

STORM WATER SEWER IMPROVEMENTS TO SERVE RIDGE PORT NORTH ADDITION

Lot 6

Private Project Number

1071 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

DECEMBER 2000

GENERAL NOTES:

- 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:

Cox Communications, Inc. 262-0661
K.P.L. Gas Service Company 383-8650
Kansas Gas & Electric Company 383-8600
Peoples Gas Company 942-8350
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Dept. 268-4908
City of Wichita Traffic Engineering 269-4446

- 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.

- 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 laws.

- 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 shall be seeded and fertilized as follows:

SEED—
8 lbs. per 1000 s.f. of K-31 Fescue.

FERTILIZER—
12-24-12 ratio - 850 lbs./ac.

MULCH—
2 tons of Prairie Hay or Bromegrass Hay per Acre—
"patted" with forks or punched into soil to reduce loss due to wind.

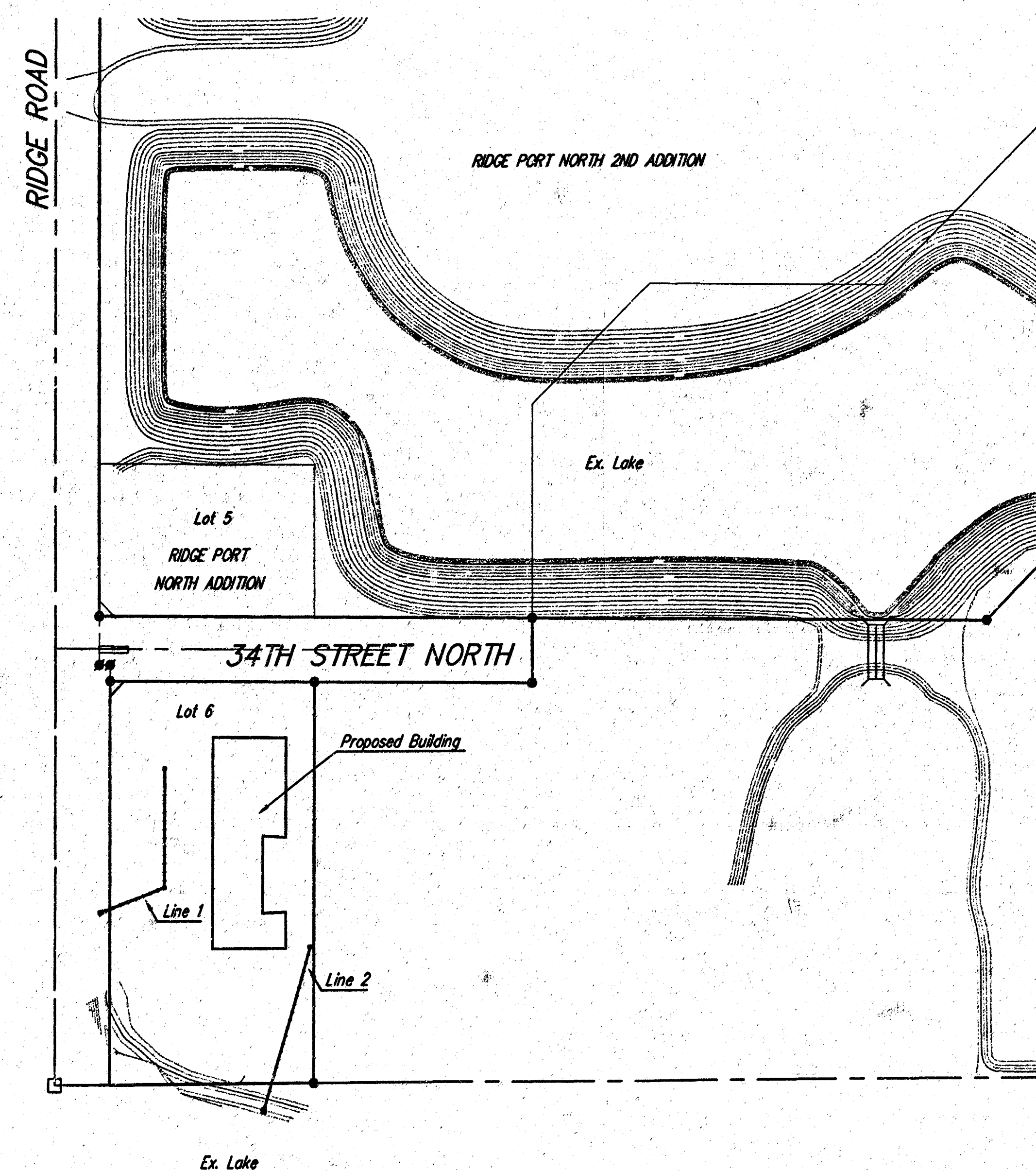
- This project is subject to a current SWPP Plan. Contractor shall comply with any unusual requirements as necessary for site to be in compliance during construction.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers URH 12/21/00

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).

