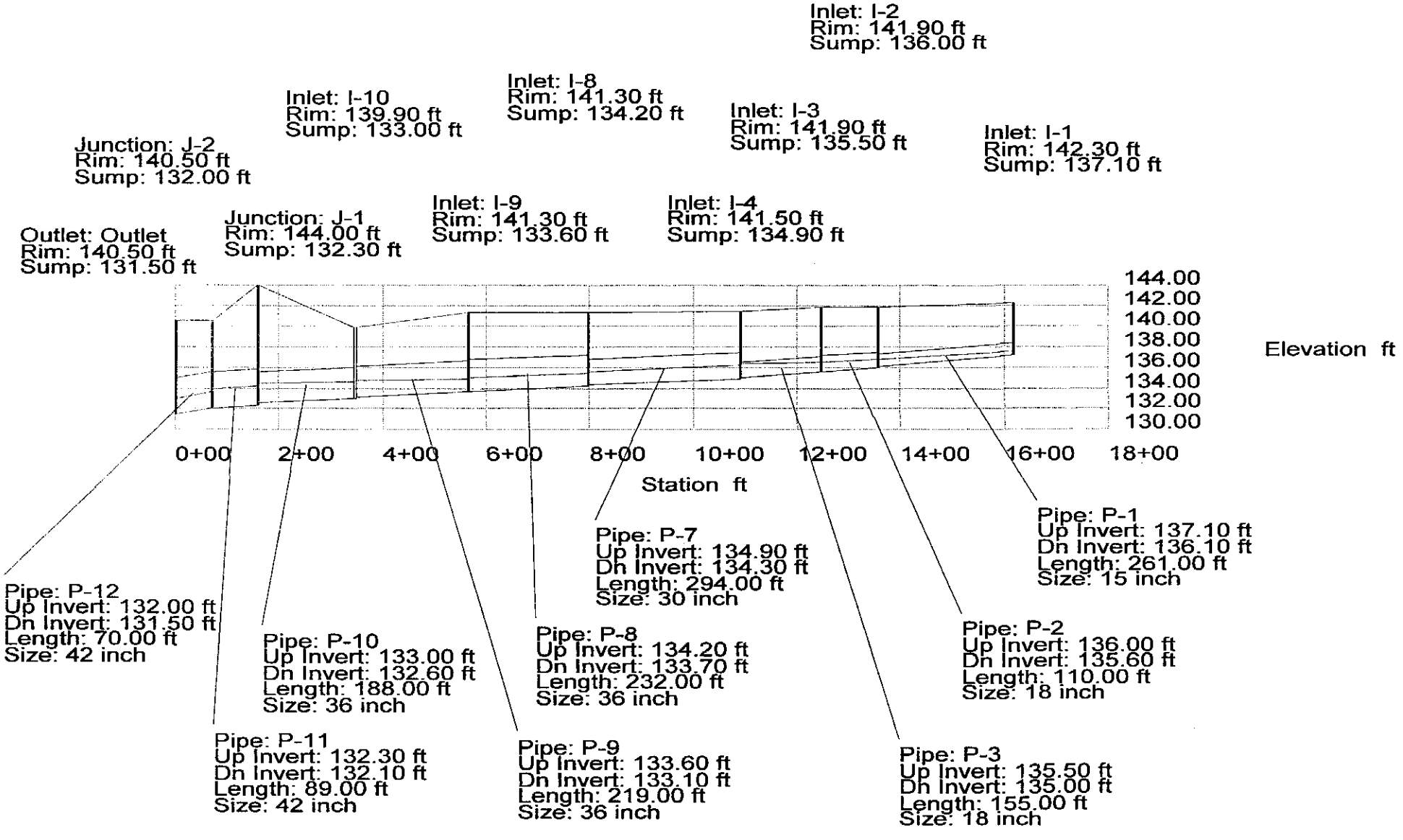
Station ft
Pipe: P-12
Up Invert: 132.00 ft
Dn Invert: 131.50 ft
Length: 70.00 ft
Size: 42 inch
Pipe: P-17
Up Invert: 133.00 ft
Dn Invert: 132.40 ft
Length: 178.00 ft
Size: 36 inch
Pipe: P-14
Up Invert: 134.60 ft
Dn Invert: 134.40 ft
Length: 41.00 ft
Size: 18 inch
Pipe: P-15
Up Invert: 134.00 ft
Dn Invert: 133.60 ft
Length: 128.00 ft
Size: 30 inch
Pipe: P-11
Up Invert: 132.30 ft
Dn Invert: 132.10 ft
Length: 89.00 ft
Size: 42 inch
Pipe: P-16
Up Invert: 133.50 ft
Dn Invert: 133.30 ft
Length: 41.00 ft
Size: 36 inch

