

PRIVATE STORM WATER SEWER TO SERVE LAKE RIDGE COMMERCIAL 2ND ADDITION

Private Project Number

956 PPS (607861)

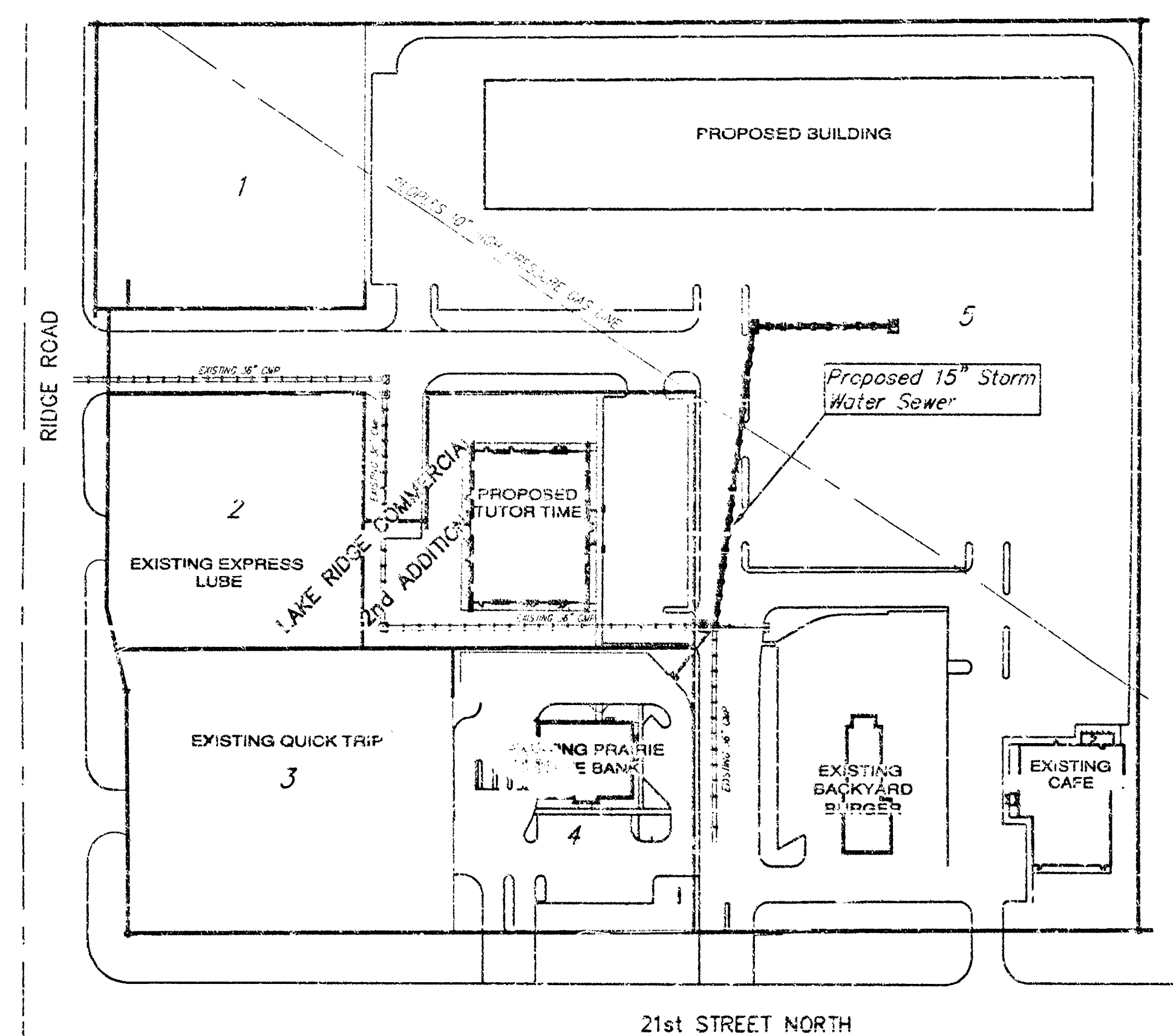
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