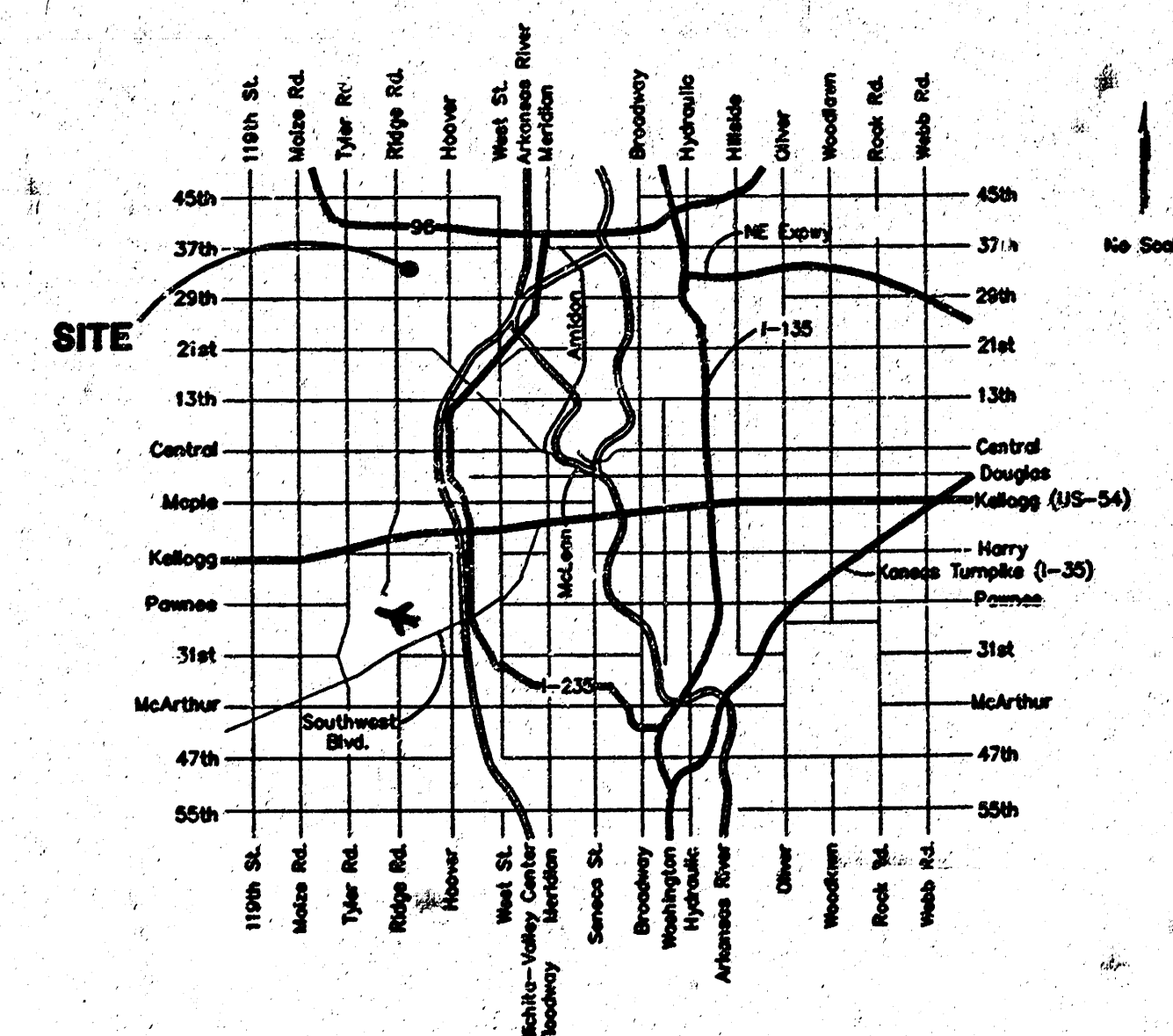


BENCHMARKS:

CITY DISC - SW COR. RIDGE RD. & 29TH ST. NO.
80.8' S. & 63.7' W. OF E. BOTH.
ELEV. = 139.15 CITY DATUM (1326.55 M.S.L.)