System Report

Pipe	Additional Flow (cfs)	Total Upstream Added (cfs)	Structure Discharge (cfs)	-Node- Upstream Downstream	-Section- Shape Size	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	-Ground- Upstream Downstream (ft)	-HGL- Upstream Downstream (ft)	-Slope- Energy Constructed (ft/ft)	-Section- Discharge Capacity (cfs)	Length (ft)	Average Velocity (ft/s)	Description
P-14	5.50	0.00	5.50	I-13	Circular	134.60	134.40	141.40	135.57	0.004968	5.50	41.00	4.61	
				I-12	18 inch			141.40	135.35	0.004878	7.34			
P-13	2.80	0.00	2.80	I-11	Circular	135.20	134.50	140.10	135.87	0.003662	2.80	168.00	3.18	
				I-12	18 inch			141.40	135.35	0.004167	6.78			
P-15	2.20	8.30	10.50	I-12	Circular	134.00	133.60	141.40	135.19	0.003036	10.50	128.00	4.49	
				I-14	30 inch			142.00	134.82	0.003125	22.93			
P-16	1.70	10.50	12.20	I-14	Circular	133.50	133.30	142.00	134.62	0.002434	12.20	41.00	4.41	
				I-15	36 inch			142.00	134.70	0.004878	46.58			
P-17	3.50	12.20	15.70	I-15	Circular	133.00	132.40	142.00	134.56	0.001283	15.70	178.00	3.63	
				J-1	36 inch			144.00	134.47	0.003371	38.72			
P-4	1.30	0.00	1.30	I-5	Circular	136.60	136.30	143.30	137.18	0.001054	1.30	41.00	1.85	
				I-6	15 inch			143.30	137.19	0.007317	5.53			
P-5	3.70	1.30	5.00	I-6	Circular	136.10	135.80	143.30	137.06	0.004240	5.00	72.00	4.25	
				I-7	18 inch			141.50	136.74	0.004167	6.78			
P-6	0.70	5.00	5.70	I-7	Circular	135.60	135.10	141.50	136.65	0.001717	5.70	209.00	3.08	
				I-4	24 inch			141.50	136.35	0.002392	11.06			
P-1	1.10	0.00	1.10	I-1	Circular	137.10	136.10	142.30	137.55	0.003188	1.10	261.00	2.17	
				I-2	15 inch			141.90	136.80	0.003831	4.00			
P-2	1.70	1.10	2.80	I-2	Circular	136.00	135.60	141.90	136.71	0.002430	2.80	110.00	2.92	
				I-3	18 inch			141.90	136.53	0.003636	6.33			
P-3	0.40	2.80	3.20	I-3	Circular	135.50	135.00	141.90	136.48	0.001113	3.20	155.00	2.27	
				I-4	18 inch			141.50	136.35	0.003226	5.97			
P-7	1.50	8.90	10.40	I-4	Circular	134.90	134.30	141.50	136.24	0.002163	10.40	294.00	4.03	
				I-8	30 inch			141.30	135.57	0.002041	18.53			
P-8	0.60	10.40	11.00	I-8	Circular	134.20	133.70	141.30	135.44	0.001895	11.00	232.00	3.76	
				I-9	36 inch			141.30	135.05	0.002155	30.96			
P-9	0.90	11.00	11.90	I-9	Circular	133.60	133.10	141.30	134.93	0.001461	11.90	219.00	3.51	
				I-10	36 inch			139.90	134.70	0.002283	31.87			
P-10	1.70	11.90	13.60	I-10	Circular	133.00	132.60	139.90	134.61	0.001059	13.60	188.00	3.24	
				J-1	36 inch			144.00	134.47	0.002128	30.76			
P-11	N/A	29.30	29.30	J-1	Circular	132.30	132.10	144.00	134.25	0.002477	29.30	89.00	5.42	
				J-2	42 inch			140.50	134.00	0.002247	47.69			
P-12	N/A	29.30	29.30	J-2	Circular	132.00	131.50	140.50	133.67	0.006012	29.30	70.00	7.16	
				Outlet	42 inch			140.50	132.94	0.007143	85.03			


