

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:

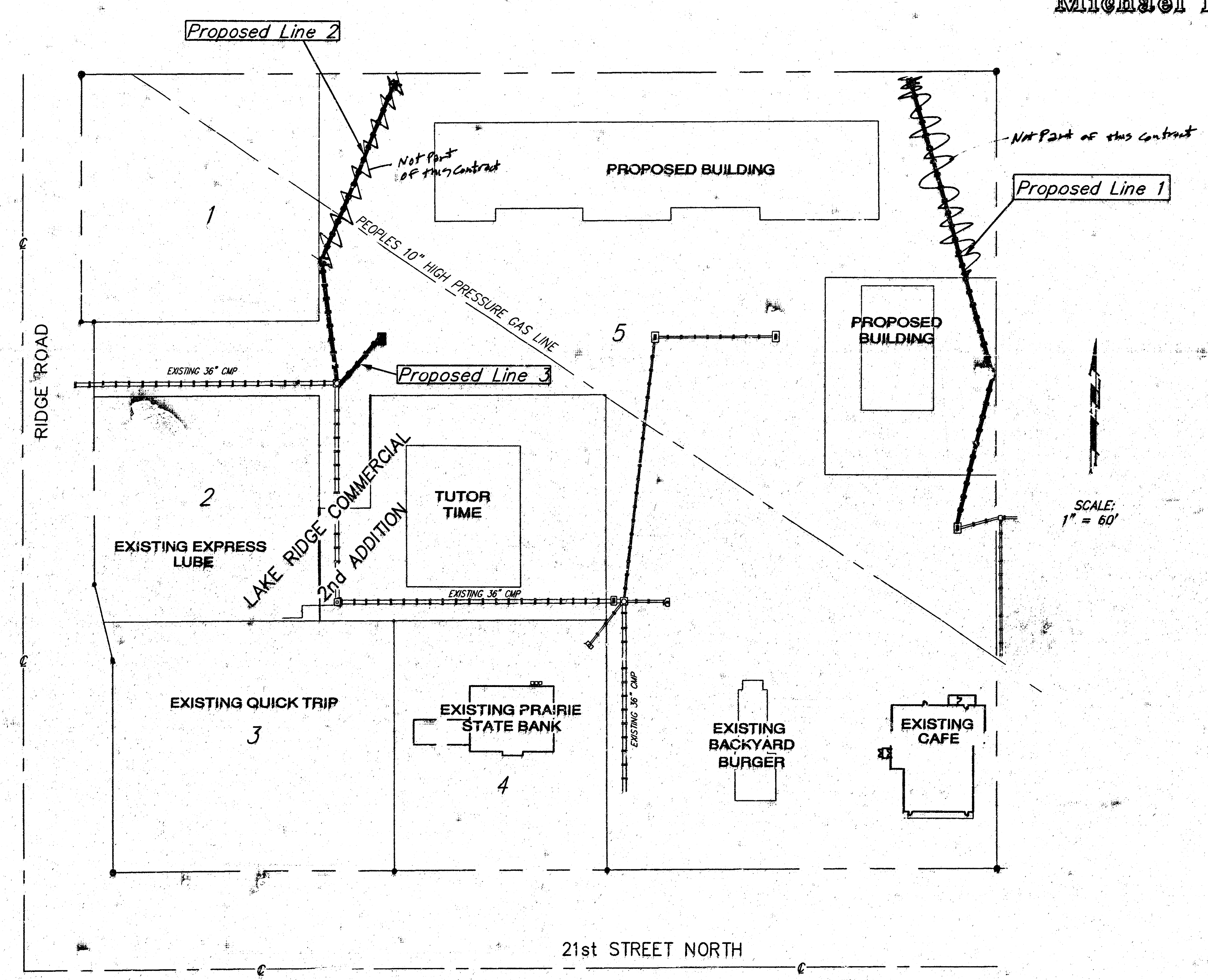
"□" SE Corner of Curb Inlet in NE Corner
of Parking Lot in Lot 4 Lake Ridge Commercial
2nd Addition.
Elevation: 141.45 City Datum

Legal Description

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

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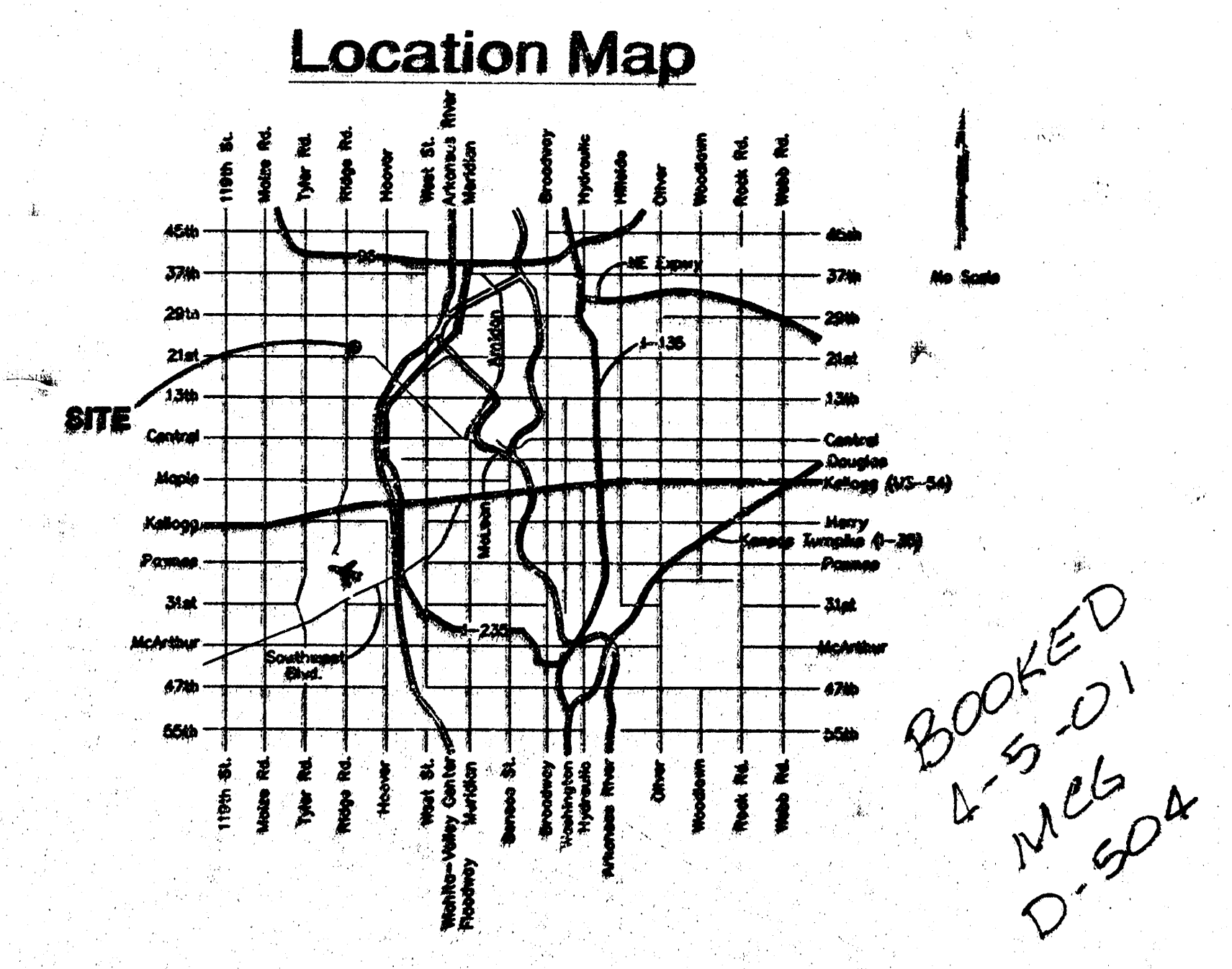


APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers URH 1/20/00

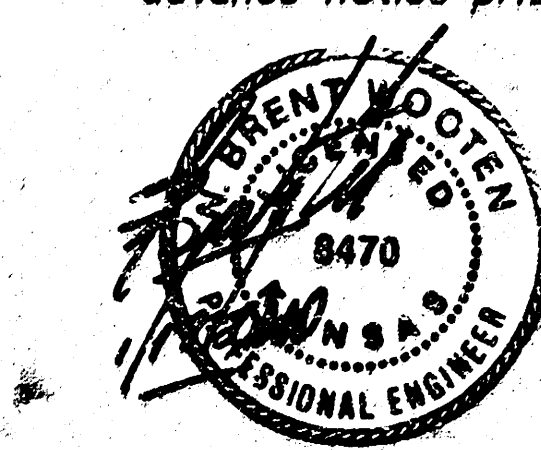
NOTE TO CONTRACTORS

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).



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
This Contractor must notify the following in case of an emergency:
Cablevision 262-0661
or 263-2061
Kansas Gas Service 383-8600
KGS 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.