INDEX:

Title Sheet 1
Plan/Profile 2-3
Drop Inlet Detail 4
Copy of Plot 5



Vicinity Map

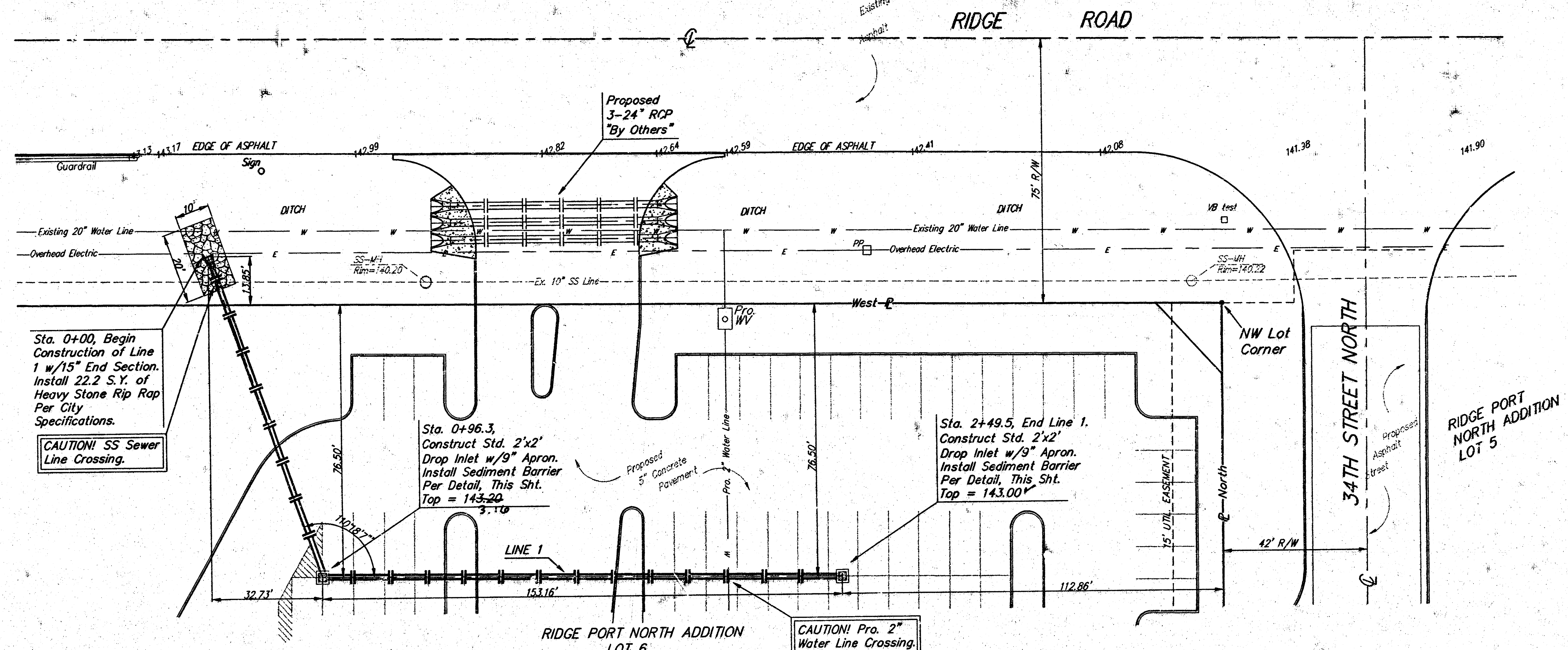
As Built 2/01 KK



BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 316-282-7272 • WICHITA, KANSAS 67211
F:\ENG\HEARTH\HOME\SWSCOV.DWG

BENCHMARK:
CITY DSC - SW Corner Ridge Road
& 29th Street North, 80.8 S. &
63.7' N. of Both Centerlines.
Elev.=139.15 City Datum