Inlet: I-2
Rim: 141.90 ft
Sump: 136.00 ft
Inlet: I-8
Rim: 141.30 ft
Sump: 134.20 ft
Inlet: I-10
Rim: 139.90 ft
Sump: 133.00 ft
Inlet: I-3
Rim: 141.90 ft
Sump: 135.50 ft
Inlet: I-1
Rim: 142.30 ft
Sump: 137.10 ft
Junction: J-2
Rim: 140.50 ft
Sump: 132.00 ft
Inlet: I-9
Rim: 141.30 ft
Sump: 133.60 ft
Inlet: I-4
Rim: 141.50 ft
Sump: 134.90 ft
Junction: J-1
Rim: 144.00 ft
Sump: 132.30 ft
Outlet: Outlet
Rim: 140.50 ft
Sump: 131.50 ft
144.00
142.00
140.00
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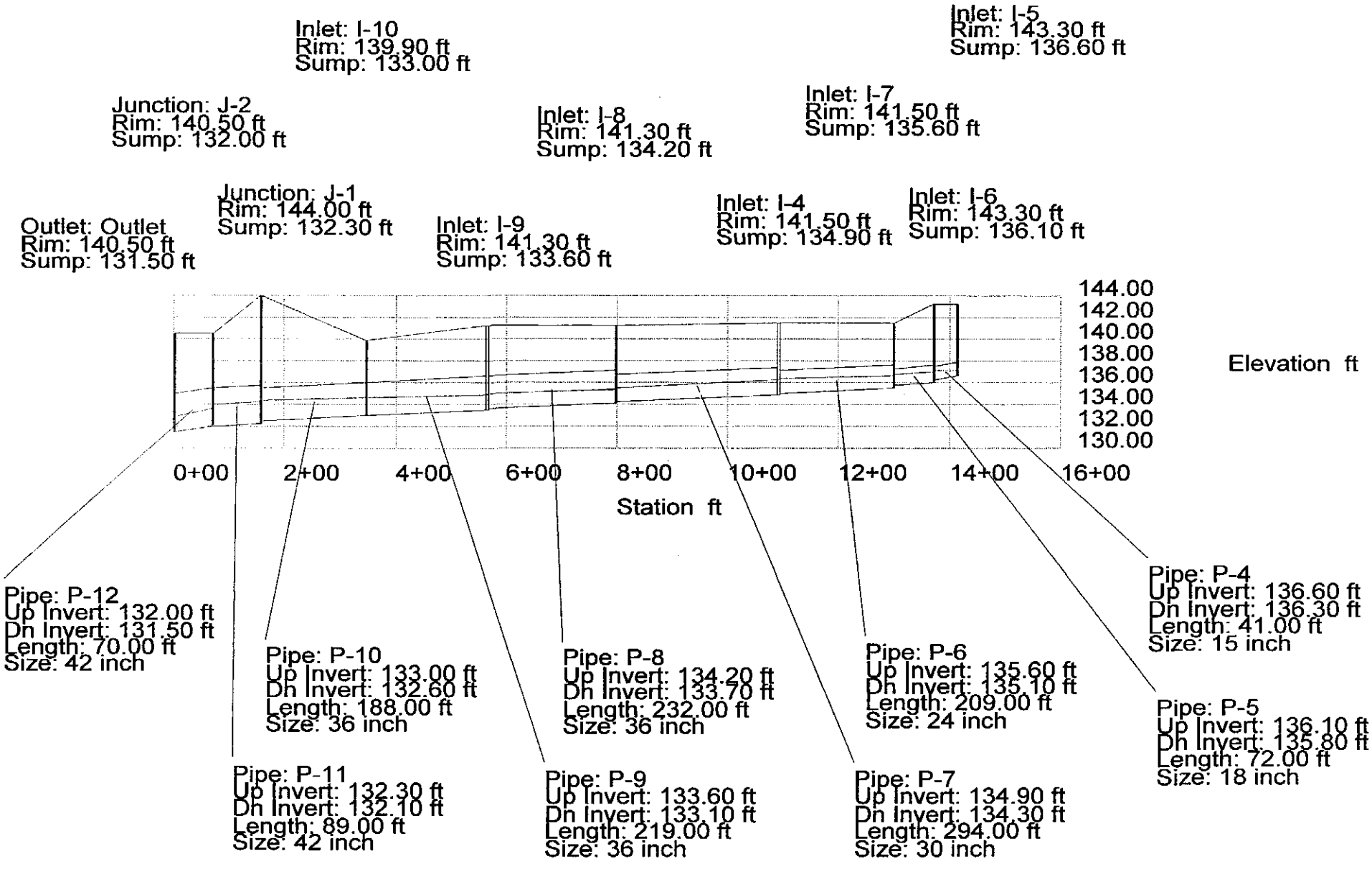
136.00
134.00
132.00
130.00
Elevation ft
0+00
2+00
4+00
6+00
8+00
10+00
12+00
14+00
16+00
18+00
Station ft
Pipe: P-12
Up Invert: 132.00 ft
Dn Invert: 131.50 ft
Length: 70.00 ft
Size: 42 inch
Pipe: P-10
Up Invert: 133.00 ft
Dn Invert: 132.60 ft
Length: 188.00 ft
Size: 36 inch
Pipe: P-11
Up Invert: 132.30 ft
Dn Invert: 132.10 ft
Length: 89.00 ft
Size: 42 inch
Pipe: P-8
Up Invert: 134.20 ft
Dn Invert: 133.70 ft
Length: 232.00 ft
Size: 36 inch
Pipe: P-9
Up Invert: 133.60 ft
Dn Invert: 133.10 ft
Length: 219.00 ft
Size: 36 inch
Pipe: P-7
Up Invert: 134.90 ft
Dn Invert: 134.30 ft
Length: 294.00 ft
Size: 30 inch
Pipe: P-3
Up Invert: 135.50 ft
Dn Invert: 135.00 ft
Length: 155.00 ft
Size: 18 inch
Pipe: P-2
Up Invert: 136.00 ft
Dn Invert: 135.60 ft
Length: 110.00 ft
Size: 18 inch
Pipe: P-1
Up Invert: 137.10 ft
Dn Invert: 136.10 ft
Length: 261.00 ft
Size: 15 inch