November, 1999

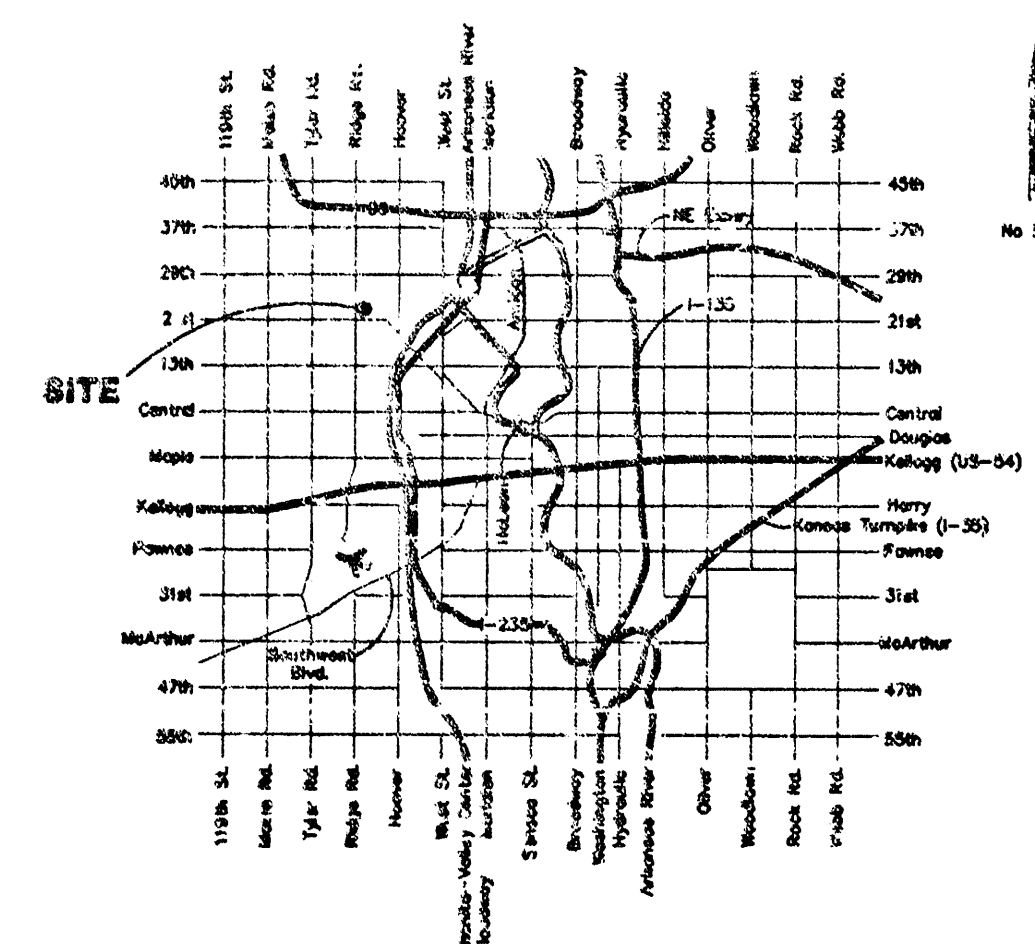
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SCALE:
1" = 100'

Location Map



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

General Notes:

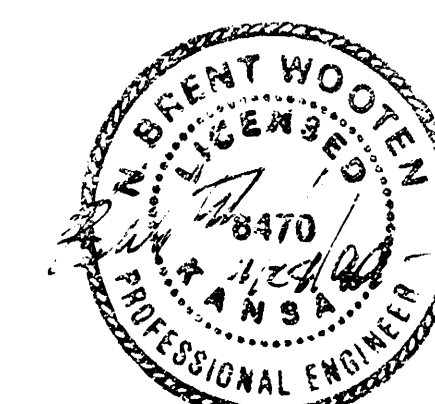
- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cablevision 262-0661
or Kansas Gas Service 263-2061
KGE 383-P600
Peoples Gas Company 383-8650
Southwestern Bell Telephone Company 942-8811
City of Wichita Water Department 800-344-7233
City of Wichita Sewer Maintenance 268-4908
268-4071
- 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.
- 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 5 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.
- 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 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.
- 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.
- 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.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 11/30/99

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 (as in and available in the City Engineer's Office).



PROJECT INSPECTED + ASBUILT
BY BAUGHMAN COMPANY, P.A. JAH 2/2000

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-2271 • 318-ELIUS • WICHITA, KANSAS 67211

BOOKED
7-21-00
MCS
D-219

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

Remove & Salvage Existing Type 1 Inlet Top For Future Use. Replace With Double Drop Inlet Top. (2-2'x2' Grates)
Remove & Reconstruct Existing Inlet As Necessary To Accommodate New Double Drop Inlet Top.
Adjust rim To ~~140.55~~ **140.65**
Install Sediment Barrier (See Detail)

Northeast Corner Lot 4 Lake Ridge Commercial 2nd Addition

Sta. 0+00.0
Core Into Existing 6" Manhole
Install 15" RCP PVC
Grout & Seal Water Tight
Adjust MH Top Elevation To ~~140.75~~ **140.70**
Begin Line 1 Northwest

CAUTION! VERIFY
Gas Line Crossing
Contractor Shall Excavate & Expose Pipe Prior To Construction.

CAUTION! VERIFY
Peoples 10" High Pressure Gas Line Crossing
Contractor Shall Excavate & Expose Pipe Prior To Construction. Contact Jerry Watkins At (316) 942-8811 48 Hours Prior To Excavation

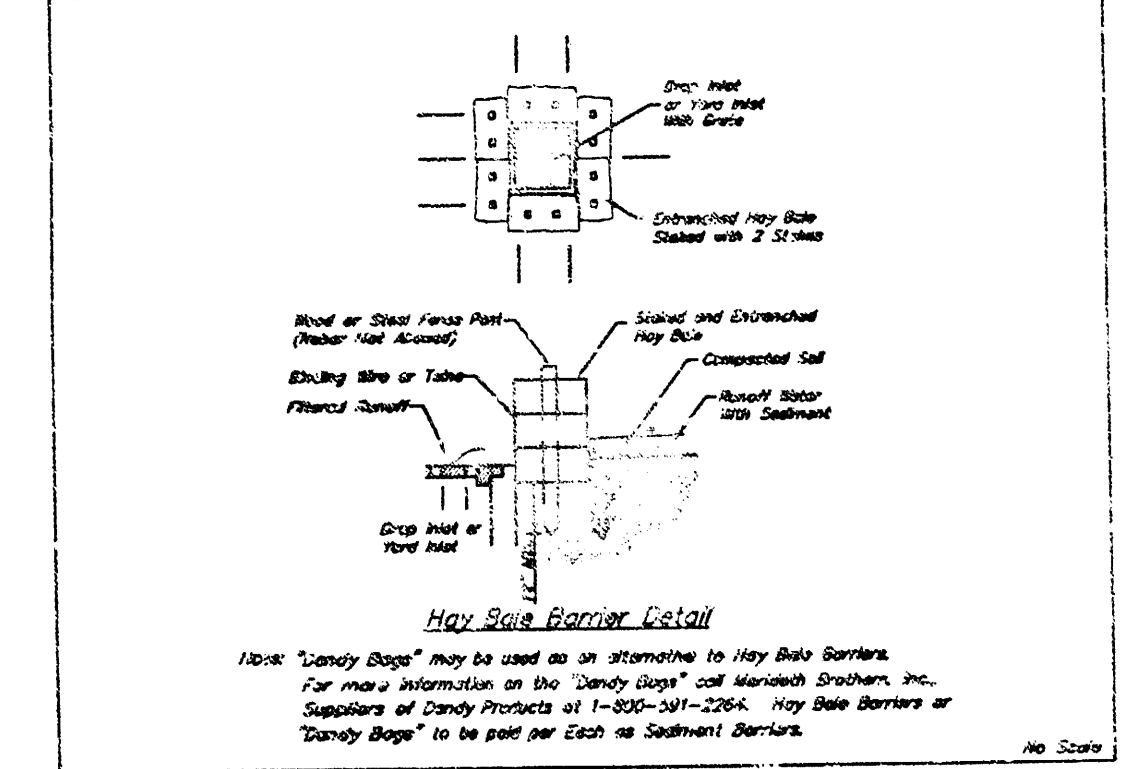
Sta. 2+13.1
Construct 1 Double Drop Inlet
2-2'x2' Grates
Install Sediment Barrier (See Detail)
Inlet Top = ~~139.00~~ **138.64**