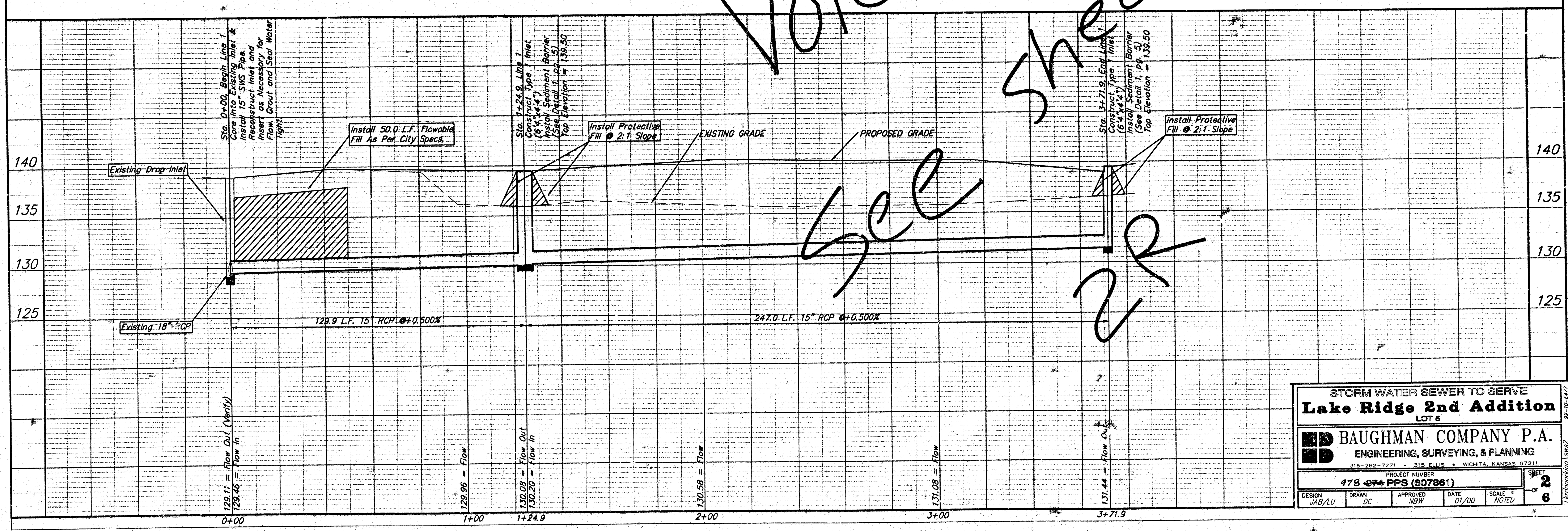
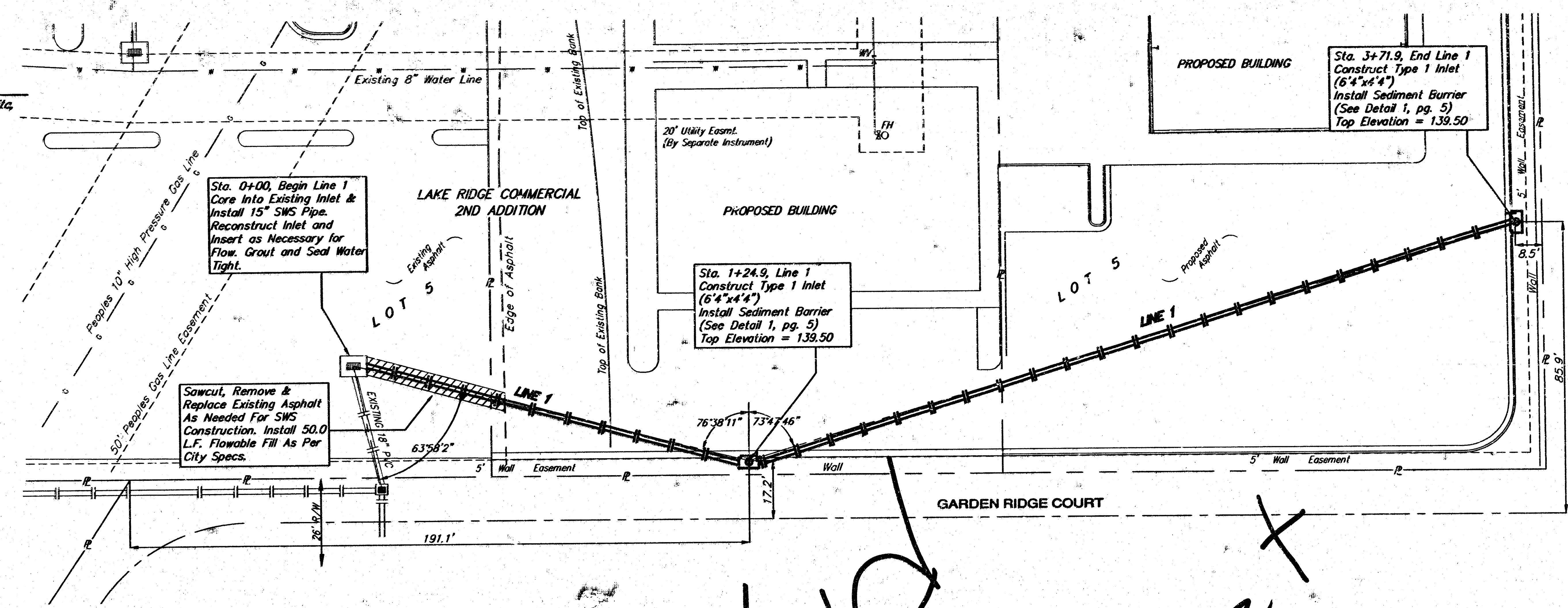
As Built 11/00 K.K.

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 318-262-7272 • 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 22

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

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

PROJECT NUMBER
978-07 PPS (607861)

DESIGN JAB/LU	DRAWN DC	APPROVED NBW	DATE 01/00	SCALE NOTED
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SHEET
2
OF
6

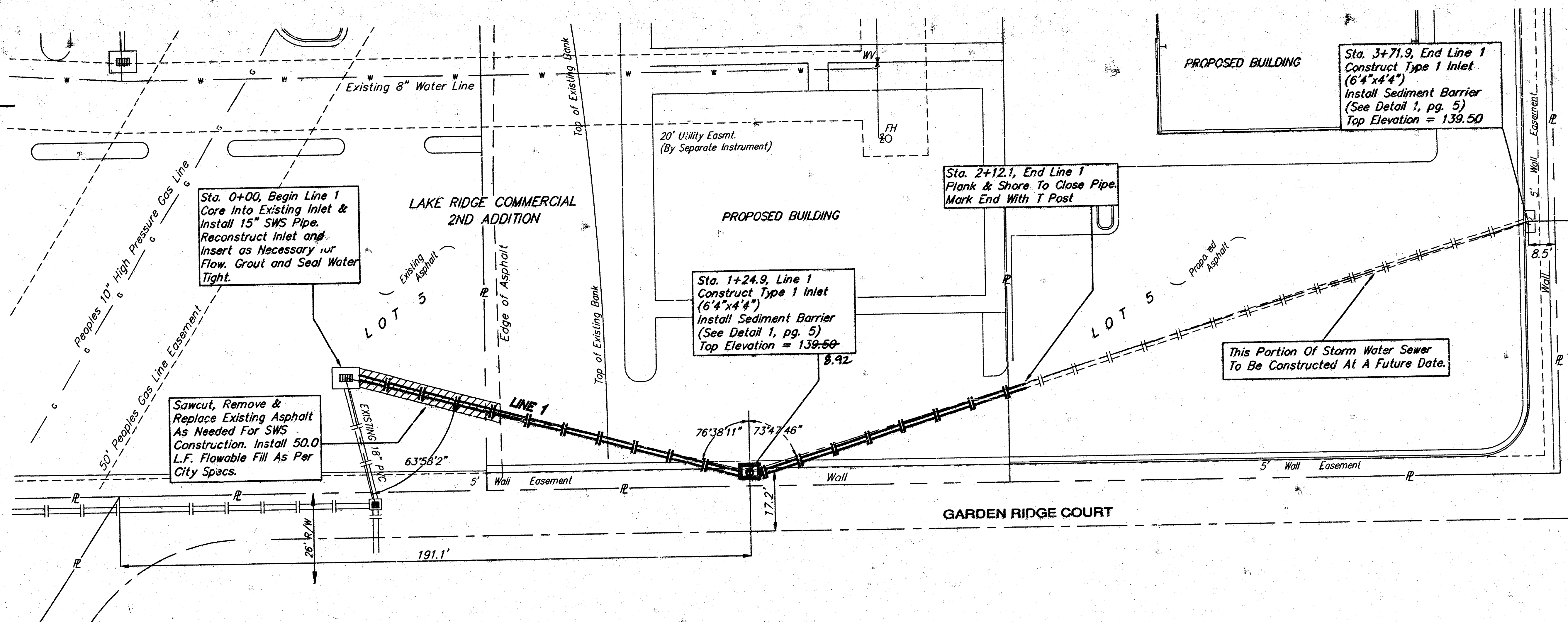
98-10-E477
Landscape 19ms2

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

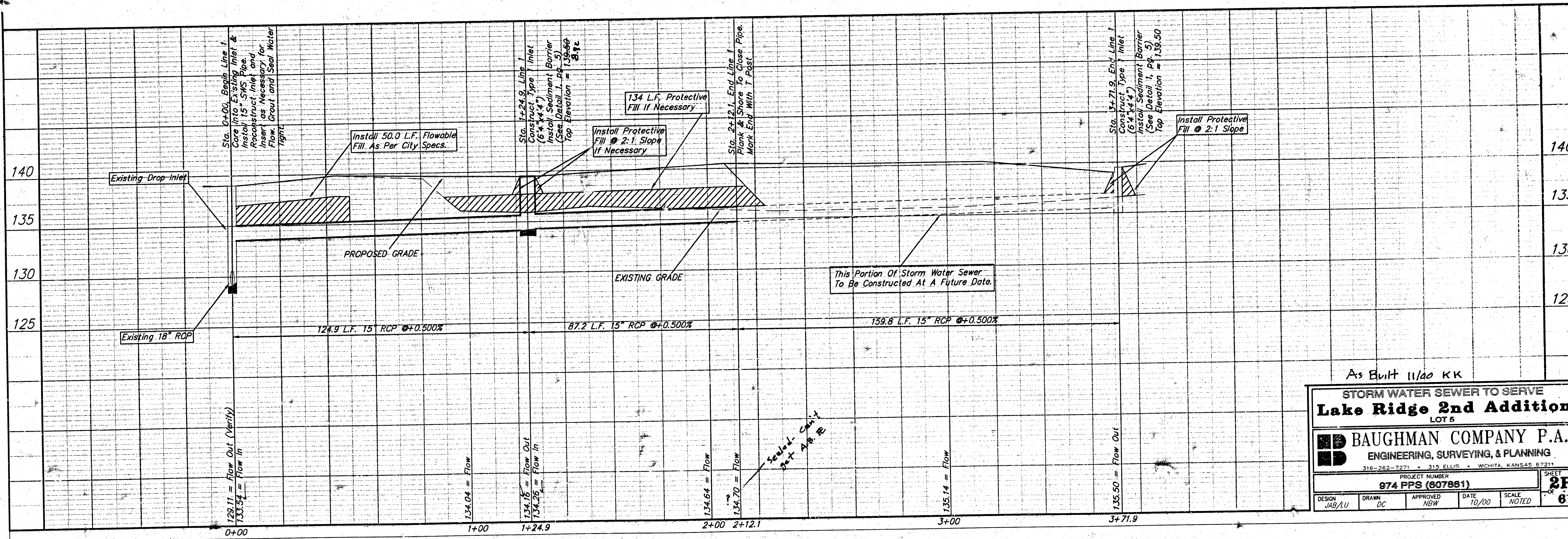
Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.