Junction: J-1
Rim: 144.00 ft
Sump: 132.30 ft

Inlet: I-14
Rim: 142.00 ft
Sump: 133.50 ft

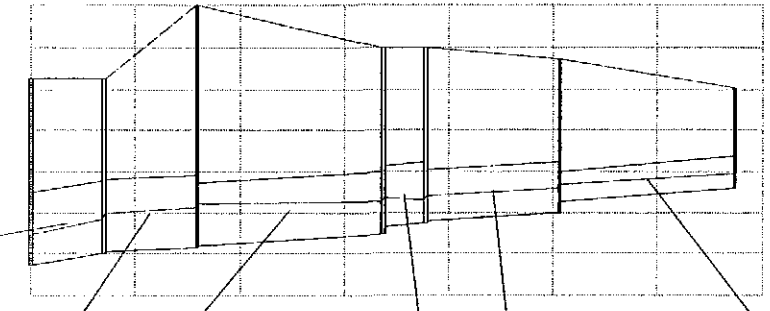
Inlet: I-11
Rim: 140.10 ft
Sump: 135.20 ft

Junction: J-2
Rim: 140.50 ft
Sump: 132.00 ft

Inlet: I-12
Rim: 141.40 ft
Sump: 134.00 ft

Inlet: I-15
Rim: 142.00 ft
Sump: 133.00 ft

Outlet: Outlet
Rim: 140.50 ft
Sump: 131.50 ft



Pipe: P-12
Up Invert: 132.00 ft
Dn Invert: 131.50 ft
Length: 70.00 ft
Size: 42 inch