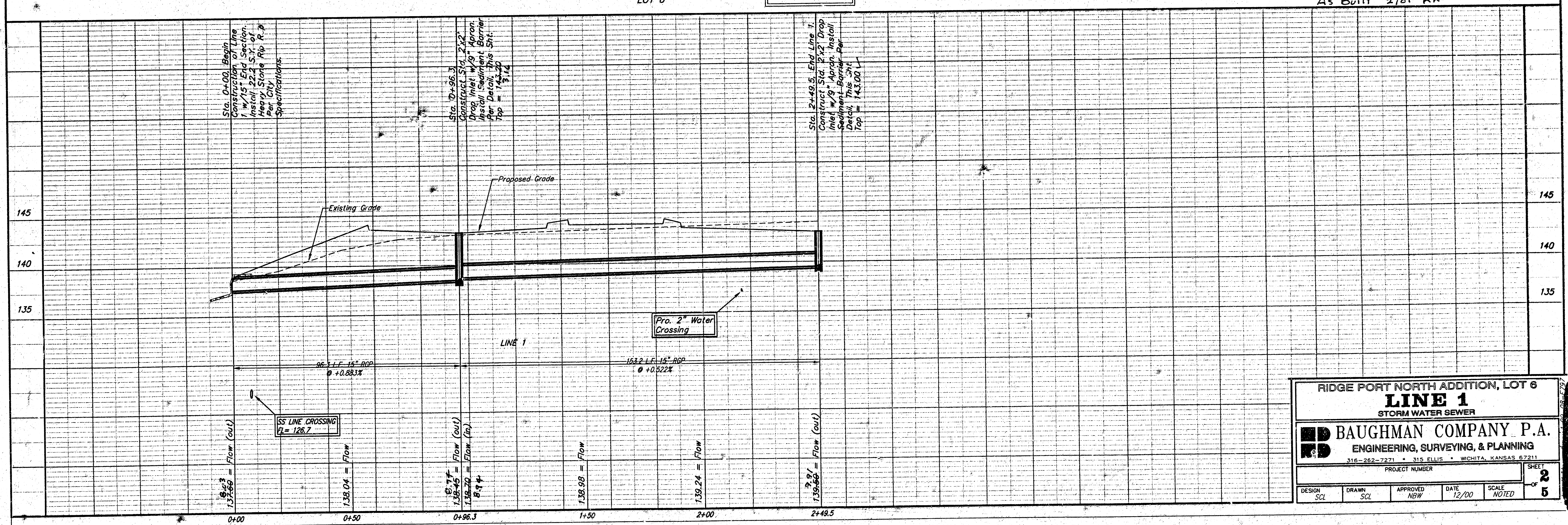
SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL
• = IRON



INLET PROTECTION
Storm Drain with Gravel Apron

NOTES:
Frequent maintenance is required to minimize short-circuiting and to remove sediment deposits and buildup.
Wrap filter fabric around all CMI block and backfill with 2"-3" gravel rock to allow sediment deposits.
DO NOT cover inlet or grate with filter fabric.