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

SWS PIPE
RCP

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: NEW DATE: 10/00 SCALE: NOTED

SHEET
2R
6

BENCHMARK:

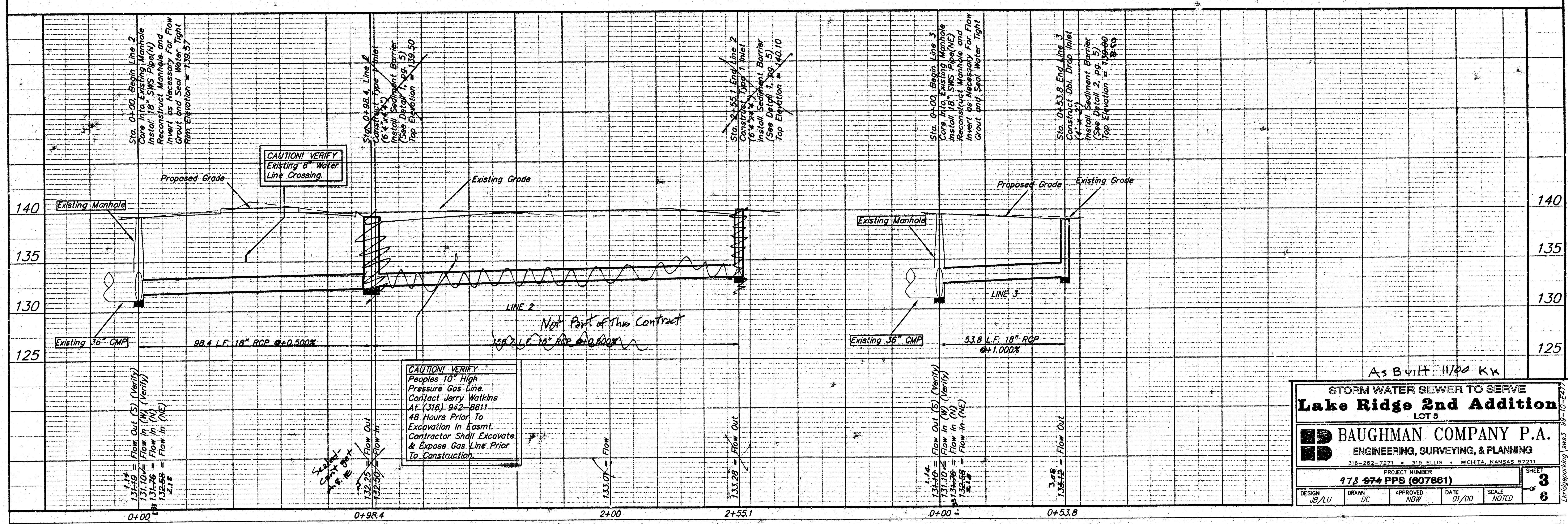
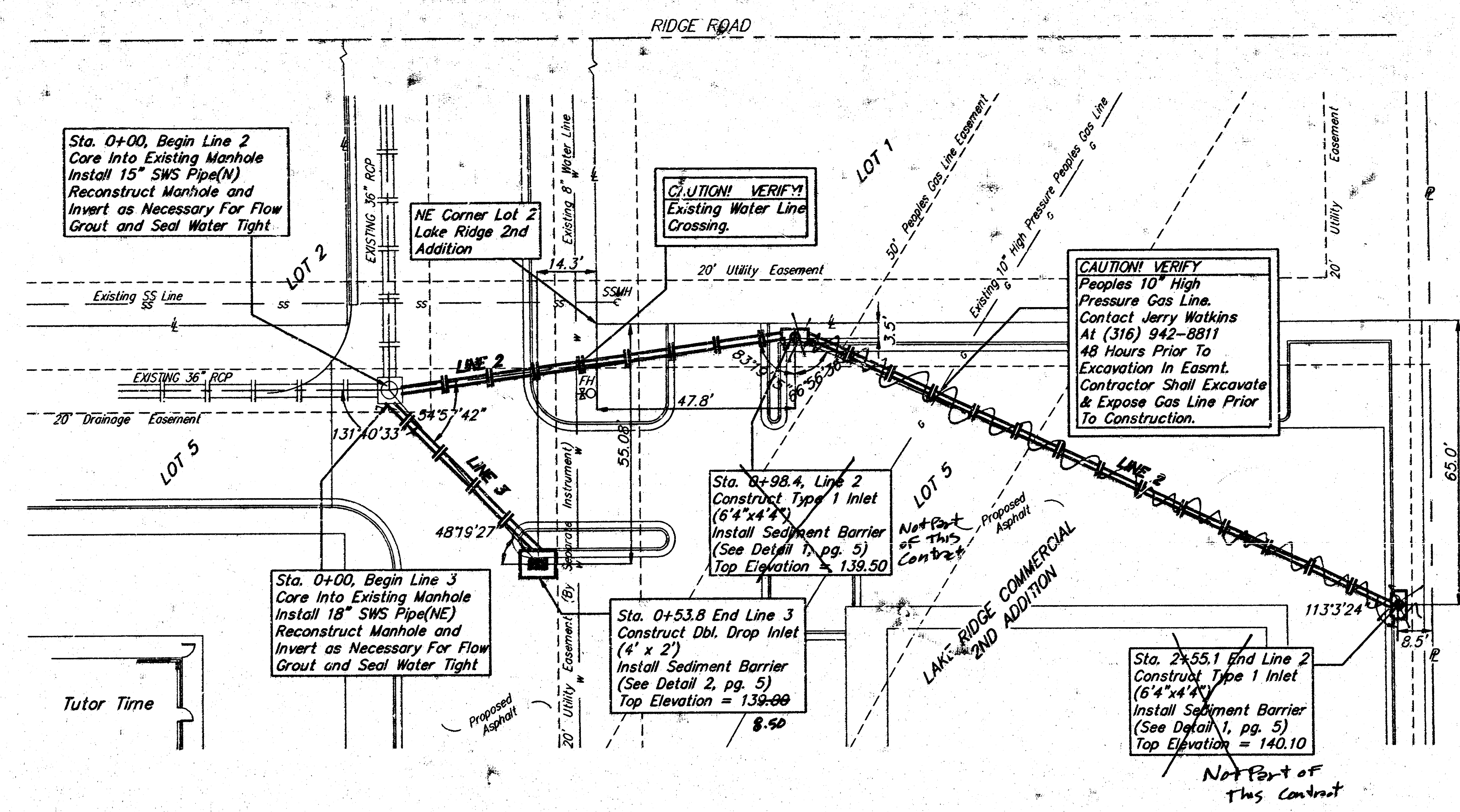
"D" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum

LEGAL DESCRIPTION

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

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

SWS PIPE
RCP



As Built 11/20/00 KX

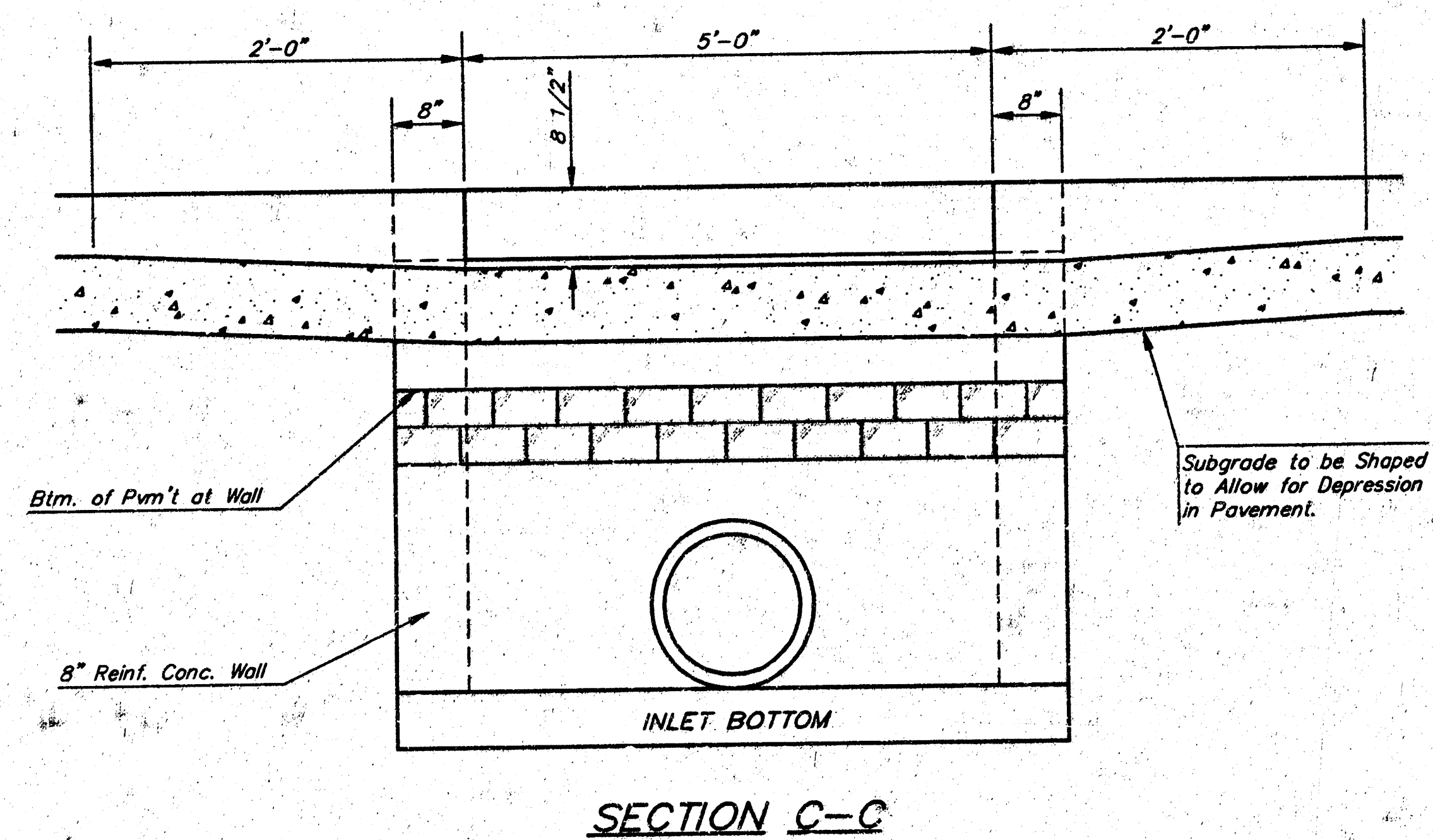
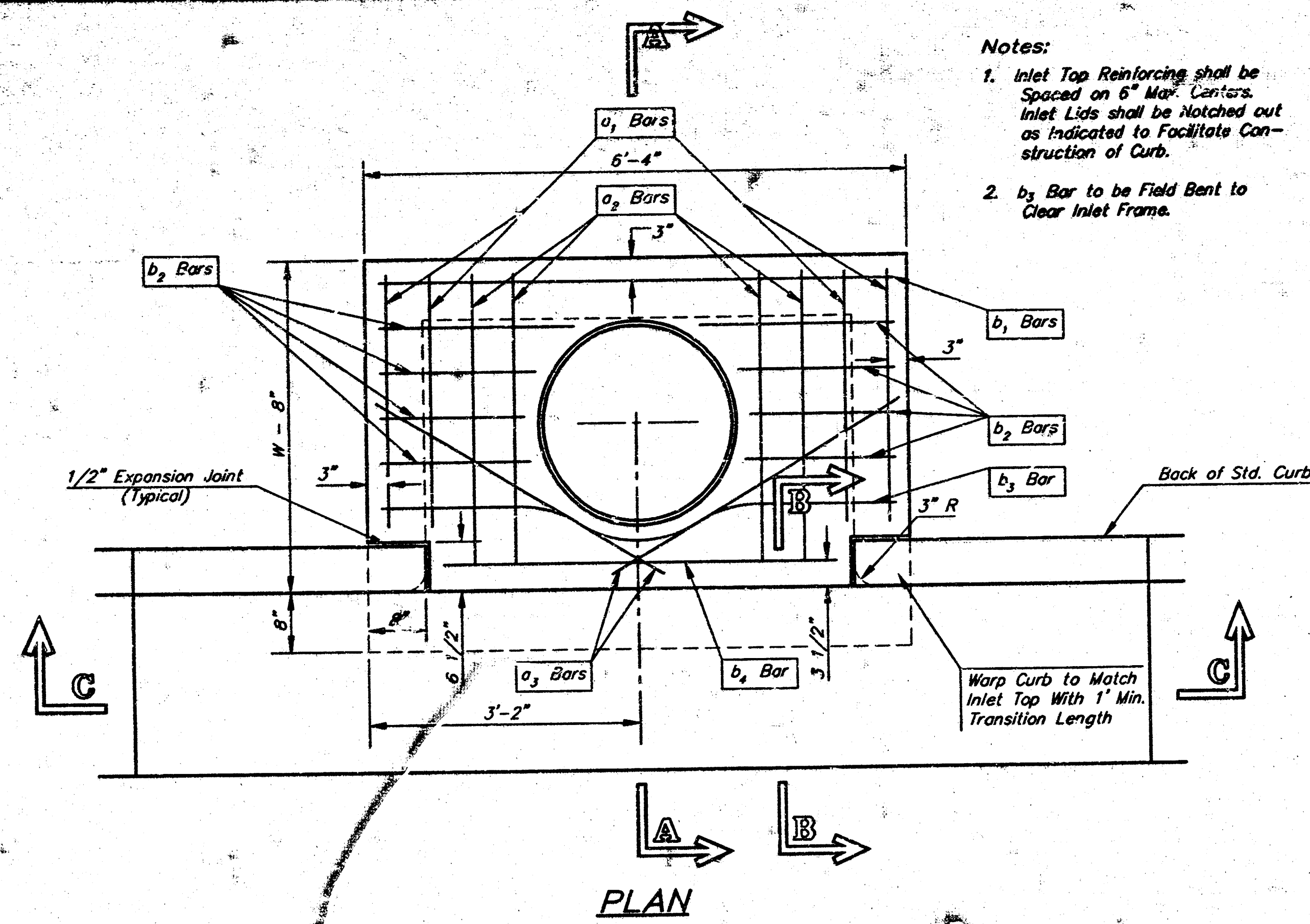
**STORM WATER SEWER TO SERVE
Lake Ridge 2nd Addition
LOT 5**

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

PROJECT NUMBER: 972 674 PPS (607881)

DESIGN: B/LU	DRAWN: DC	APPROVED: NEW	DATE: 01/00	SCALE: NOTED
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SHEET 3 OF 6

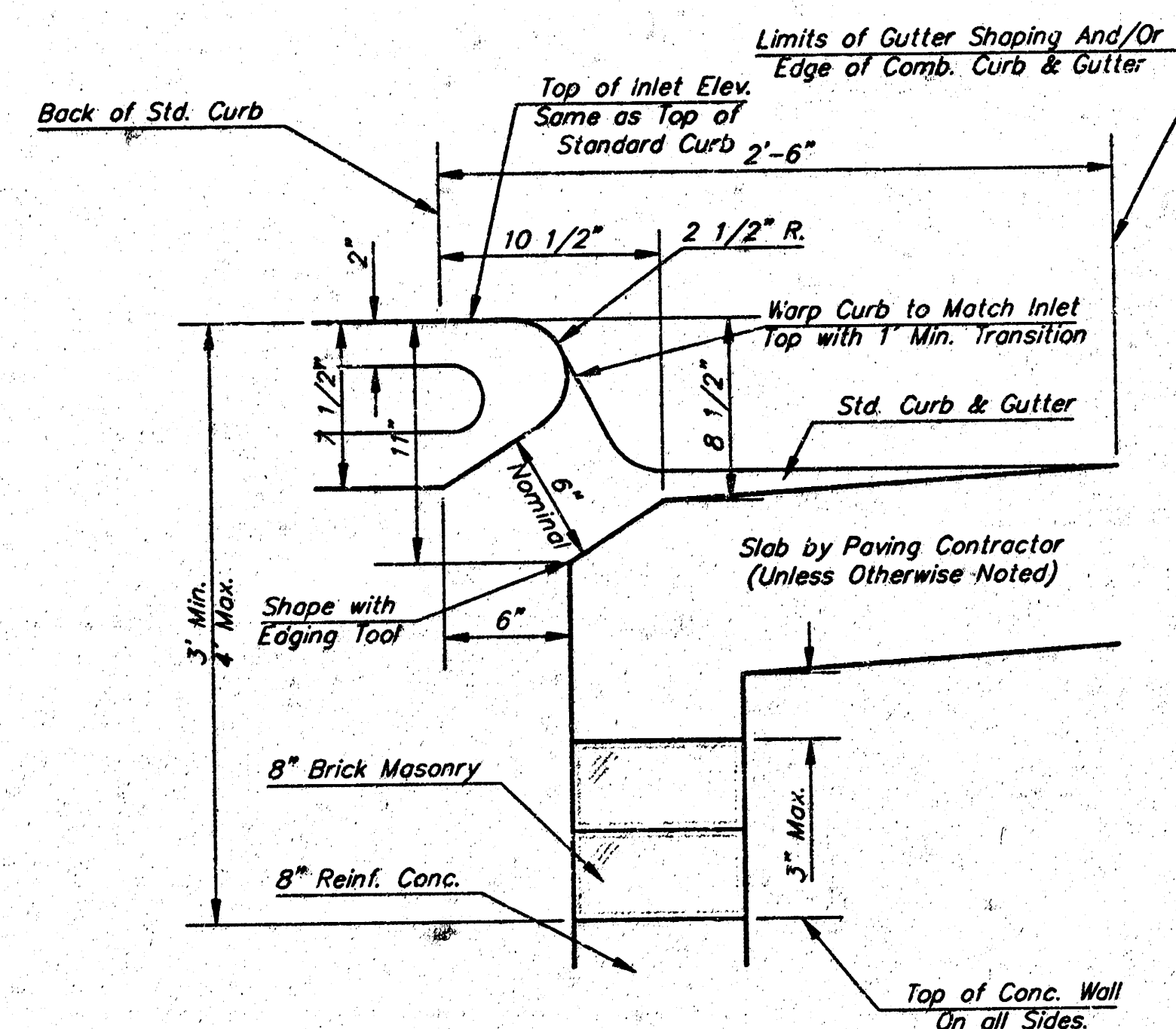
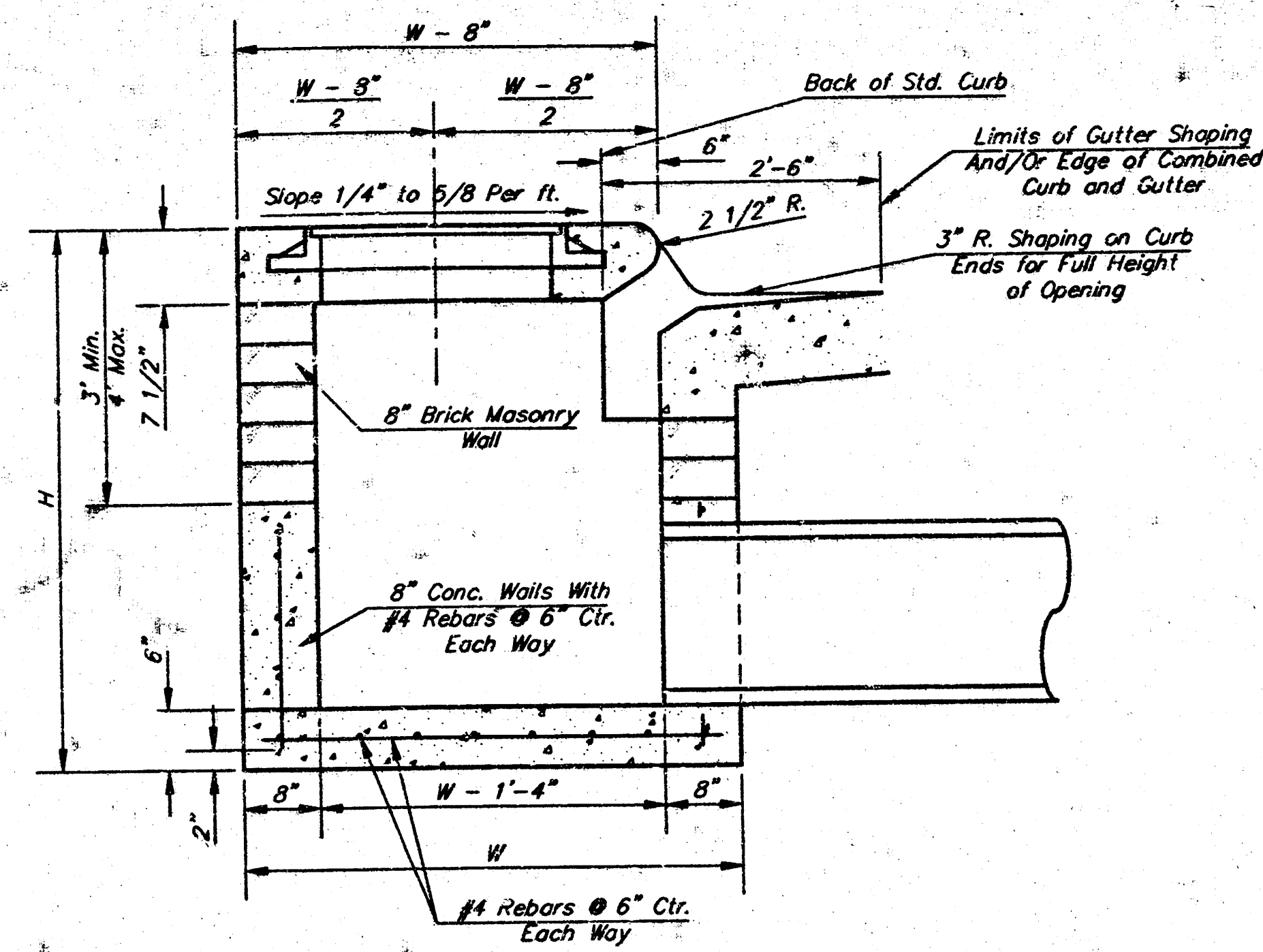