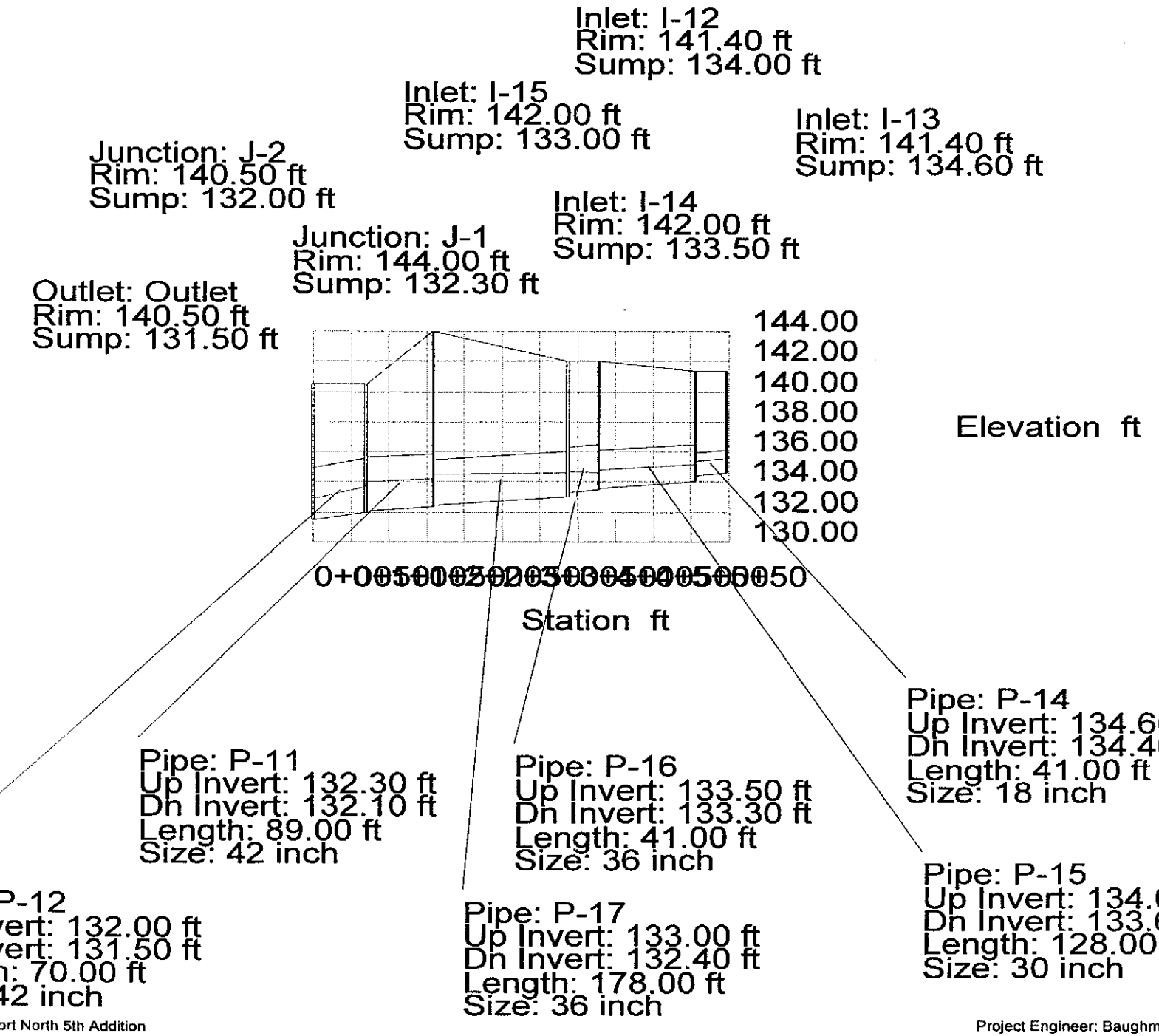
Pipe: P-13
Up Invert: 135.20 ft
Dn Invert: 134.50 ft
Length: 168.00 ft
Size: 18 inch