As Built 2/01 KK



RIDGE PORT NORTH ADDITION, LOT 6
LINE 1
STORM WATER SEWER

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

PROJECT NUMBER: _____

DESIGN SCL	DRAWN SCL	APPROVED NEW	DATE 12/00	SCALE NOTED
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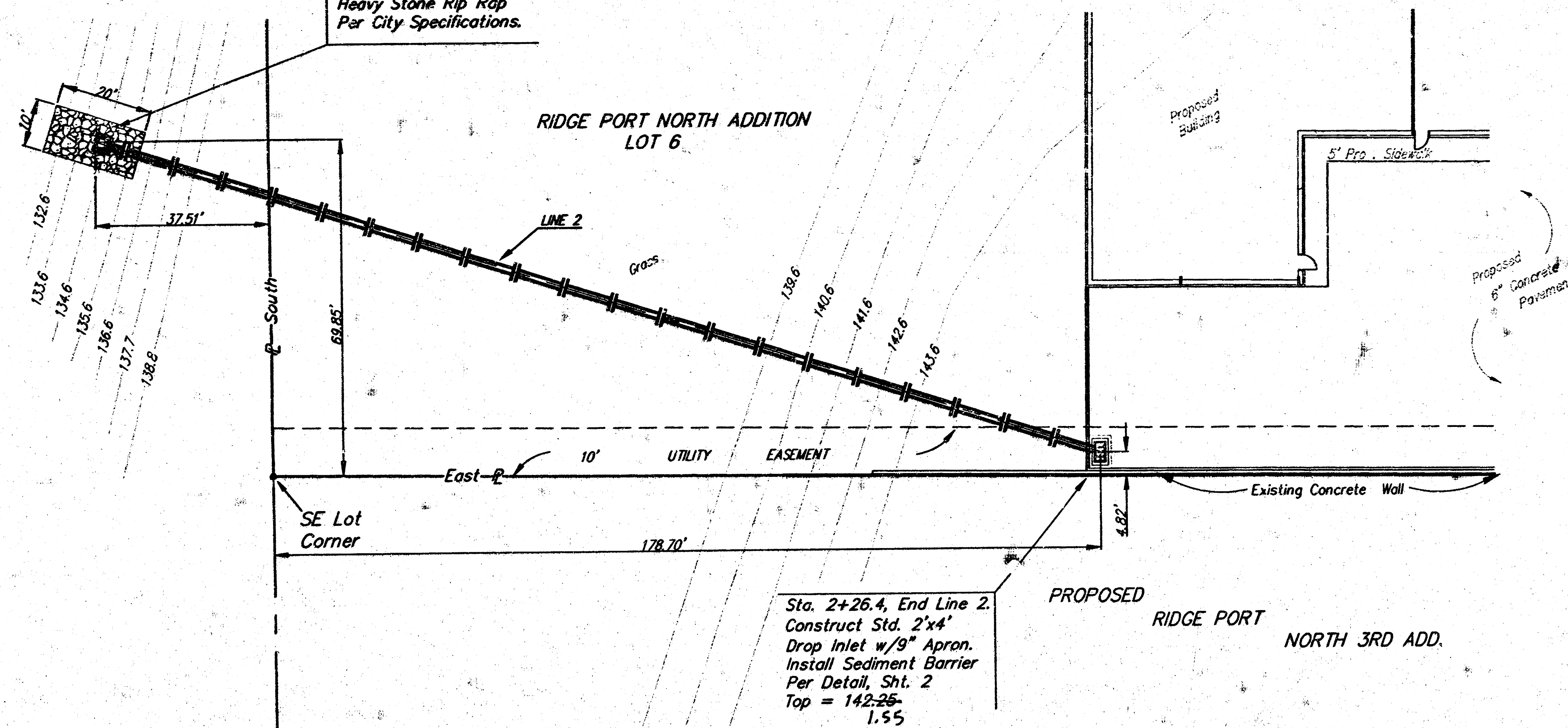
SHEET 2 OF 5

BENCHMARK:
CITY DGC - SW Corner Ridge Road
& 29th Street North, 80.8' S. &
63.7' W. of Both Centerlines.
Elev.=139.15 City Datum

Ex. Lake
W.S. = 132.6

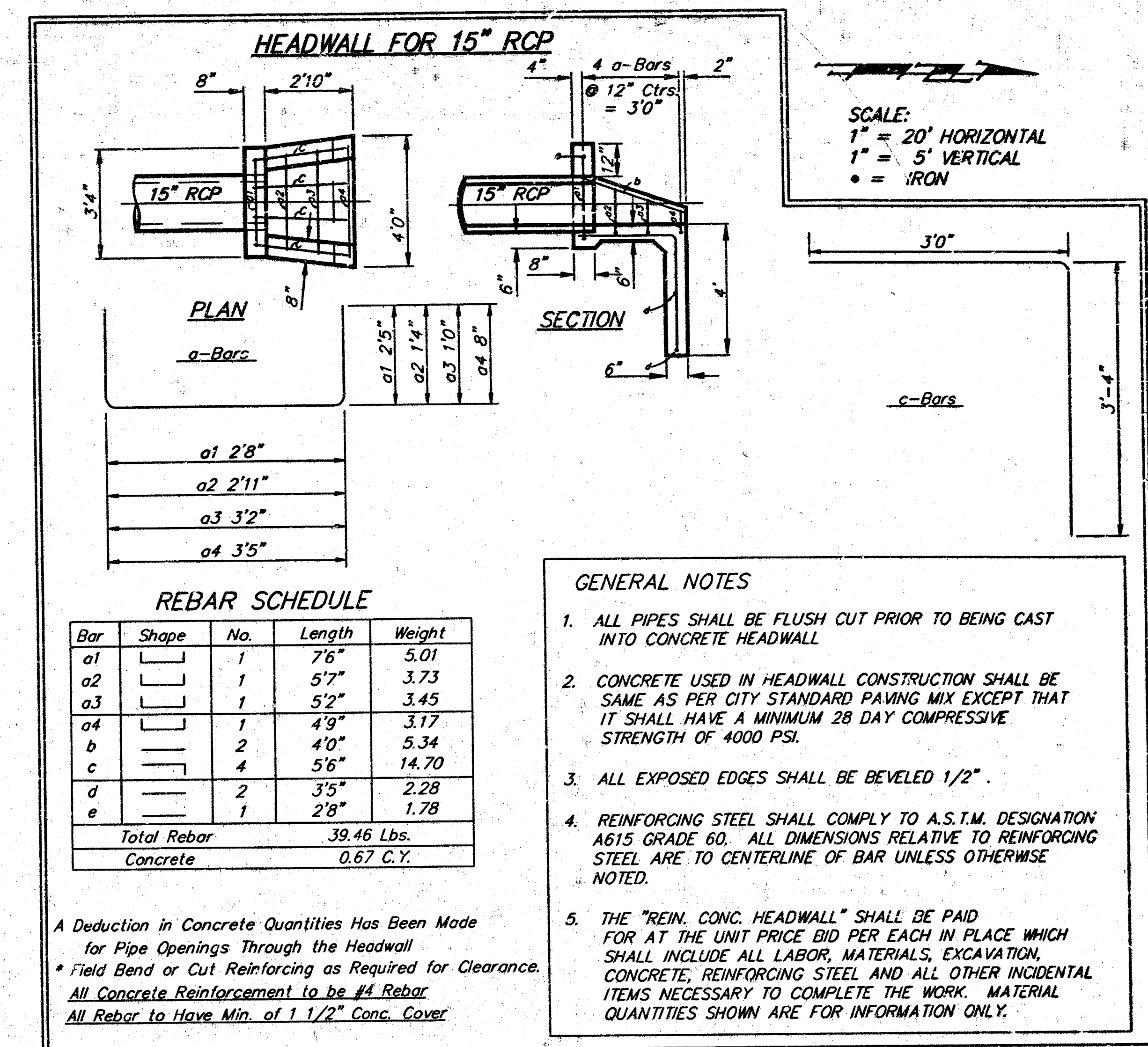
Sta. 0+00, Begin
Construction of Line 2
w/15" Head Wall.
Install 22.2 S.Y. of
Heavy Stone Rip Rap
Per City Specifications.

