STORM WATER SEWER
to serve
LAKE RIDGE COMMERCIAL 2ND ADDITION

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Private Project Number

776 PPS (607861)

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:

Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Nat. Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	268-4071

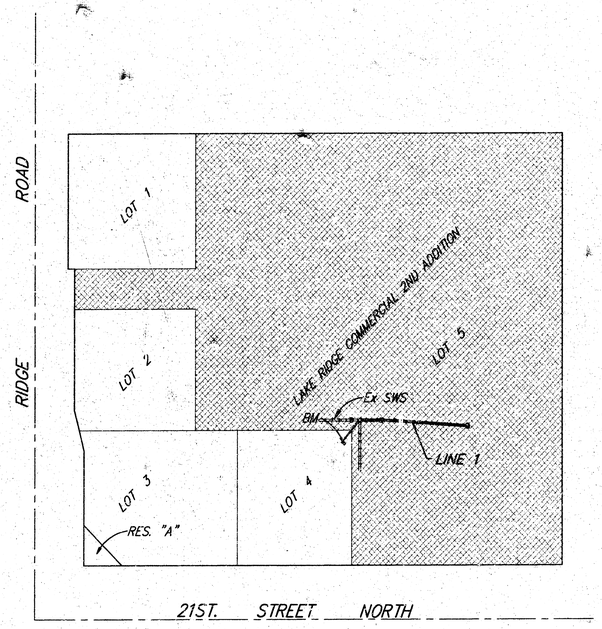
2. Utility service lines, poles, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. 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. 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 stockpiles or disposed of in a flood plain would 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.

4. 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.

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 law.

6. Contractor to verify and provide proof of the proposed ARKLA Pipeline easement reduction from 100 feet to 50 prior to any construction in the easement right-of-way.



Scale: 1" = 100'

BENCHMARK:

Square Cut SE Corner of Curb Inlet in NE Corner of Parking Lot, Lot 4, Lake Ridge Commercial 2nd Addition. Elevation = 141.45 City Datum

INDEX:

1 Title Sheet
2 Line 1
3 Standard Type-1 Inlet Detail
4 Drop Inlet Detail
5 Copy of Plat

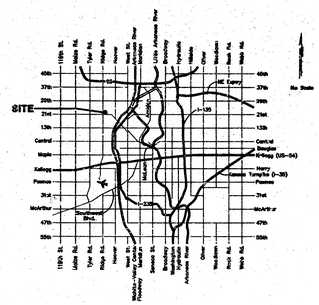
Benefit District:

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 3/16/98

NOTE TO CONTRACTORS

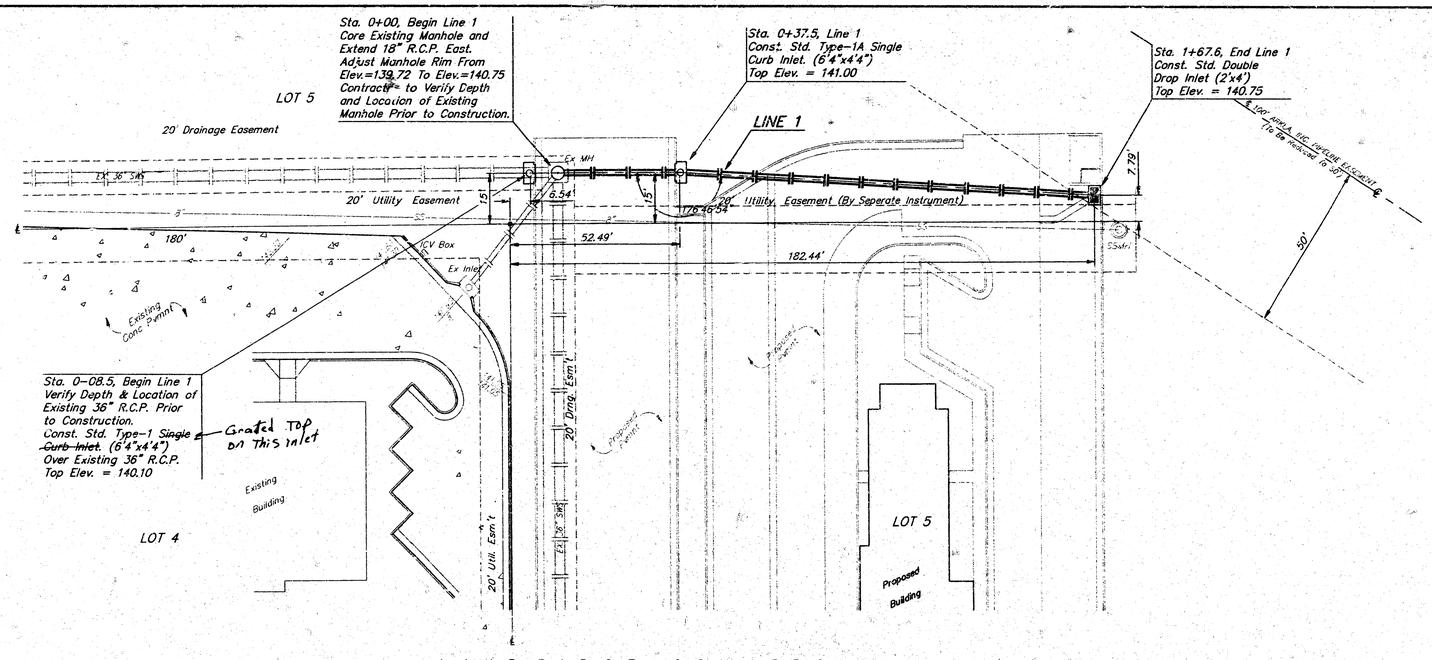
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work 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).