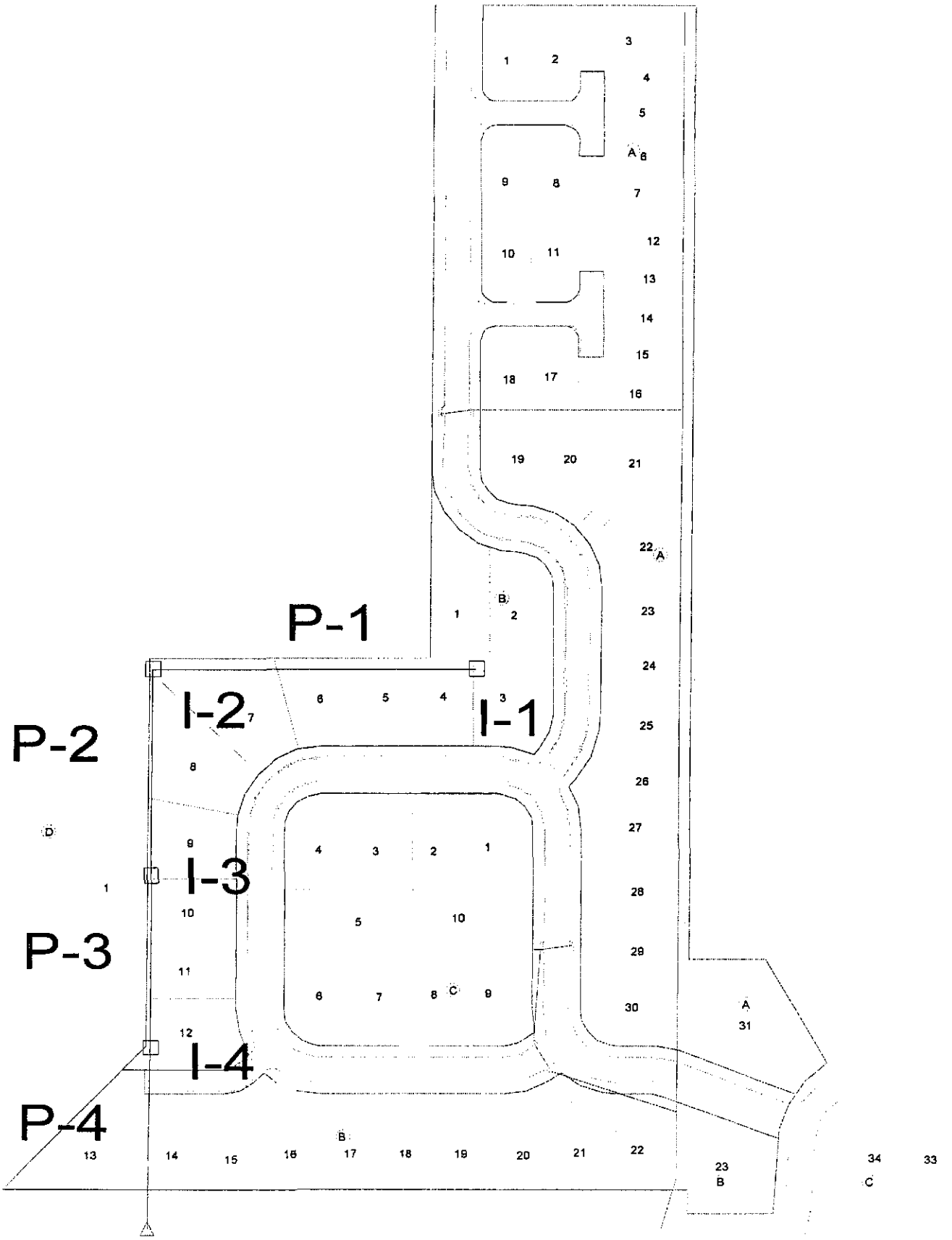
Pipe: P-17
Up Invert: 133.00 ft
Dn Invert: 132.40 ft
Length: 178.00 ft
Size: 36 inch

Pipe: P-15
Up Invert: 134.00 ft
Dn Invert: 133.60 ft
Length: 128.00 ft
Size: 30 inch

Pipe: P-11
Up Invert: 132.30 ft
Dn Invert: 132.10 ft
Length: 89.00 ft
Size: 42 inch

Pipe: P-16
Up Invert: 133.50 ft
Dn Invert: 133.30 ft
Length: 41.00 ft
Size: 36 inch


Inlet: I-12
Rim: 141.40 ft
Sump: 134.00 ft
Inlet: I-15
Rim: 142.00 ft
Sump: 133.00 ft
Inlet: I-13
Rim: 141.40 ft
Sump: 134.60 ft
Junction: J-2
Rim: 140.50 ft
Sump: 132.00 ft
Inlet: I-14
Rim: 142.00 ft
Sump: 133.50 ft
Junction: J-1
Rim: 144.00 ft
Sump: 132.30 ft
Outlet: Outlet
Rim: 140.50 ft
Sump: 131.50 ft
144.00
142.00
140.00
138.00
136.00
134.00
132.00
130.00
Elevation ft
Station ft
Pipe: P-14
Up Invert: 134.60 ft
Dn Invert: 134.40 ft
Length: 41.00 ft
Size: 18 inch
Pipe: P-11
Up Invert: 132.30 ft
Dn Invert: 132.10 ft
Length: 89.00 ft
Size: 42 inch
Pipe: P-16
Up Invert: 133.50 ft
Dn Invert: 133.30 ft
Length: 41.00 ft
Size: 36 inch
Pipe: P-15
Up Invert: 134.00 ft
Dn Invert: 133.60 ft
Length: 128.00 ft
Size: 30 inch
Pipe: P-12
Up Invert: 132.00 ft
Dn Invert: 131.50 ft
Length: 70.00 ft
Size: 42 inch
Pipe: P-17
Up Invert: 133.00 ft
Dn Invert: 132.40 ft
Length: 178.00 ft
Size: 36 inch