CAUTION!
8" Water Main

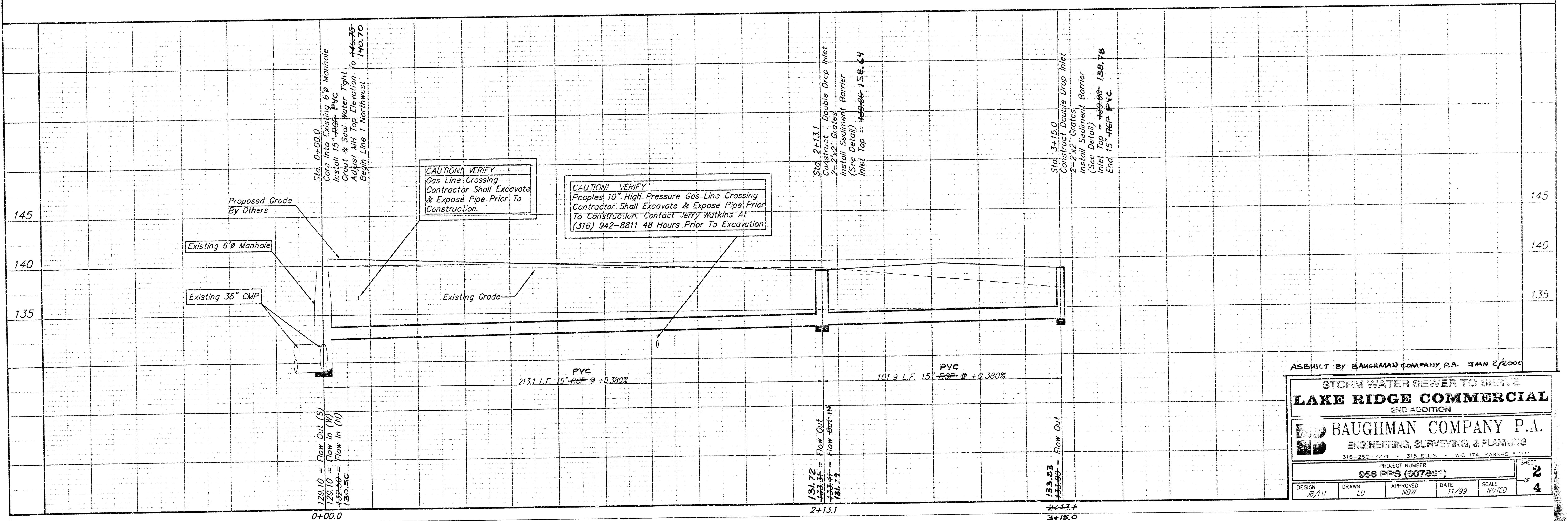
Sta. 3+15.0
Construct Double Drop Inlet
2-2'x2' Grates
Install Sediment Barrier (See Detail)
Inlet Top = ~~139.00~~ **138.78**
End 15" RCP PVC