STEEL SCHEDULE

STEEL COLUMN												
BAR	a ₁	a ₂	a ₃	b				b ₂	b ₃	b ₄	WT. Lbs.	
NUMBER	4	4	2	1	3	5	7	9	6	1	i	
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"

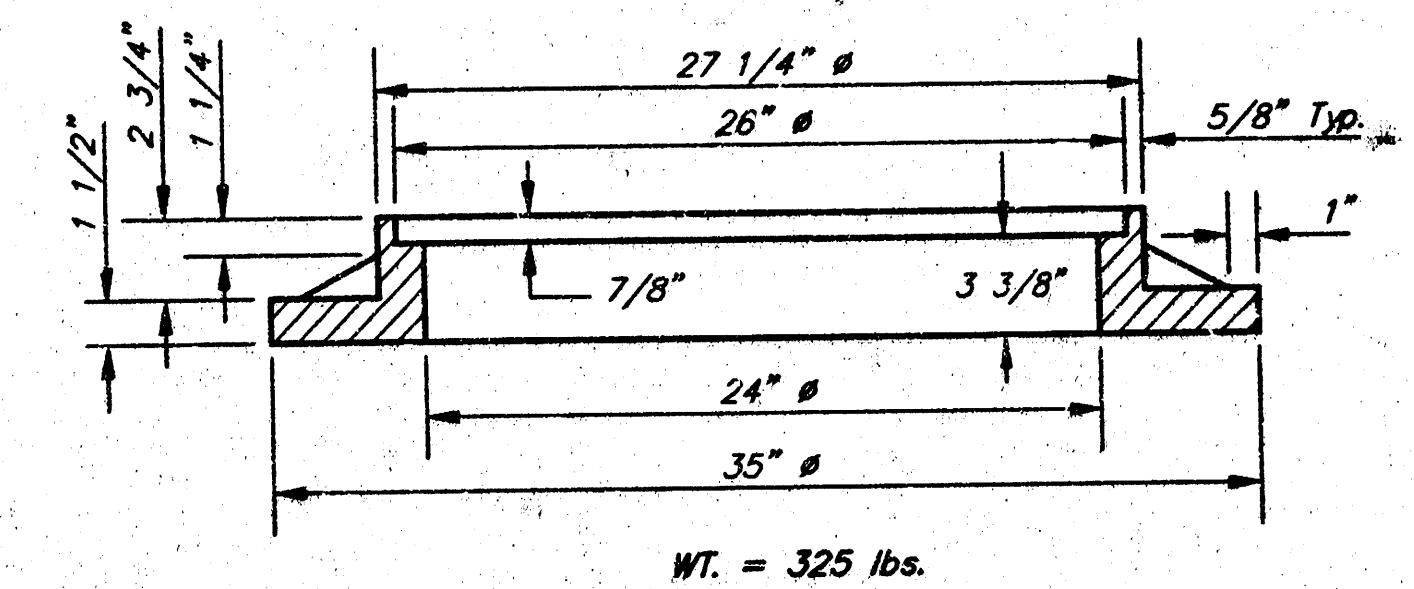
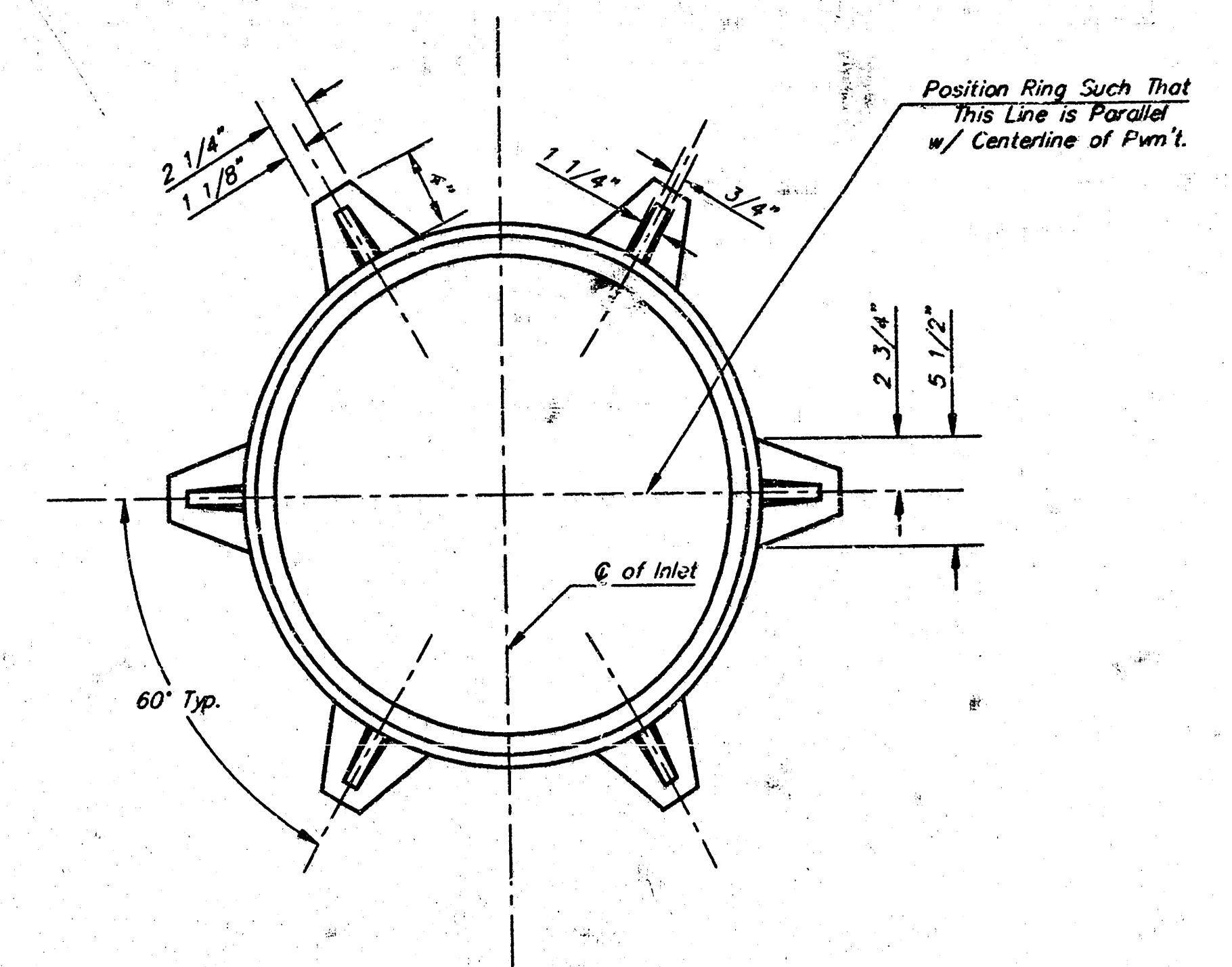
Note: a₃ Bars to be Placed Approx. 2" Below Top of Inlet Cover.