EDGE PORT NORTH ADDITION
LOT 6



Sta. 2+26.4, End Line 2.
Construct Std. 2'x4'
Drop Inlet w/9" Apron.
Install Sediment Barrier
Per Detail, Sht. 2
Top = 142.28
1.55

PROPOSED
EDGE PORT
NORTH 3RD ADD.

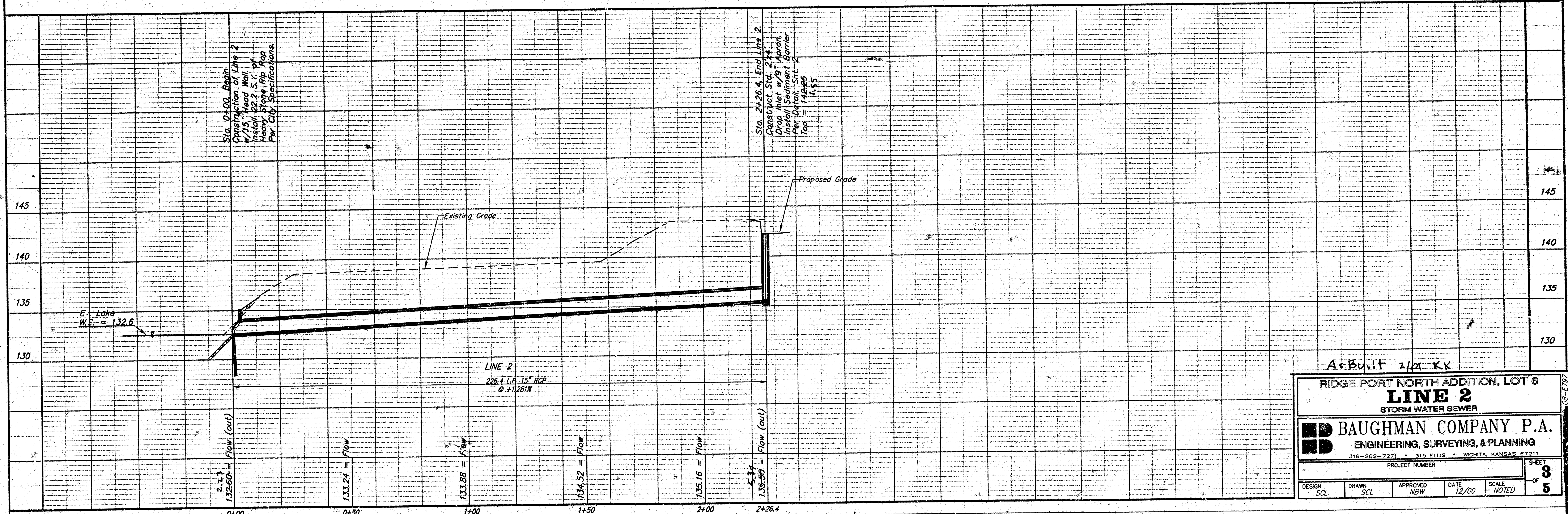


Bar	Shape	No.	Length	Weight
a1		1	7'6"	5.01
a2		1	5'7"	3.73
a3		1	5'2"	3.45
a4		1	4'9"	3.17
b		2	4'0"	5.34
c		4	5'6"	14.70
d		2	3'5"	2.28
e		1	2'8"	1.78
Total Rebar			39.46 Lbs.	
Concrete			0.67 C.Y.	