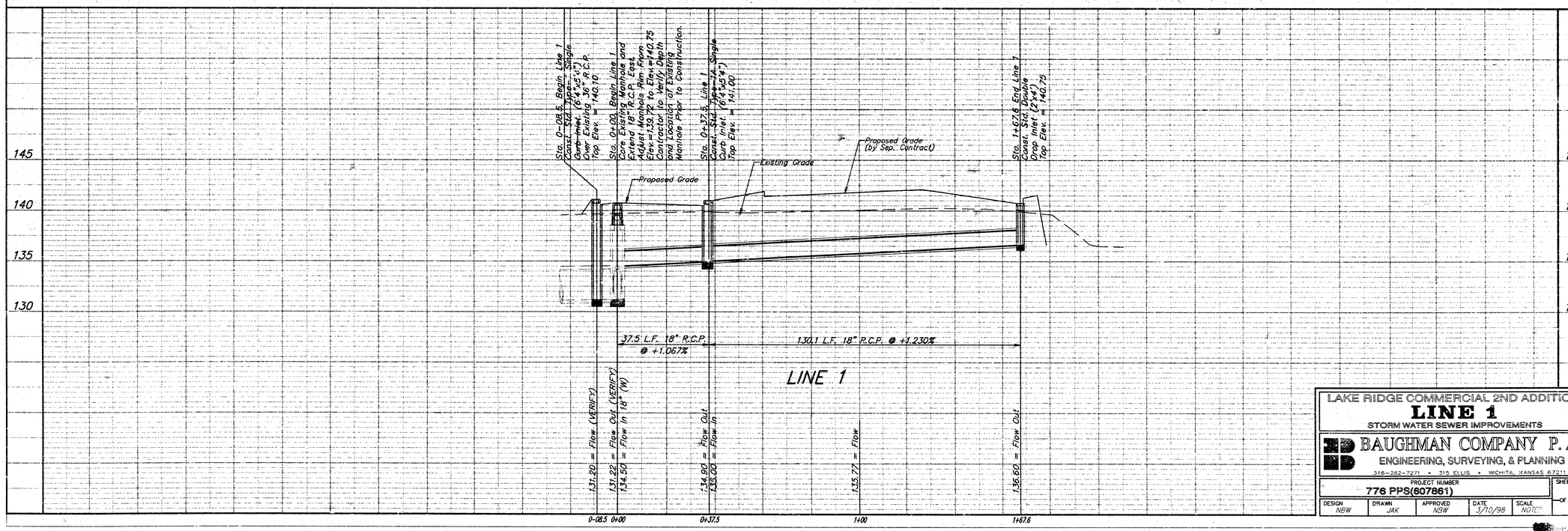


BAUGHMAN COMPANY P.A.
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316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

BENCHMARK:
Square Cut SE Corner of Curb Inlet in NE Corner of Parking Lot, Lot 4, Lake Ridge Commercial 2nd Addition. Elevation = 141.45 City Datum



L A K E R I D G E C O M M E R C I A L
2 N D A D D I T I O N



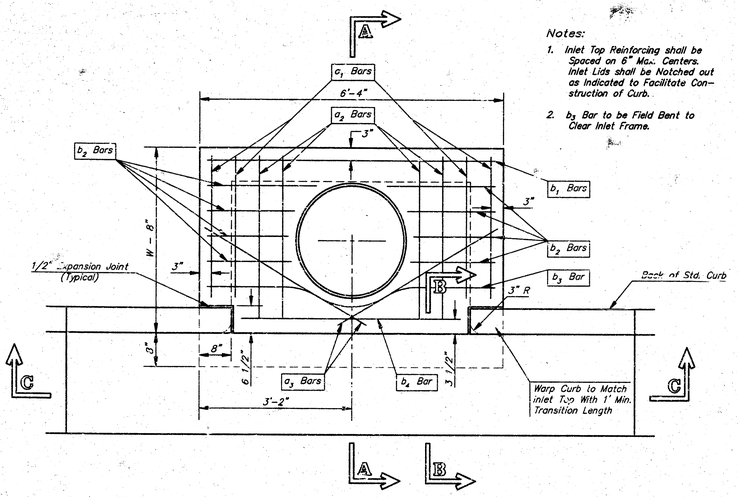
LAKE RIDGE COMMERCIAL 2ND ADDITION
LINE 1
STORM WATER SEWER IMPROVEMENTS

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PROJECT NUMBER	SHEET
776 PPS(607861)	2 OF 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
NEW	JAK	NSW	3/10/98	NOTED

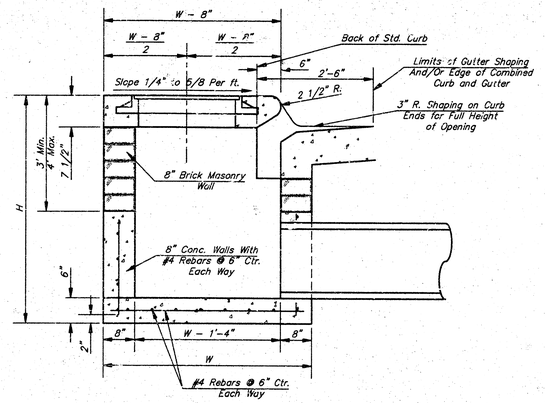
Burgar LSM57



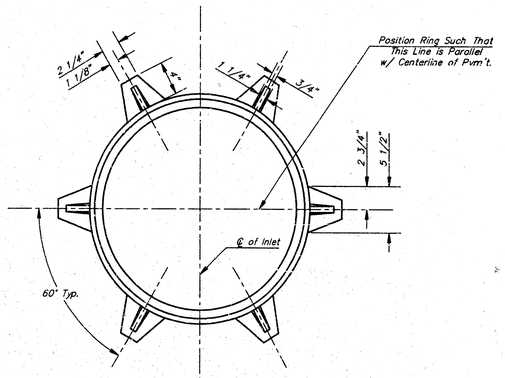
PLAN

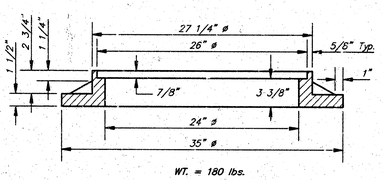
Notes:

1. Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids shall be Notched out as Indicated to Facilitate Construction of Curb.
2. b_3 Bar to be Field Bent to Clear Inlet Frame.