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±



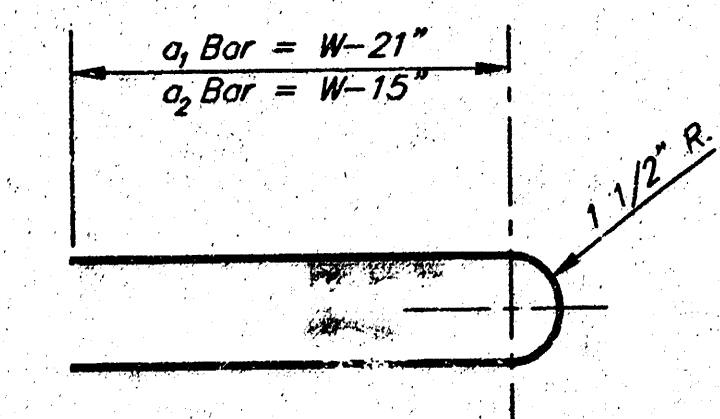
GENERAL NOTES

- 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.
- 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.
- 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.
- The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.



MANHOLE RING AND COVER

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



CITY OF WICHITA, KANSAS

TYPE 1 CURB INLET

INLET OPENING = 8'X5'-0"

BAUGHMAN COMPANY P.A.

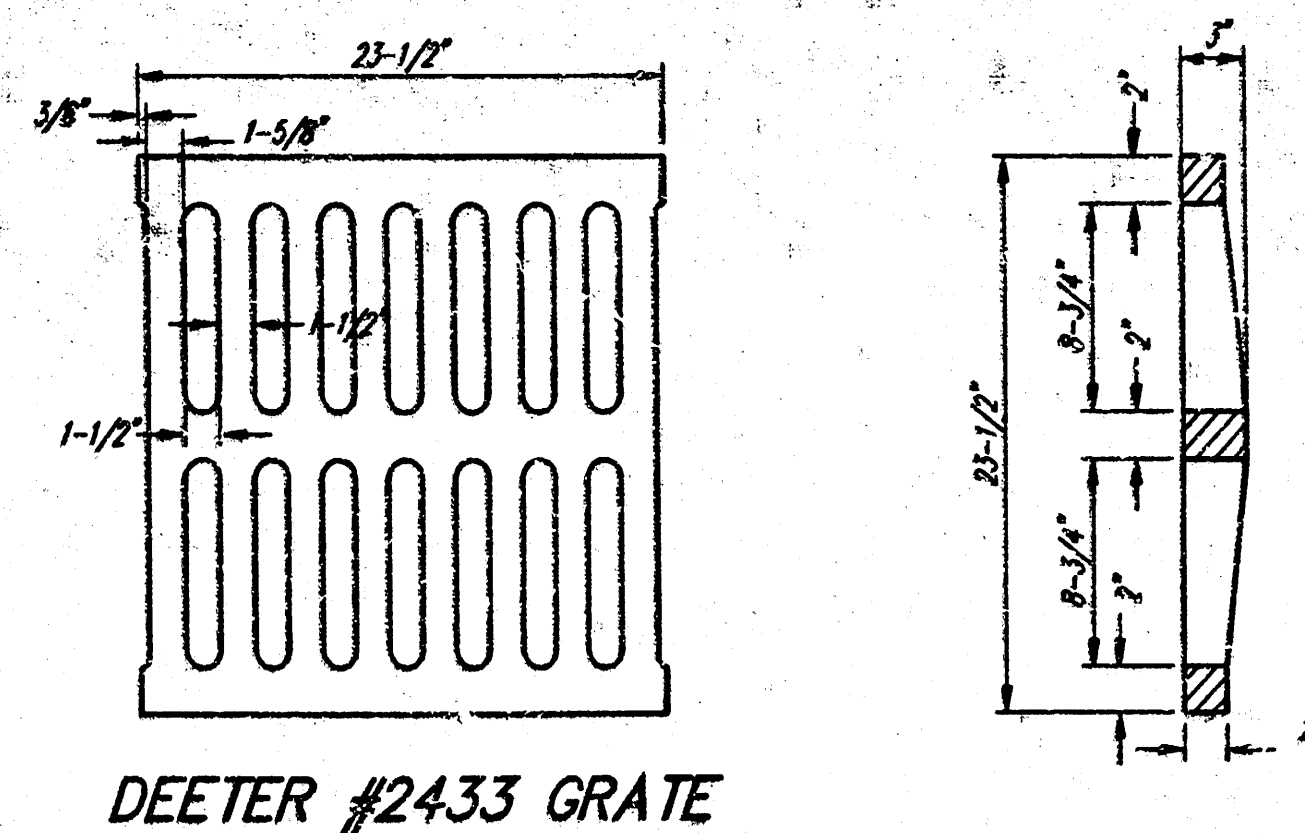
ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER 972 OF PPS (807861)