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

SEDIMENT BARRIER DETAIL

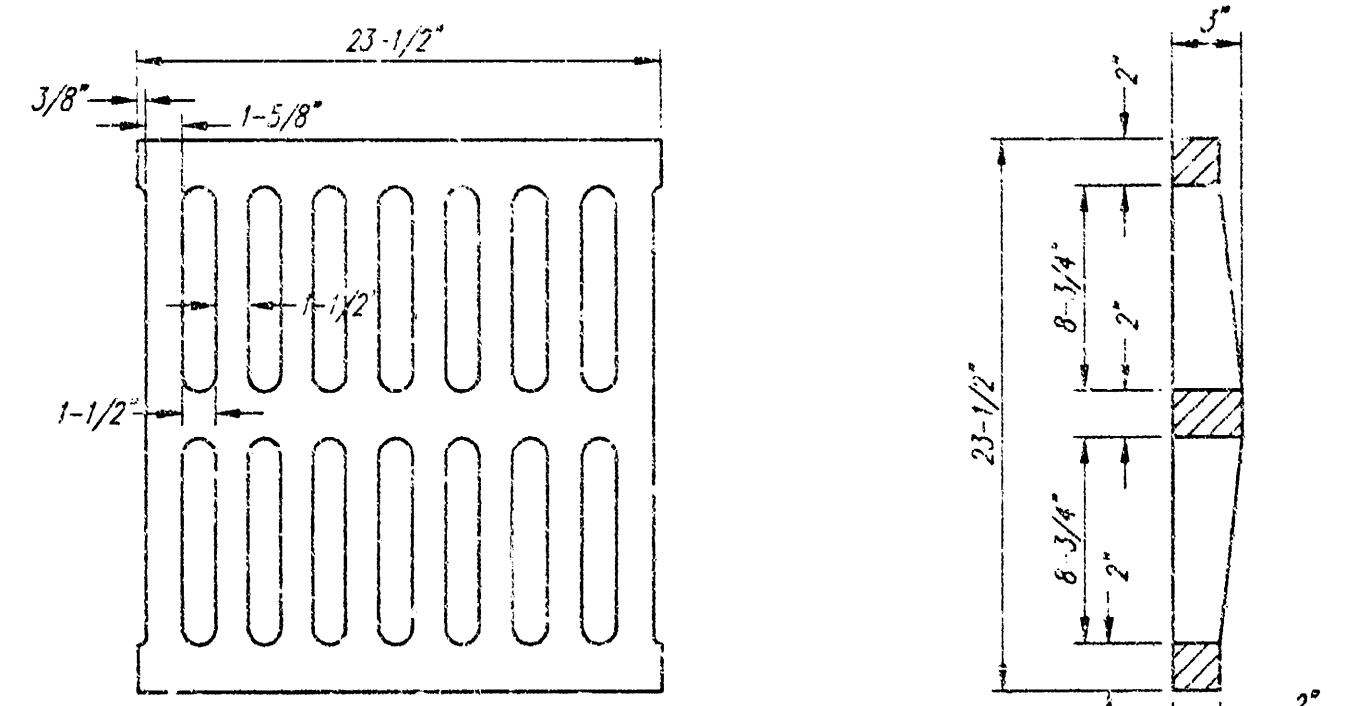
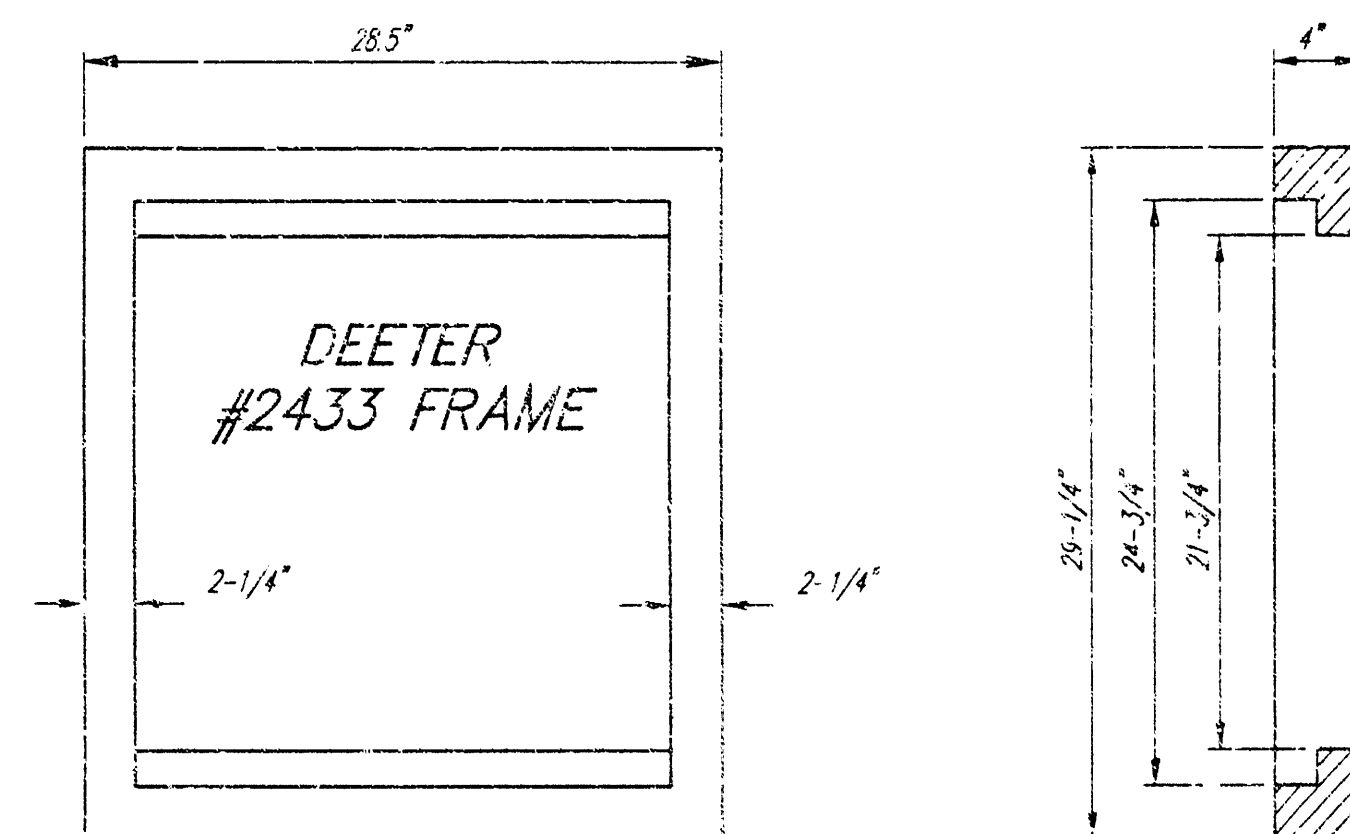