SECTION A–A

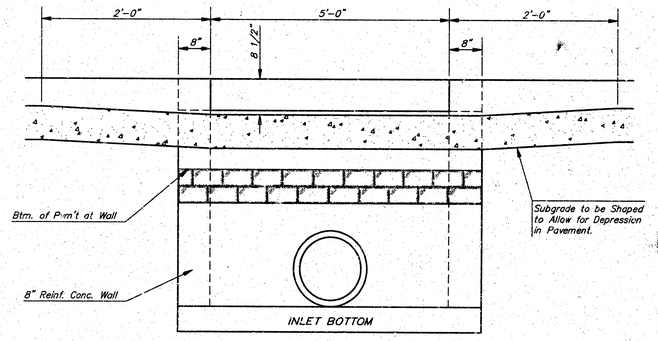




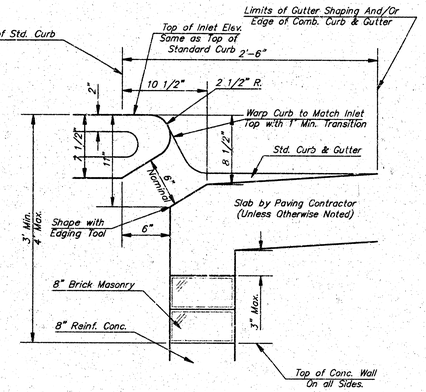
WT. = 180 lbs.

MANHOLE RING AND COVER

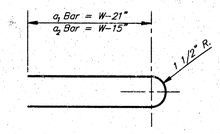
*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



SECTION C–C



SECTION B–B



BENDING DIAGRAM

STEEL SCHEDULE

BAR		a_1	a_2	a_3	b_1 W=4'-4"	b_1 W=5'-4"	b_1 W=6'-4"	b_1 W=7'-4"	b_1 W=8'-4"	b_2	b_3	b_4	Wt. Lbs.
NUMBER		4	4	2	1	3	5	7	9	6	1	1	
SIZE		#4	#4	#4	#4	#4	#4	#4	#4	#4	#4	#6	
LENGTH	W=4'-4"	5'-7"	6'-7"	4'-0"	6'-1"	–	–	–	–	1'-9"	6'-2"	4'-8"	60±
	W=5'-4"	7'-7"	8'-7"	5'-0"	–	6'-1"	–	–	–	1'-9"	6'-2"	4'-8"	81±
	W=6'-4"	9'-7"	10'-7"	6'-0"	–	–	6'-1"	–	–	1'-9"	6'-2"	4'-8"	101±
	W=7'-4"	11'-7"	12'-7"	7'-0"	–	–	–	6'-1"	–	1'-9"	6'-2"	4'-8"	121±
	W=8'-4"	13'-7"	14'-7"	8'-0"	–	–	–	–	6'-1"	1'-9"	6'-2"	4'-8"	141±

Note: a_3 Bars to be Placed Approx. 2" Below Top of Inlet Cover.

STANDARD CURB INLET PRECAST TOPS			
W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" 6'-4" 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-8" 6'-4" 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" 6'-4" 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8" 6'-4" 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8" 6'-4" 7 1/2"	60" & 66"	0.90±

GENERAL NOTES

1. Concrete tops to be installed on thin mortar cushion to insure full support along brick walls. Concrete tops may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix.
2. Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" and H=7'-0" or less.
3. Inlet invert shall be shaped with 8 sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self cleaning between all inlet and/or outlet pipes.
4. The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.