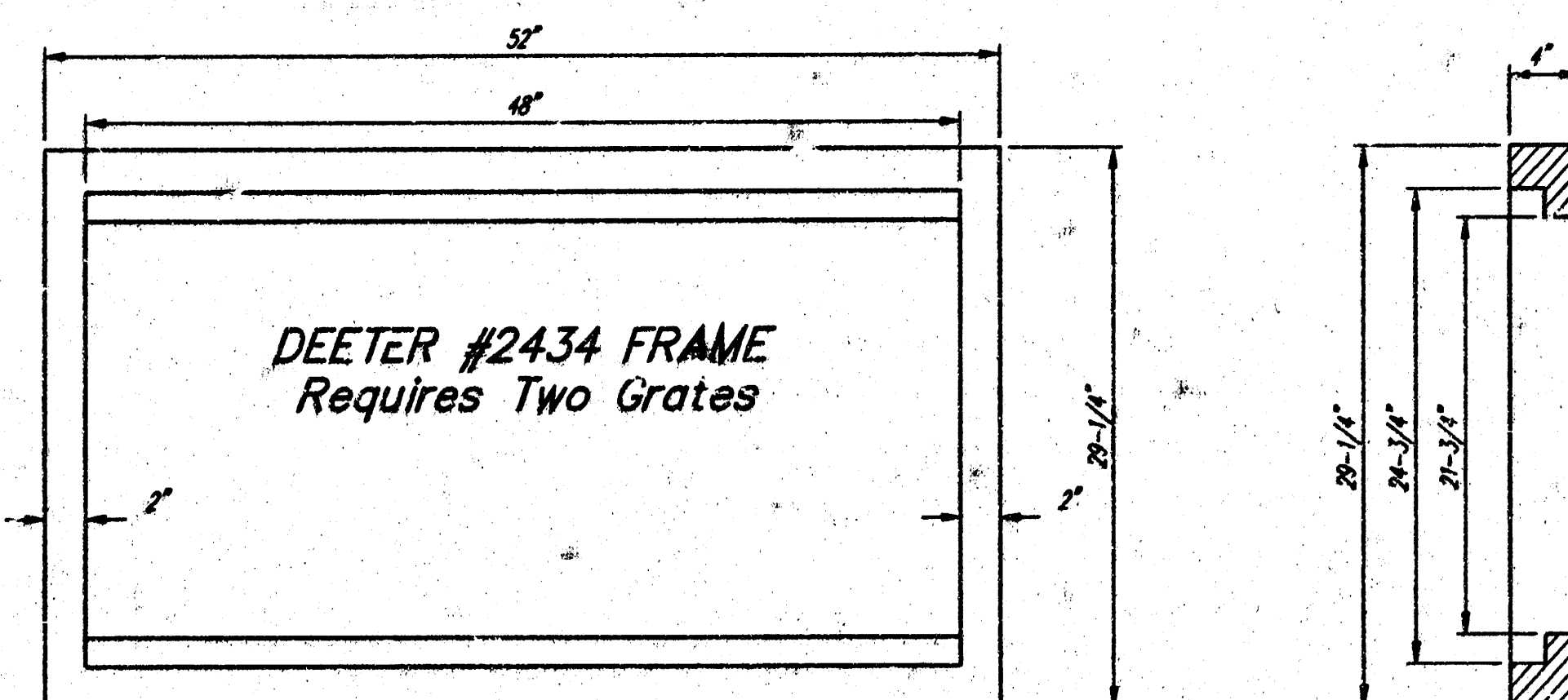
DESIGN C.O.W. DRAWN STAFF APPROVED NBW DATE 01/00 SCALE NONE

SHEET 4 OF 8

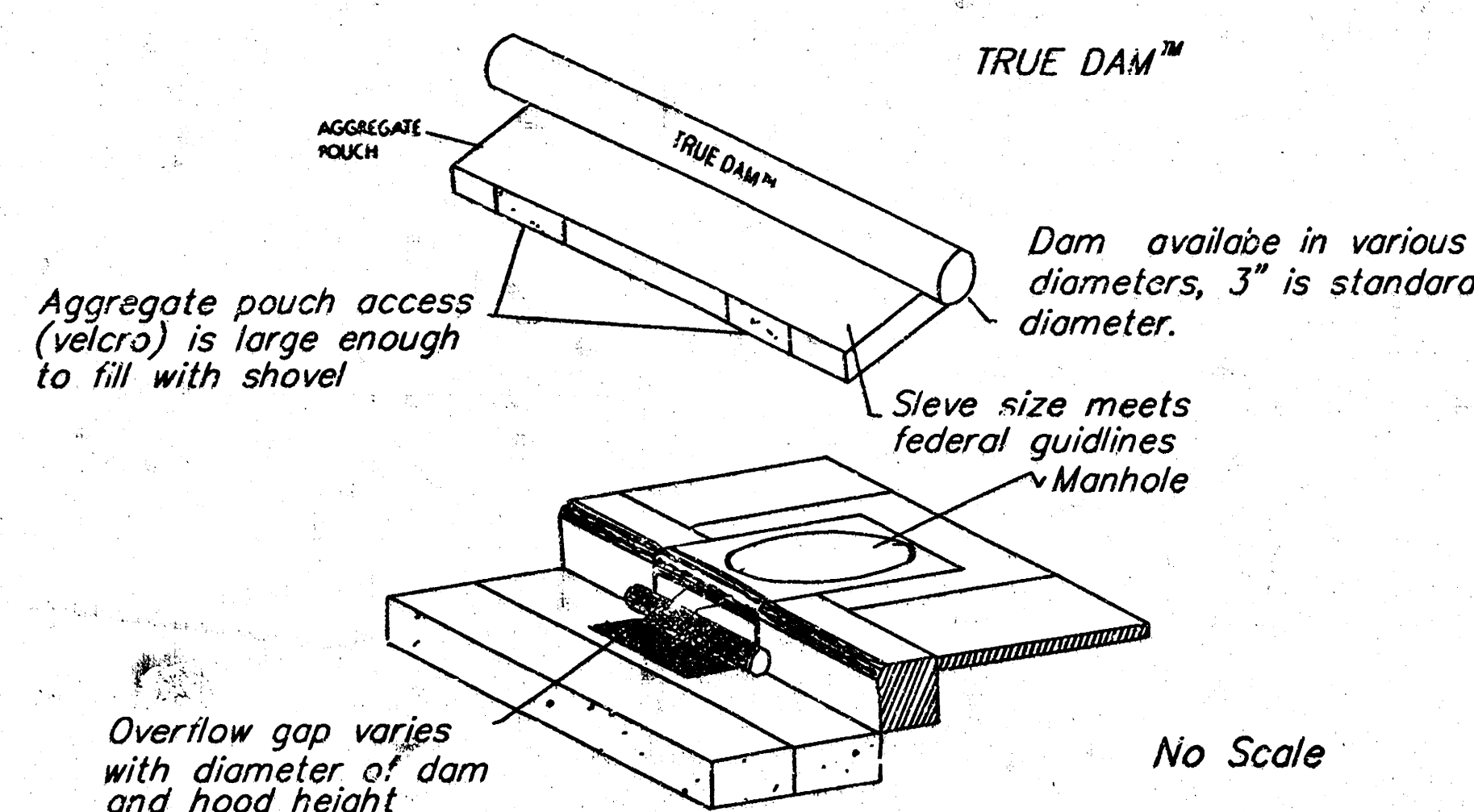
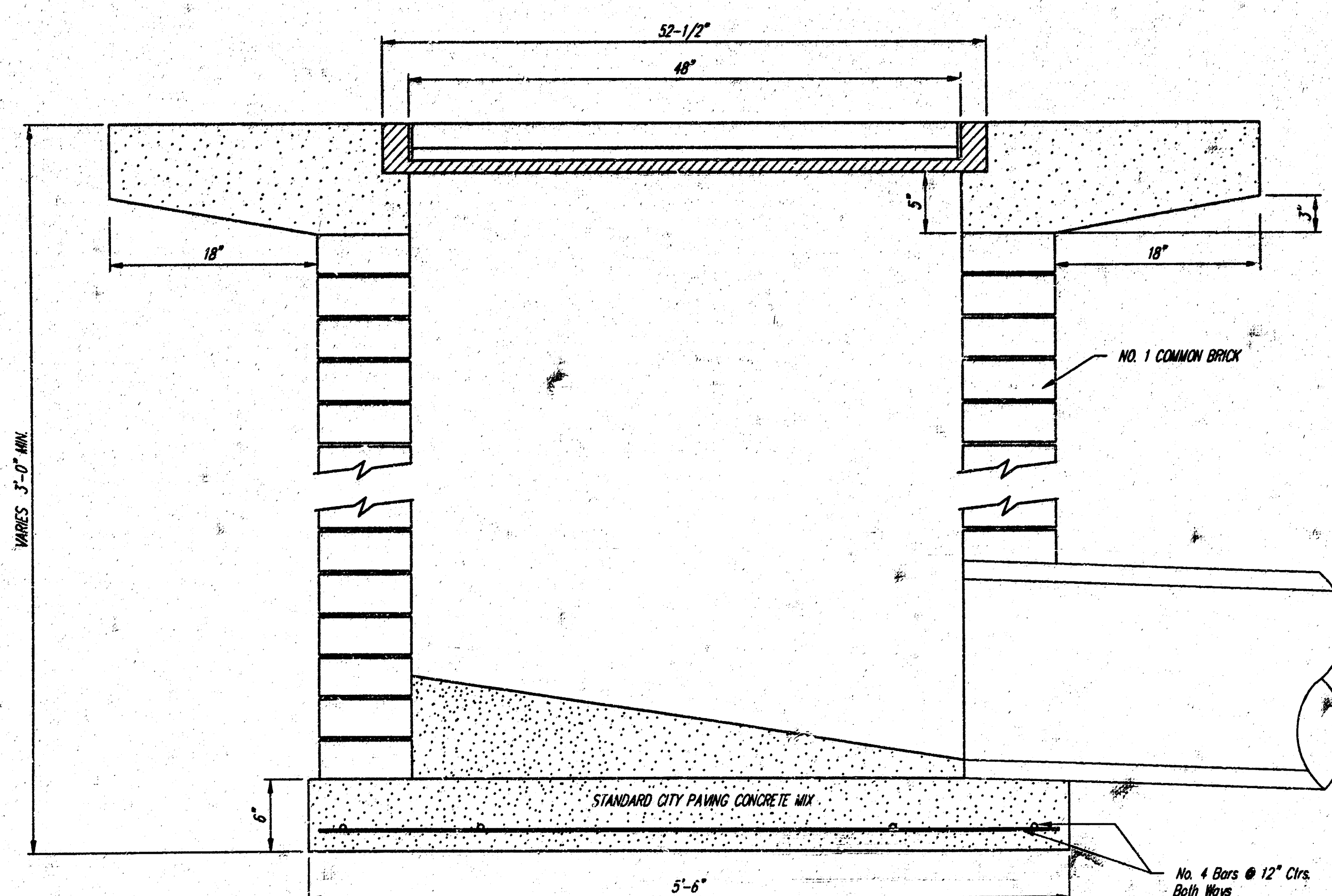


24" x 24" Frame and Grate Detail

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.



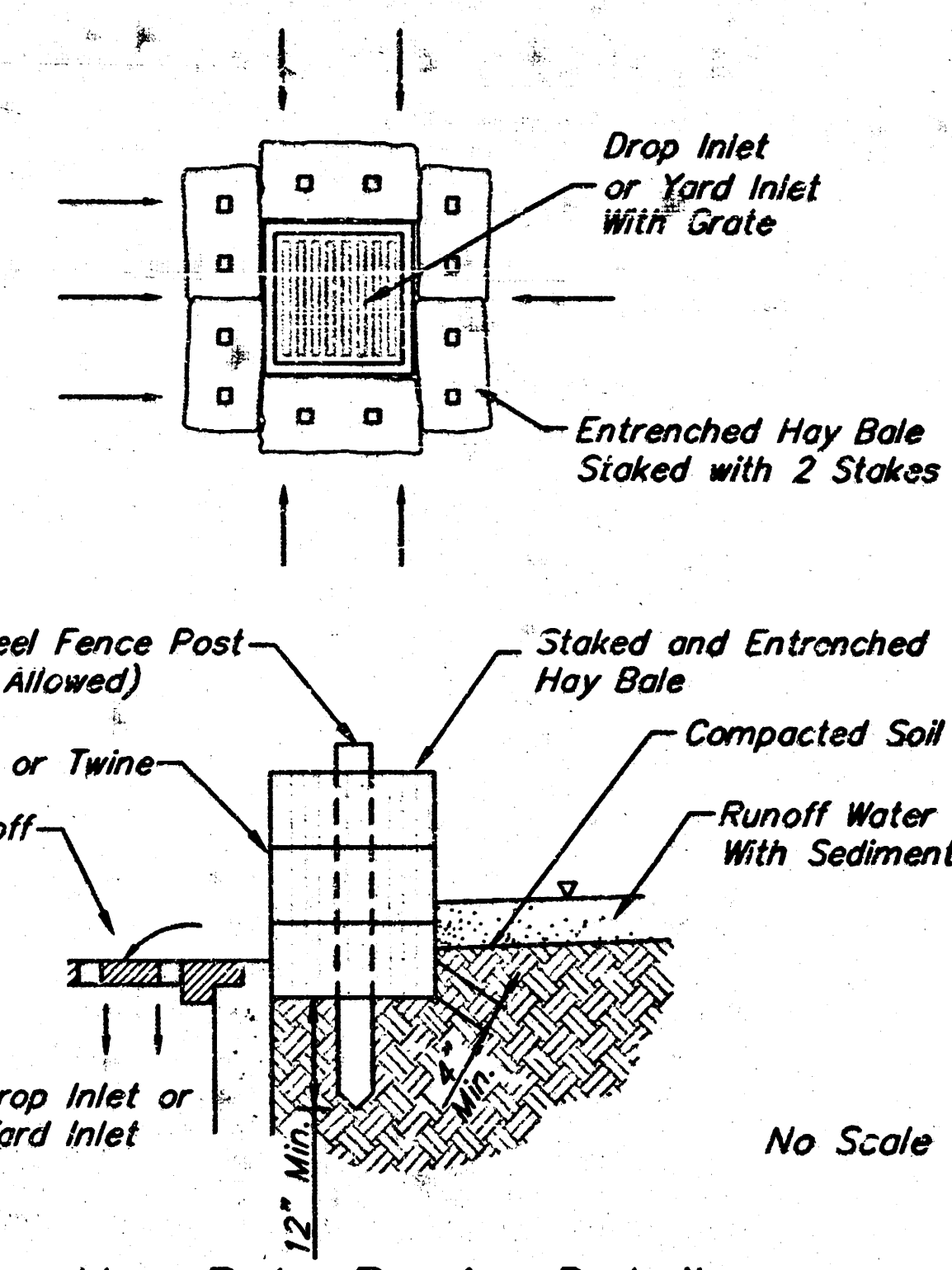
Double 24" x 24" Frame Detail



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.