Existing Backyard Burger



ASBUILT BY BAUGHMAN COMPANY, P.A. JAN 2/2000

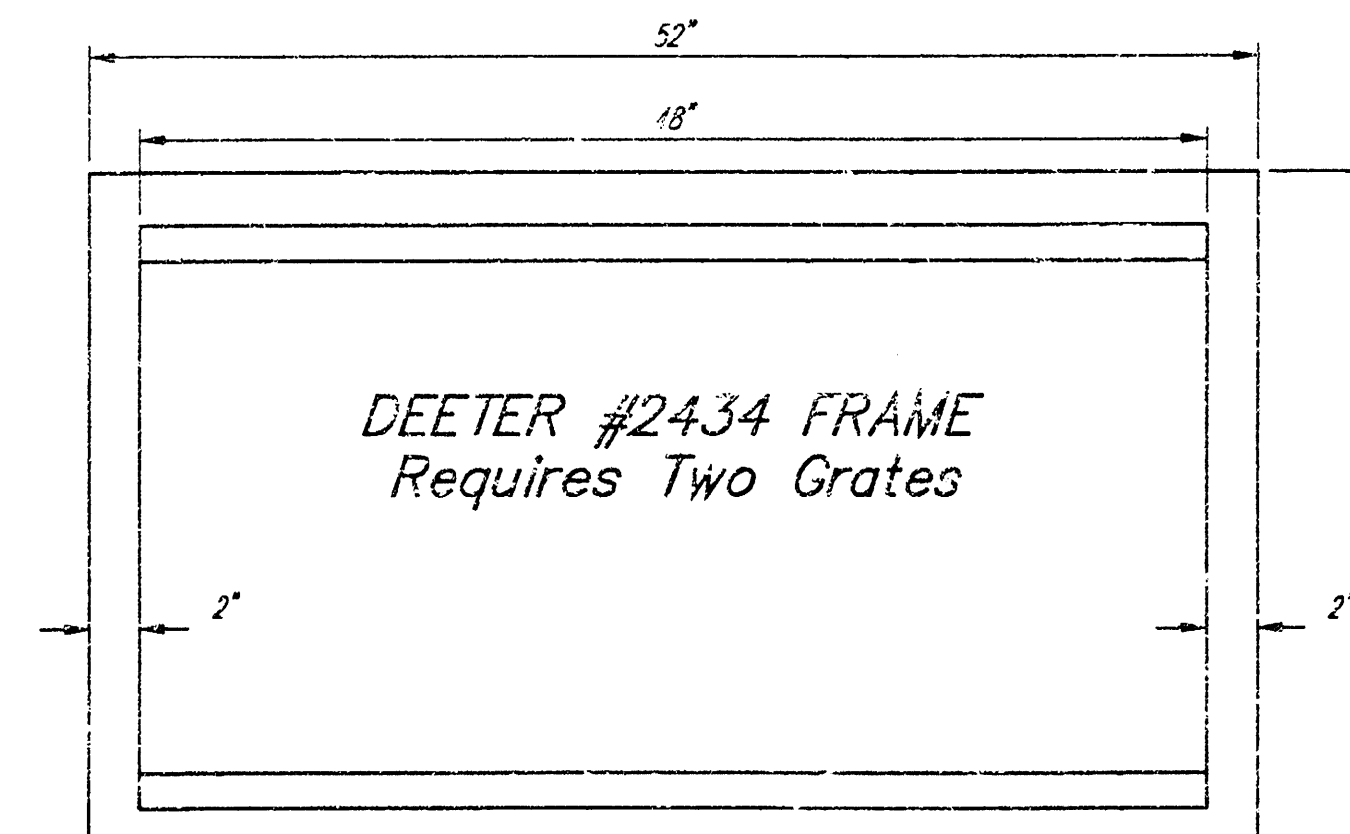
STORM WATER SEWER TO SERVE			
LAKE RIDGE COMMERCIAL			
2ND ADDITION			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
PROJECT NUMBER			
956 PPS (807861)			
DESIGN	DRAWN	APPROVED	DATE
JB/LU	LU	NSW	11/99
SCALE			SHEET
NOTED			2
			4