Revised – Dec. 21, 1984

CITY OF WICHITA, KANSAS

TYPE 1 CURB INLET

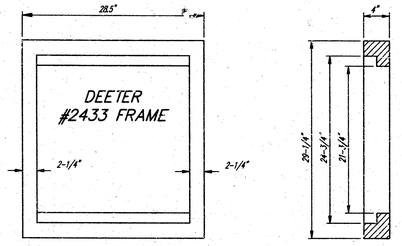
INLET OPENING = 6"X5'-0"

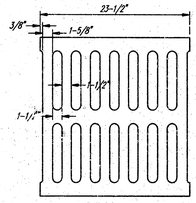
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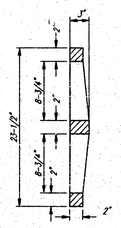
PROJECT NUMBER	SHEET
776 PPS(807861)	3 of 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	STAFF			

DETAILS\STFPI-S



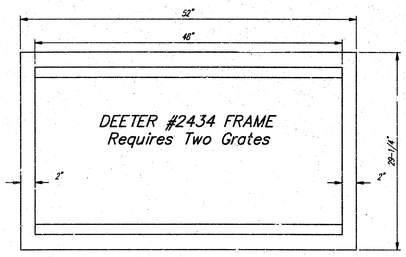


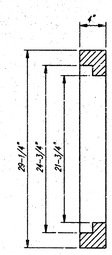


DEETER #2433 GRATE

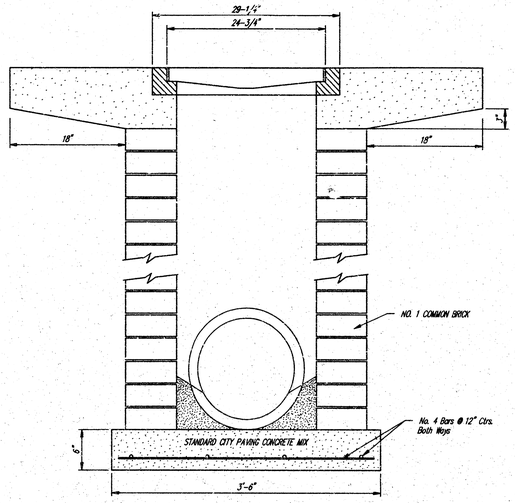
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