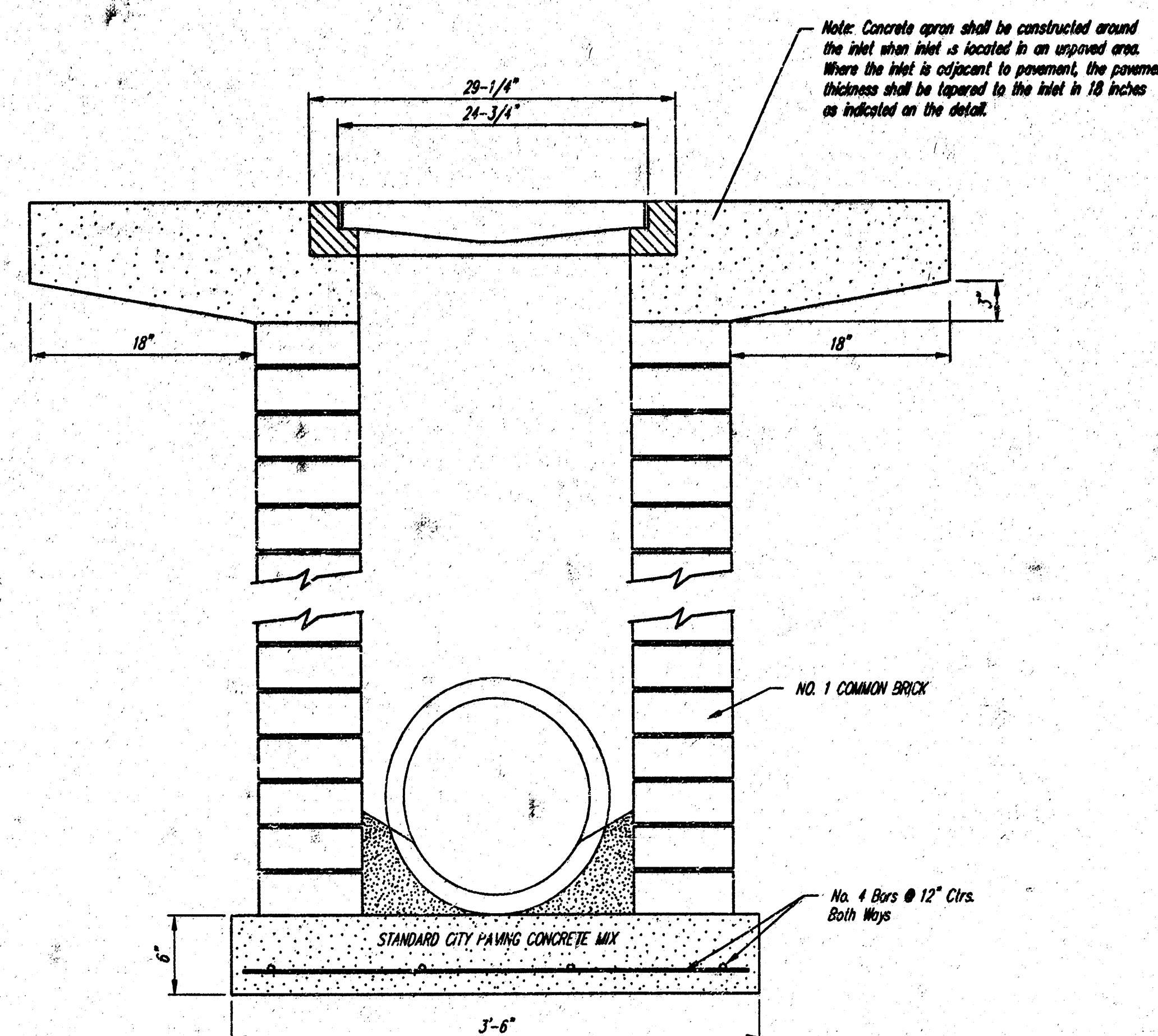
SEDIMENT BARRIER DETAIL 1



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 1-800-591-2284. Hay Bale Barriers or "Dandy Bags" to be paid per Each as Sediment Barriers.

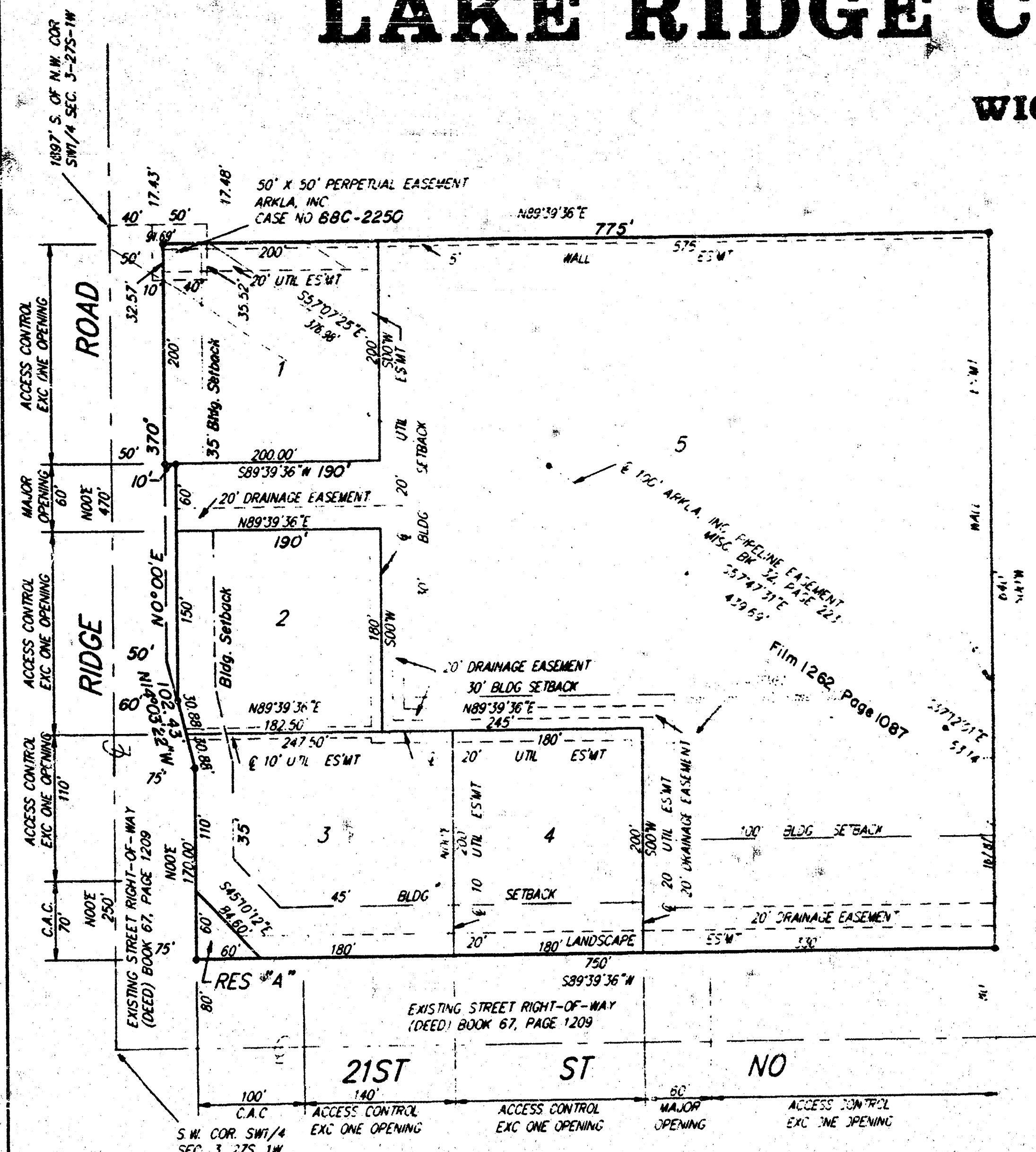
SEDIMENT BARRIER DETAIL 2



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 974-PPS (607861)				
DESIGN STAFF	DRAWN STAFF	APPROVED NEW	DATE 01/00	SCALE NONE
				SHEET 5 OF 6

LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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

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 replat 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 vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.
Gregory F. Severi
Surveyor

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, 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 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 the 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

Prairie Capital, Inc.
W. Newton Male
President

Quiktrip Corporation
Avin Howerton
Executive Vice-President

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.

Michael E. Strong
Notary Public

My Comm. Exp. 2-3-95

State of Kansas) SS The foregoing instrument was acknowledged before me, this 14 day of April, 1994, by W. Newton Male, President of Prairie Capital, Inc. on behalf of the corporation.

Janie Wetta
Notary Public

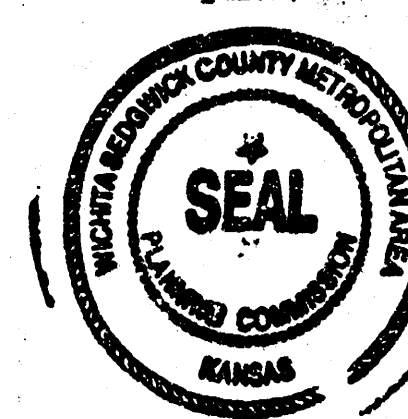
My Comm. Exp. 9-27-97

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

Susan E. Bailey
Notary Public

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



Chairman
James D. Miner
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.



Mayor
Elma Broadfoot
Deputy City Clerk
Pat Burnett

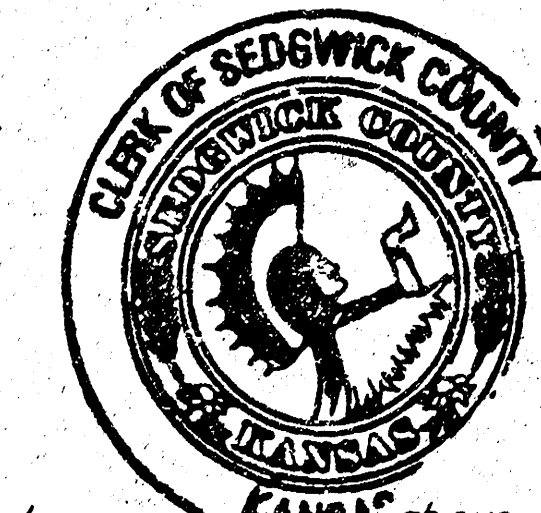
#1424401

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 5th day of DECEMBER, 1994, at 11:00 o'clock P.M. and is duly recorded.



Register of Deeds
Pat Kettler
Deputy
Ed Resa

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



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

Prairie State Bank of Maize
Chris A. Anderson
Vice-President

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

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