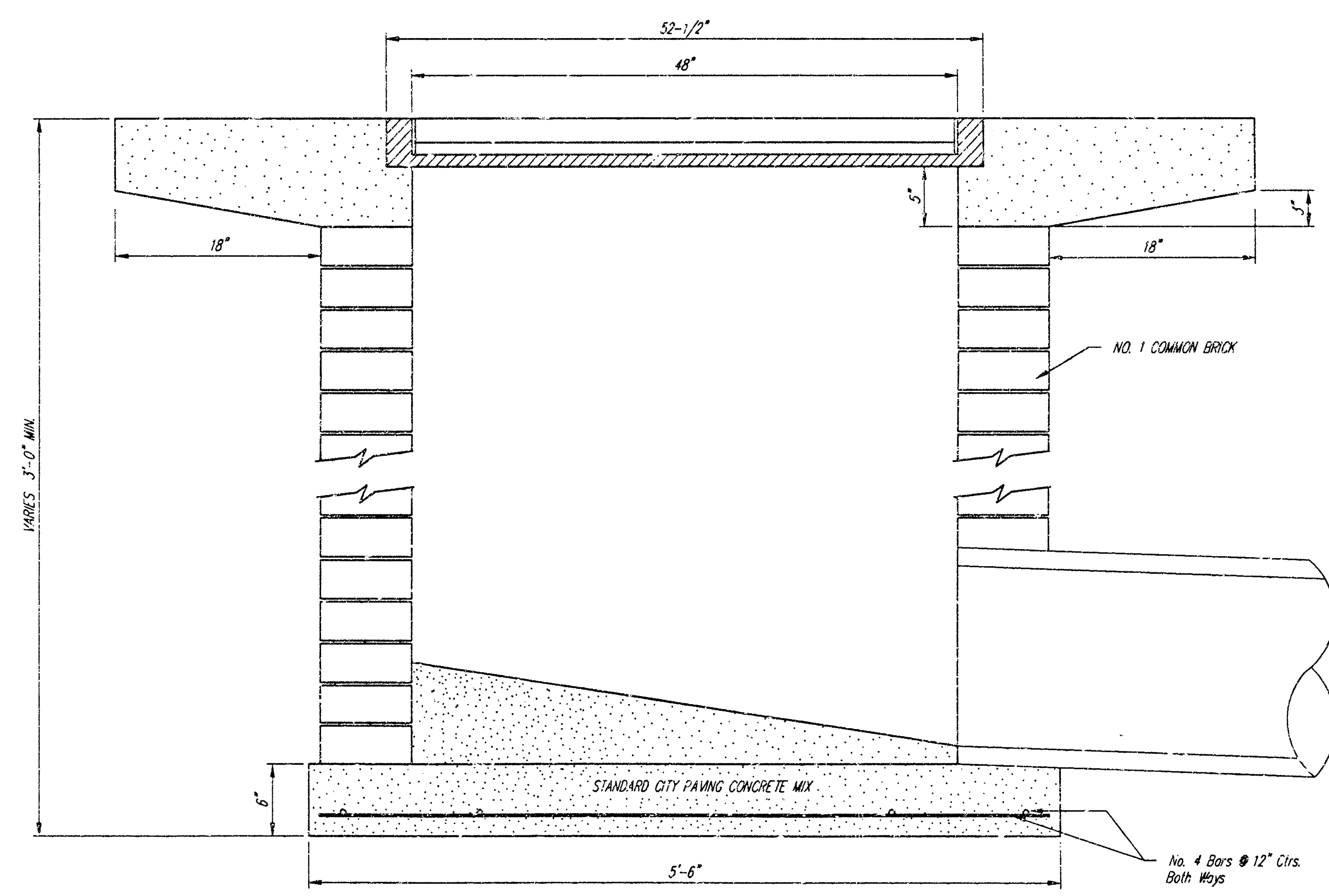
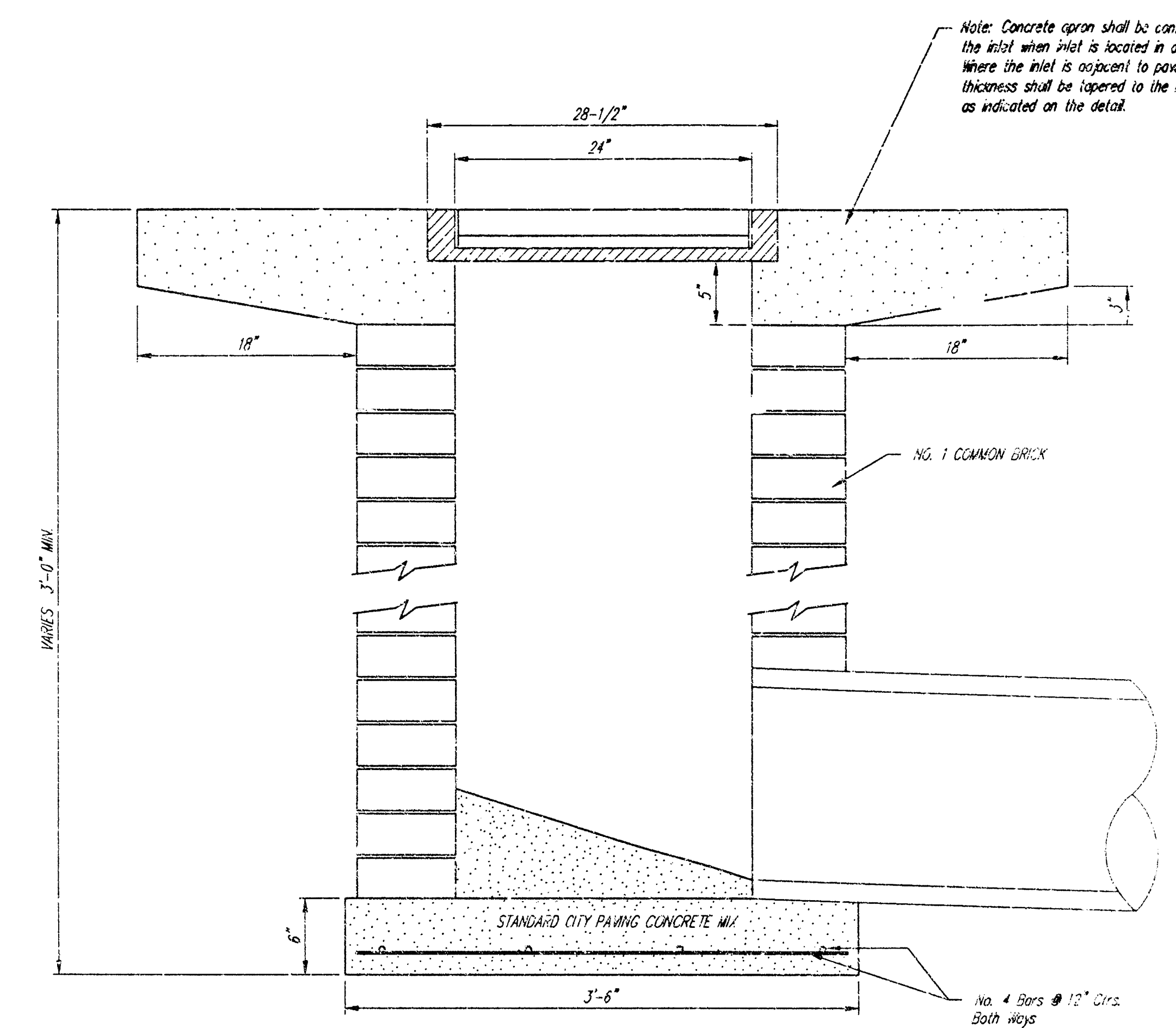