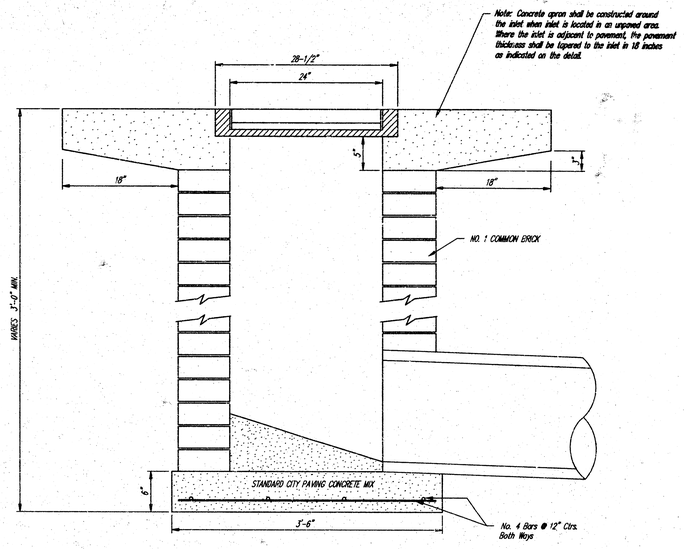
24" x 24" Frame and Grate Detail

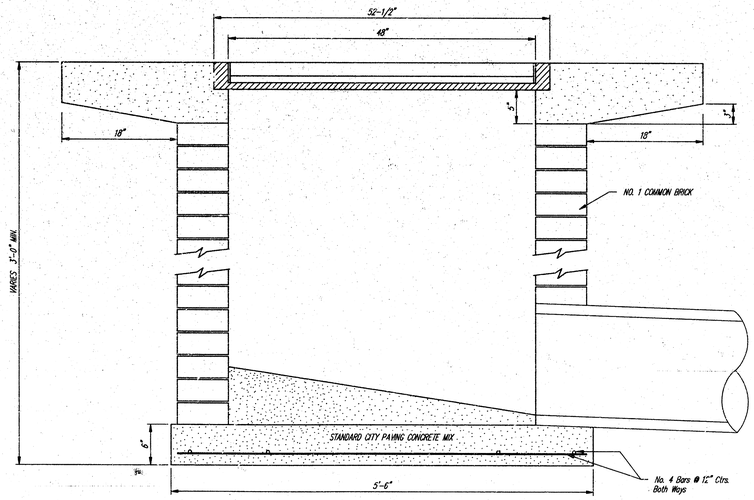




Double 24" x 24" Frame Detail







City of Wichita Standard
Drop Inlet

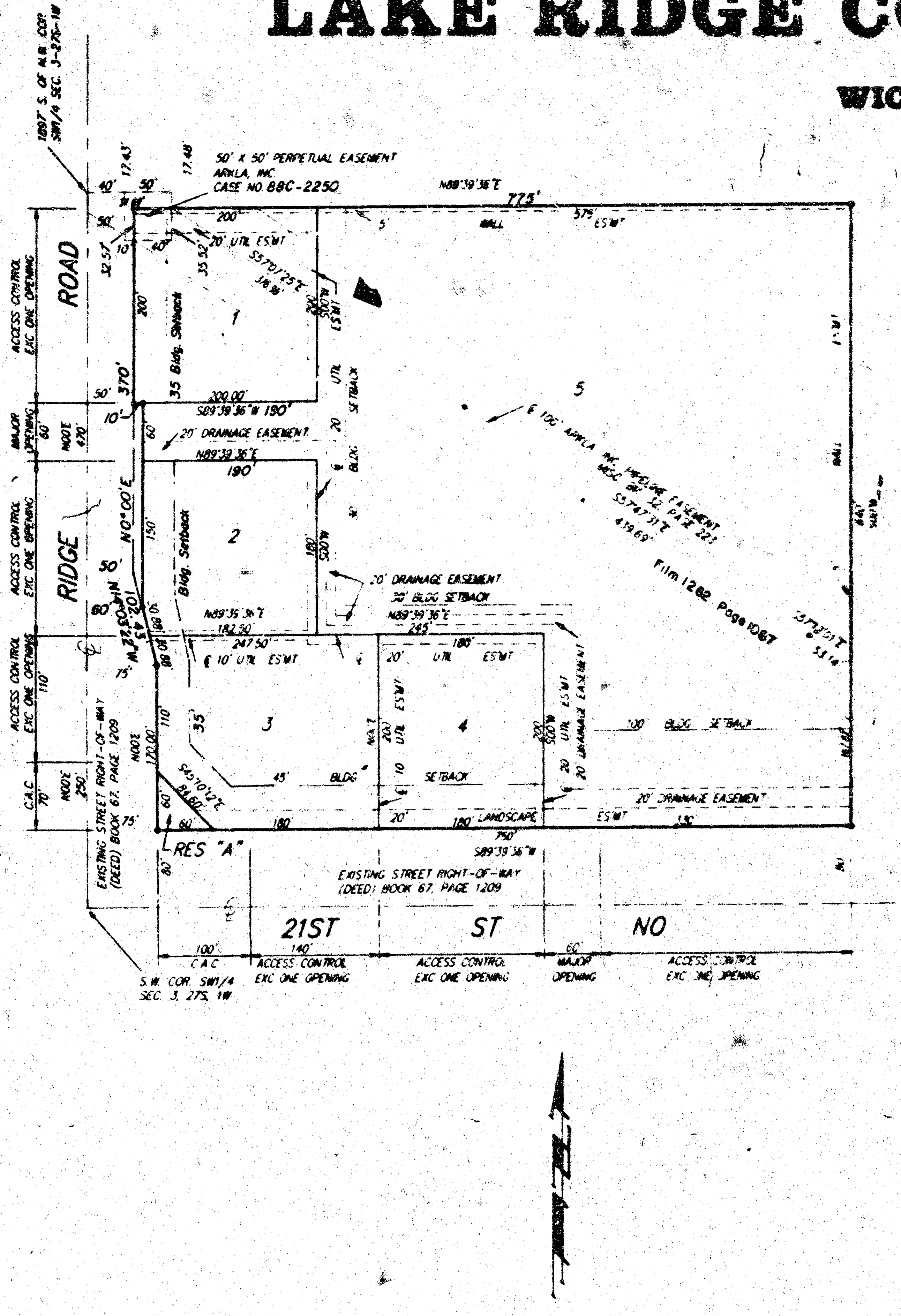
BAUGHMAN COMPANY P. A.
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PROJECT NUMBER				SHEET
776 PPS(607861)				4 OF 5
DESIGN	DRAWN	APPROVED	DATE	SCALE