RESERVE "B"

System Report

Pipe	Additional Flow (cfs)	Total Upstream Added (cfs)	Structure Discharge (cfs)	-Node- Upstream Downstream	-Section- Shape Size	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	-Ground- Upstream Downstream (ft)	-HGL- Upstream Downstream (ft)	-Slope- Energy Constructed (ft/ft)	-Section- Discharge Capacity (cfs)	Length (ft)	Average Velocity (ft/s)	Description
P-1	1.70	0.00	1.70	I-1	Circular	137.10	135.40	140.30	137.62	0.003675	1.70	435.00	2.60	
				I-2	18 inch			141.80	136.11	0.003908	6.57			
P-2	1.10	1.70	2.80	I-2	Circular	135.30	134.40	141.80	136.02	0.003290	2.80	274.00	3.36	
				I-3	18 inch			142.00	135.11	0.003285	6.02			
P-3	0.70	2.80	3.50	I-3	Circular	134.30	133.60	142.00	135.02	0.003018	3.50	230.00	3.36	
				I-4	24 inch			141.50	134.34	0.003043	12.48			
P-4	0.60	3.50	4.10	I-4	Circular	133.50	130.00	141.50	134.21	0.010022	4.10	244.00	2.70	
				Outlet	24 inch			140.50	132.00	0.014344	27.09			

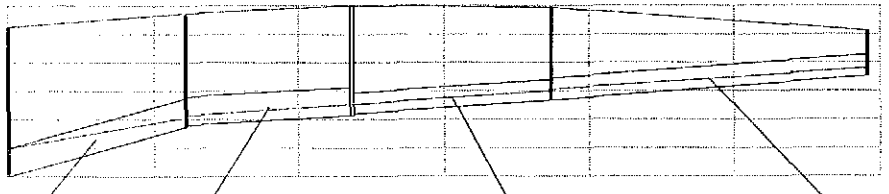
Inlet: I-1
Rim: 140.30 ft
Sump: 137.10 ft

Inlet: I-4
Rim: 141.50 ft
Sump: 133.50 ft

Inlet: I-2
Rim: 141.80 ft
Sump: 135.30 ft

Outlet: Outlet
Rim: 140.50 ft
Sump: 130.00 ft

Inlet: I-3
Rim: 142.00 ft
Sump: 134.30 ft



Pipe: P-1
Up Invert: 137.10 ft
Dn Invert: 135.40 ft
Length: 435.00 ft
Size: 18 inch

Pipe: P-3
Up Invert: 134.30 ft
Dn Invert: 133.60 ft
Length: 230.00 ft
Size: 24 inch

Pipe: P-2
Up Invert: 135.30 ft
Dn Invert: 134.40 ft
Length: 274.00 ft
Size: 18 inch

Pipe: P-4
Up Invert: 133.50 ft
Dn Invert: 130.00 ft
Length: 244.00 ft
Size: 24 inch

System Report

Pipe	Additional Flow (cfs)	Total Upstream Added (cfs)	Structure Discharge (cfs)	-Node- Upstream Downstream	-Section- Shape Size	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	-Ground- Upstream Downstream (ft)	-HGL- Upstream Downstream (ft)	-Slope- Energy Constructed (ft/ft)	-Section- Discharge Capacity (cfs)	Length (ft)	Average Velocity (ft/s)	Description
P-1	4.90	0.00	4.90	I-1	Circular	137.10	135.40	140.30	142.75	0.002176	4.90	435.00	2.77	
				I-2	18 inch			141.80	141.80	0.003908	6.57			
P-2	3.30	4.90	8.20	I-2	Circular	135.30	134.40	141.80	142.64	0.006094	8.20	274.00	4.64	
				I-3	18 inch			142.00	140.97	0.003285	6.02			
P-3	2.20	8.20	10.40	I-3	Circular	134.30	133.60	142.00	140.89	0.002114	10.40	230.00	3.31	
				I-4	24 inch			141.50	140.40	0.003043	12.48			
P-4	1.60	10.40	12.00	I-4	Circular	133.50	130.00	141.50	140.29	0.002814	12.00	244.00	3.82	
				Outlet	24 inch			140.50	139.60	0.014344	27.09			