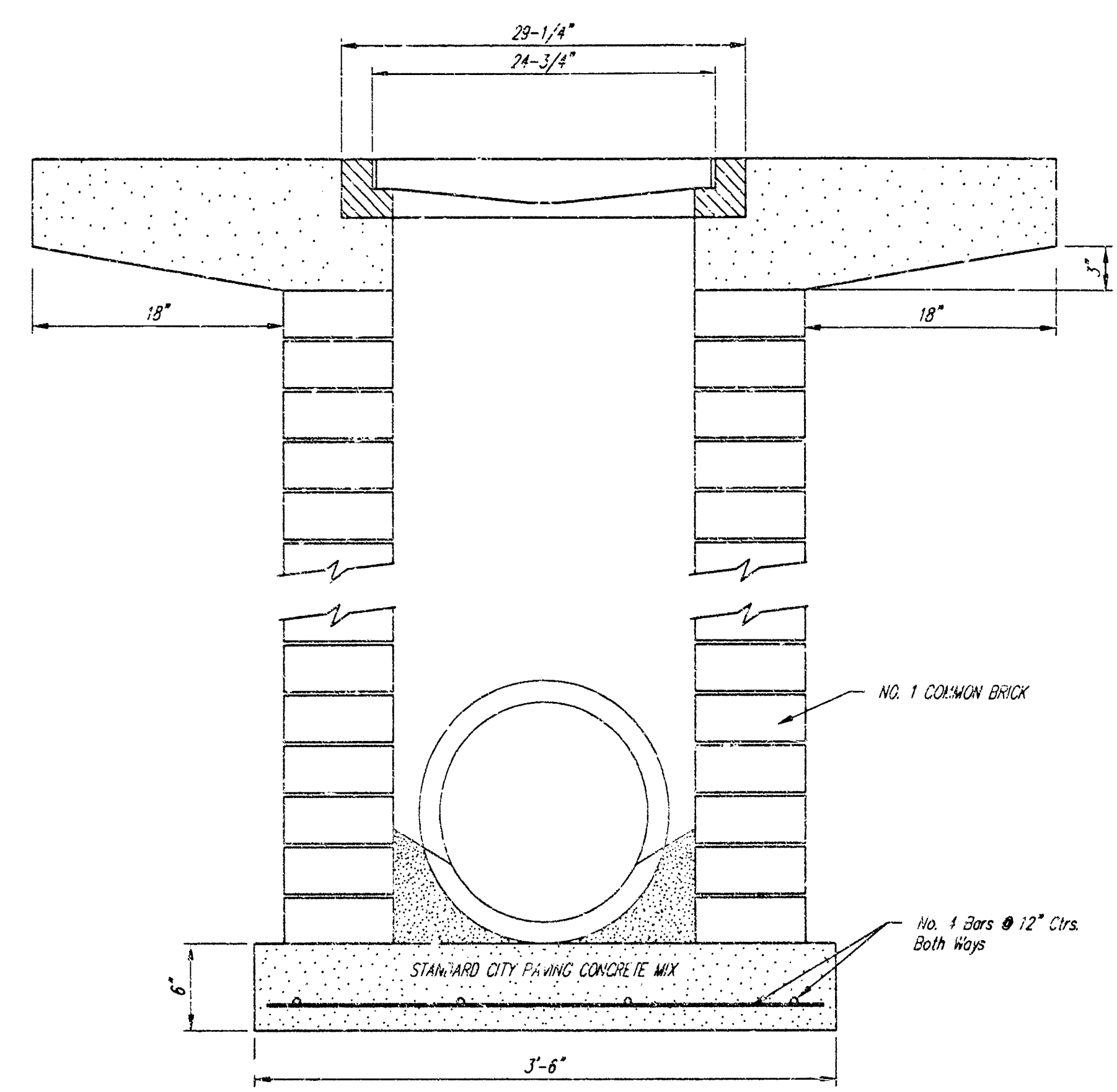
DEETER #2433 GRATE