DETAILS\DROPINLT

LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



1" = 100'

● = BAUGHMAN CAPPED REBAR FOUND

○ = BAUGHMAN CAPPED REBAR SET

NOTE: THERE ARE ADDITIONAL SETBACK REQUIREMENTS PER THE APPROVED ASSOCIATED C.U.P. (DP-205) ON FILE WITH MAPD

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 private landscaping, allowing for earthberms, landscaping, lighting, irrigation, drainage, signage, sidewalks, bike paths, utilities confined to easements and utilities and driveways are allowed to cross these easements. Reserve "A" shall be owned by the lot owners association for the addition and Reserve "A" and the landscaping easements shall be maintained by the lot owners association for the addition. The 5 foot wall 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.

[signature] Managing Member
Jerry Hoggatt

Prairie Capital, Inc.

[signature] President
W. Newton Male

Quiktrip Corporation

[signature] Executive Vice-President.
Alvin Howerton

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

[signature] Chairman
James D. Miner

[signature] 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.

[signature] Mayor
Elma Broadfoot

[signature] Deputy City Clerk
Pat Burnett

#1424401

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 5th day of December 1994, at 11:00 o'clock A M; and is duly recorded.

[signature] Register of Deeds
Pat Kettler

[signature] Deputy
Ed Reso

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

[signature] County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 4th day of April 1994, by Jerry Hoggatt, President of Lake Ridge Investors, L.C., a Kansas Limited Liability Company, on behalf of the company.

[signature] Notary Public
Mildred E. Franz

My App't Exp. 2-3-95

State of Kansas)
Butler County) SS The foregoing instrument was acknowledged before me this 1 day of April 1994, by W. Newton Male, President of Prairie Capital, Inc. on behalf of the corporation.

[signature] Notary Public
Janie Wetta

My App't Exp. 9-27-97

JANIE WETTA
Notary Public - State of Kansas
My Appt. Expires 9-27-97

State of Oklahoma)
Tulsa County) SS The foregoing instrument was acknowledged before me this 25 day of April 1994, by Alvin Howerton, Executive Vice-President of Quiktrip Corporation, on behalf of the Corporation.

[signature] Notary Public
Susan E. Bailey

My App't Exp. 2-14-97

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

Prairie State Bank of Maize

[signature] Vice-President
Chris A. Anderson

State of Kansas)
Sedgwick County) 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.

[signature] Notary Public
Dorothy R. Wood

My App't. Exp. 4-12-95

DOROTHY R. WOOD
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-12-95

State of Kansas)
Sedgwick County) 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 replat 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.

[signature] Surveyor
10-17-94 Gregory F. Severns