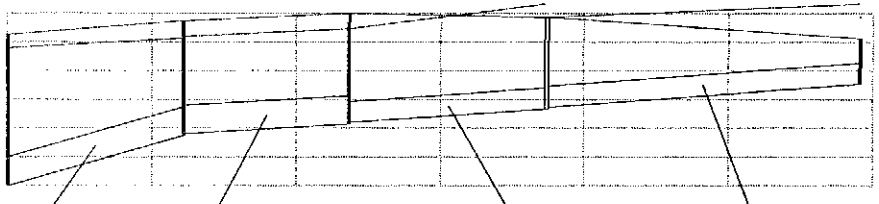
Inlet: I-4
Rim: 141.50 ft
Sump: 133.50 ft

Inlet: I-2
Rim: 141.80 ft
Sump: 135.30 ft

Inlet: I-3
Rim: 142.00 ft
Sump: 134.30 ft

Inlet: I-1
Rim: 140.30 ft
Sump: 137.10 ft

Outlet: Outlet
Rim: 140.50 ft
Sump: 130.00 ft



142.00
140.00
138.00
136.00
134.00
132.00
130.00

Elevation ft

0+00 2+00 4+00 6+00 8+00 10+00 12+00

Station ft

Pipe: P-3
Up Invert: 134.30 ft
Dh Invert: 133.60 ft
Length: 230.00 ft
Size: 24 inch

Pipe: P-1
Up Invert: 137.10 ft
Dh Invert: 135.40 ft
Length: 435.00 ft
Size: 18 inch

Pipe: P-4
Up Invert: 133.50 ft
Dh Invert: 130.00 ft
Length: 244.00 ft
Size: 24 inch

Pipe: P-2
Up Invert: 135.30 ft
Dh Invert: 134.40 ft
Length: 274.00 ft
Size: 18 inch

CLOSURE - RIDGE PORT NORTH 5TH ADDITION

```
PT 01   North: 25385.7310            East : 3152.8730
Line  Course: S 90-00-00 E  Length: 350.2000
PT 02   North: 25385.7310            East : 3503.0730
Line  Course: S 00-31-10 W  Length: 1266.4200
PT 03   North: 24119.3631            East : 3491.5917
Line  Course: S 89-54-01 E  Length: 101.4900
PT 04   North: 24119.1864            East : 3593.0816
Line  Course: S 30-26-21 E  Length: 160.5900
PT 05   North: 23980.7310            East : 3674.4402
Curve  Length: 136.0216             Radius: 132.0000
       Delta: 59-02-29             Tangent: 74.7450
       Chord: 130.0828              Course: S 30-02-24 W
   Course In: S 30-26-21 E     Course Out: N 89-28-50 W
   RP  North: 23866.9248            East : 3741.3145
PT 06   End North: 23868.1215       East : 3609.3199
Line  Course: S 00-31-10 W  Length: 29.0800
PT 07   North: 23839.0427            East : 3609.0563
Curve  Length: 58.5314              Radius: 368.0000
       Delta: 9-06-47              Tangent: 29.3276
       Chord: 58.4698               Course: S 05-04-34 W
   Course In: N 89-28-50 W     Course Out: S 80-22-03 E
   RP  North: 23842.3790            East : 3241.0714
PT 08   End North: 23780.8023       East : 3603.8831
Line  Course: N 89-54-01 W  Length: 115.3600
PT 09   North: 23781.0031            East : 3488.5232
Line  Course: N 00-31-10 E  Length: 31.6200
PT 10   North: 23812.6218            East : 3488.8099
Line  Course: N 90-00-00 W  Length: 918.7100
PT 11   North: 23812.6218            East : 2570.0999
Line  Course: N 45-26-22 E  Length: 272.5300
PT 12   North: 24003.8459            East : 2764.2800
Line  Course: N 00-26-22 E  Length: 516.7900
PT 13   North: 24520.6207            East : 2768.2437
Line  Course: S 90-00-00 E  Length: 378.0000
PT 14   North: 24520.6207            East : 3146.2437
Line  Course: N 00-26-22 E  Length: 865.1200
PT 01   North: 25385.7152            East : 3152.8788
```