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.



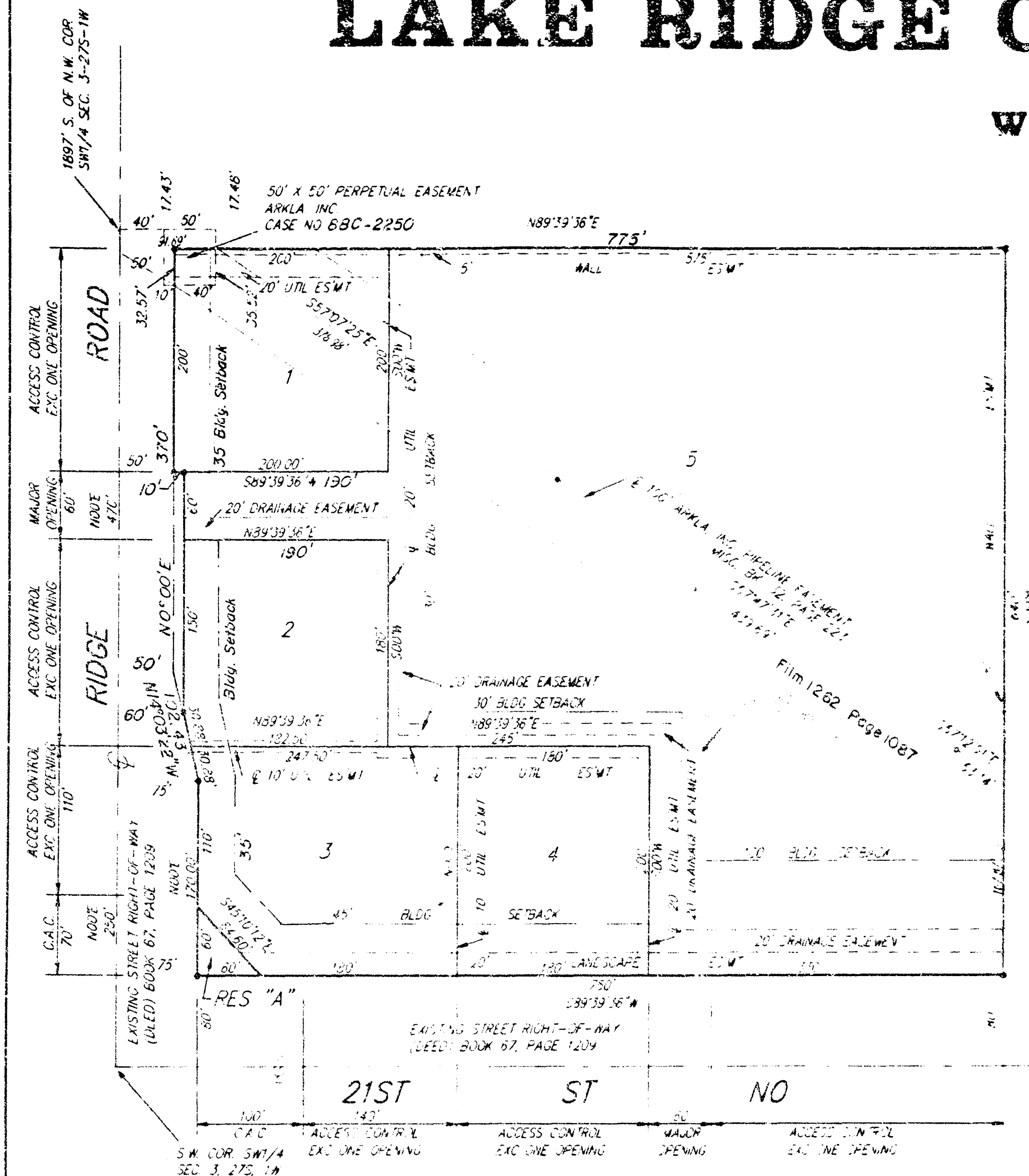
Double 24" x 24" Frame Detail



CITY OF WICHITA				
STANDARD DROP INLET				
LAKE RIDGE COMMERCIAL 2ND ADDITION				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67203				
PROJECT NUMBER 953 PPS (8078A1)				SHEET 3
DESIGN STAFF	DRAWN STAFF	APPROVED	DATE 11/99	SCALE NONE

LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: THERE ARE ADDITIONAL SETBACK REQUIREMENTS FOR THE DEVELOPMENT ASSOCIATED WITH THIS MAP. SEE THE CITY OF WICHITA.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgewick County and State do hereby certify that we have surveyed and platted "LAKE RIDGE COMMERCIAL 2ND ADDITION" Wichita, Sedgewick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a part of Lots 1-2-3-4-5 and Reserve A, Lake Ridge Commercial Addition, Wichita, Sedgewick County, Kansas.

All being situated in the SW1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgewick County, Kansas.

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

Baughman Company, P.A.
Gregory F. Severns Surveyor
 6-17-94

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be divided into lots, Reserve and street to be known as "LAKE RIDGE COMMERCIAL 2ND ADDITION", Wichita, Sedgewick 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 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 Haggatt Managing Member

Prairie Capital, Inc.
W. Newton Male President
 W. Newton Male

Quiktrip Corporation
Alvin Howerton Executive Vice-President

State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd day of April, 1994, by Jerry Haggatt, President of Lake Ridge Investors, L.C., a Kansas Limited Liability Company, on behalf of the company.

Michael C. Long Notary Public
 Michael C. Long
 My Comm. Exp. 2-2-95

State of Kansas) SS The foregoing instrument was acknowledged before me, this 2nd 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 Comm. Exp. 2-27-97

State of Kansas) SS The foregoing instrument was acknowledged before me, this 2nd 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 Comm. Exp. 2-14-97

This plat of "LAKE RIDGE COMMERCIAL 2ND ADDITION", Sedgewick County, Kansas has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 10th day of February, 1994. Wichita-Sedgewick County Metropolitan Area Planning Commission

James D. Miner Chairman
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 February, 1994.

Elma Broadfoot Mayor
Pat Burnett Deputy City Clerk

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 2TH day of DECEMBER, 1994, at 10:00 o'clock A.M. and is duly recorded.

Pat Kettler Register of Deeds
 Pat Kettler
Ed Resa Deputy

Entered on transfer record this 5th day of November, 1994.
Susan E. Crockett-Spoon County Clerk
 Susan E. Crockett-Spoon

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

Chris A. Anderson Vice-President
 Chris A. Anderson

State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd 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'l. Exp. 4-12-95