GENERAL NOTES

- ALL PIPES SHALL BE FLUSH CUT PRIOR TO BEING CAST INTO CONCRETE HEADWALL.
- CONCRETE USED IN HEADWALL CONSTRUCTION SHALL BE SAME AS PER CITY STANDARD PAVING MIX EXCEPT THAT IT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- ALL EXPOSED EDGES SHALL BE BEVELED 1/2".
- REINFORCING STEEL SHALL COMPLY TO A.S.T.M. DESIGNATION A615 GRADE 60. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BAR UNLESS OTHERWISE NOTED.
- THE "REIN. CONC. HEADWALL" SHALL BE PAID FOR AT THE UNIT PRICE BID PER EACH IN PLACE WHICH SHALL INCLUDE ALL LABOR, MATERIALS, EXCAVATION, CONCRETE, REINFORCING STEEL AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO COMPLETE THE WORK. MATERIAL QUANTITIES SHOWN ARE FOR INFORMATION ONLY.

A Deduction in Concrete Quantities Has Been Made for Pipe Openings Through the Headwall.
* Field Bend or Cut Reinforcing as Required for Clearance.
All Concrete Reinforcement to be #4 Rebar.
All Rebar to Have Min. of 1 1/2" Conc. Cover

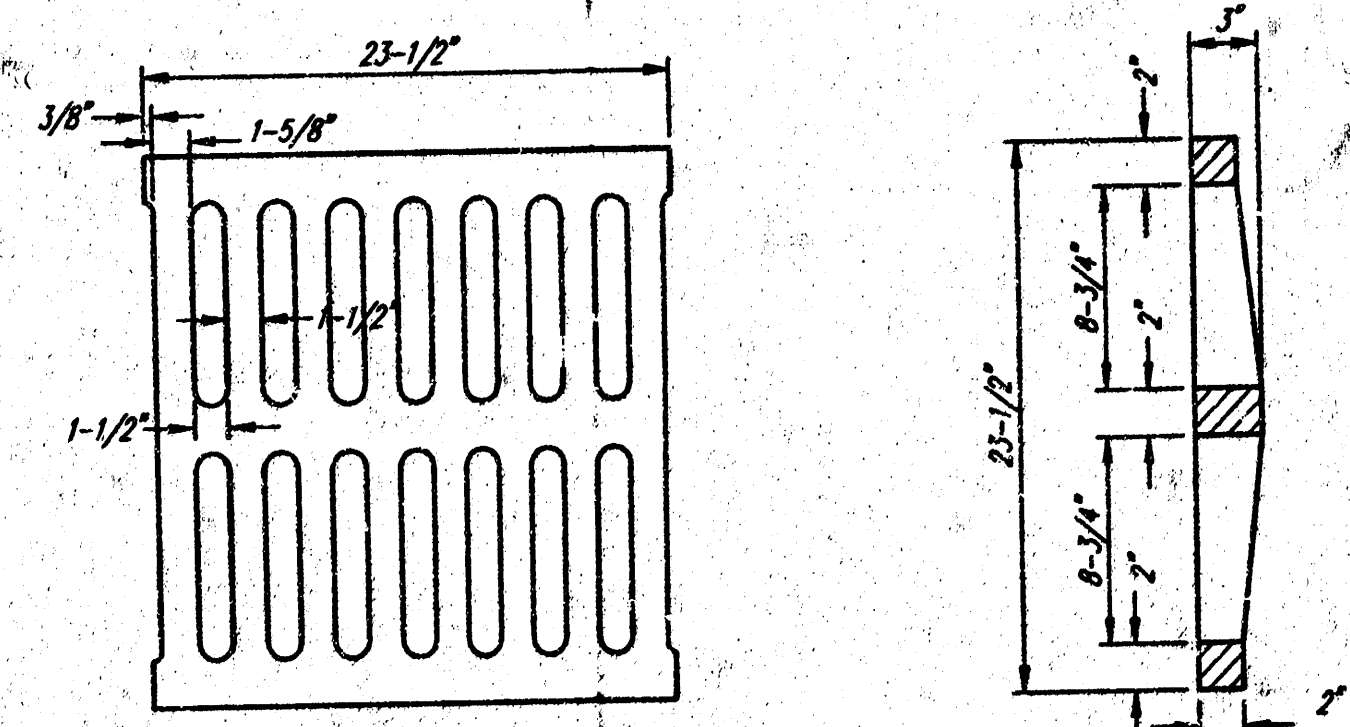
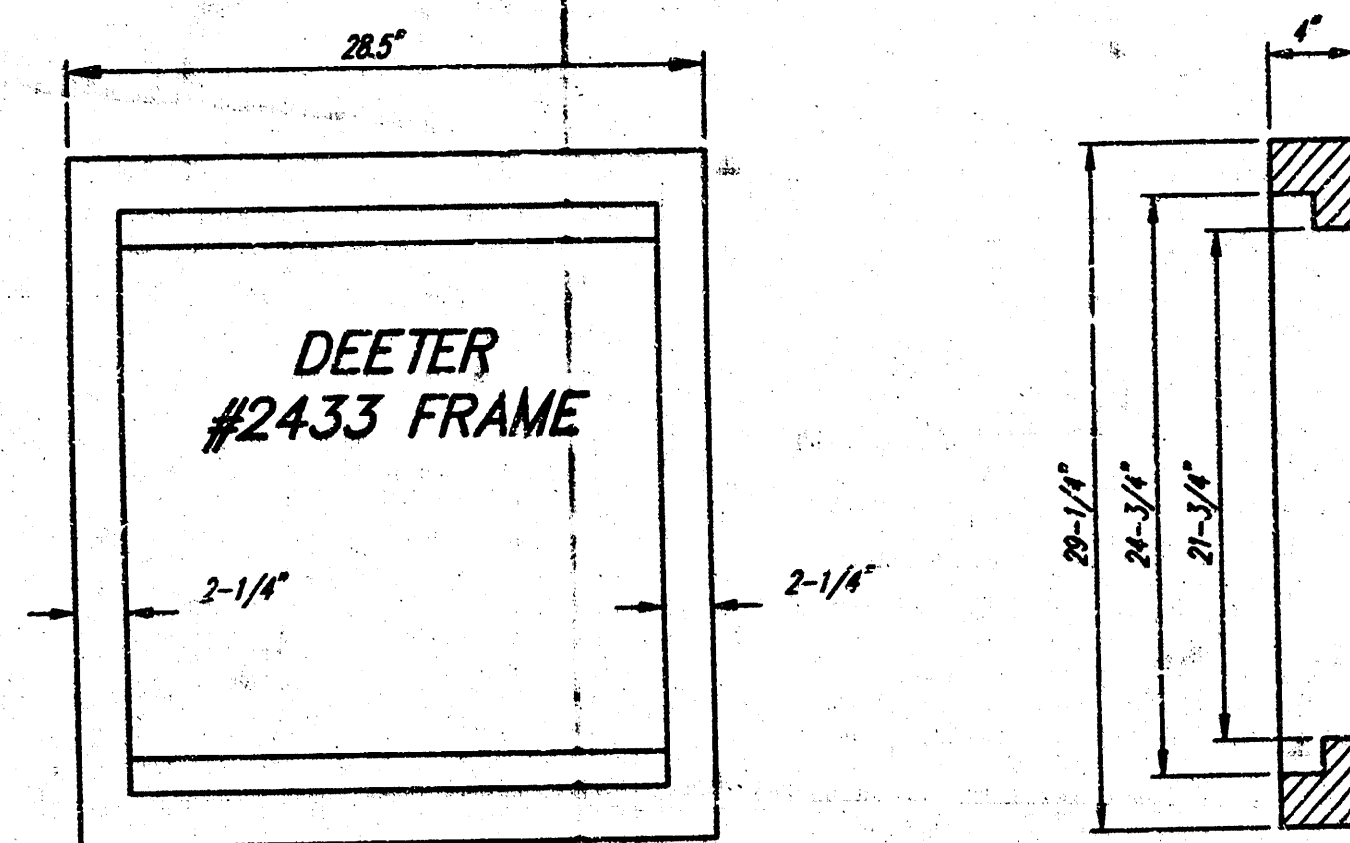


A-Built 2/01 KK

EDGE PORT NORTH ADDITION, LOT 6
LINE 2
STORM WATER SEWER

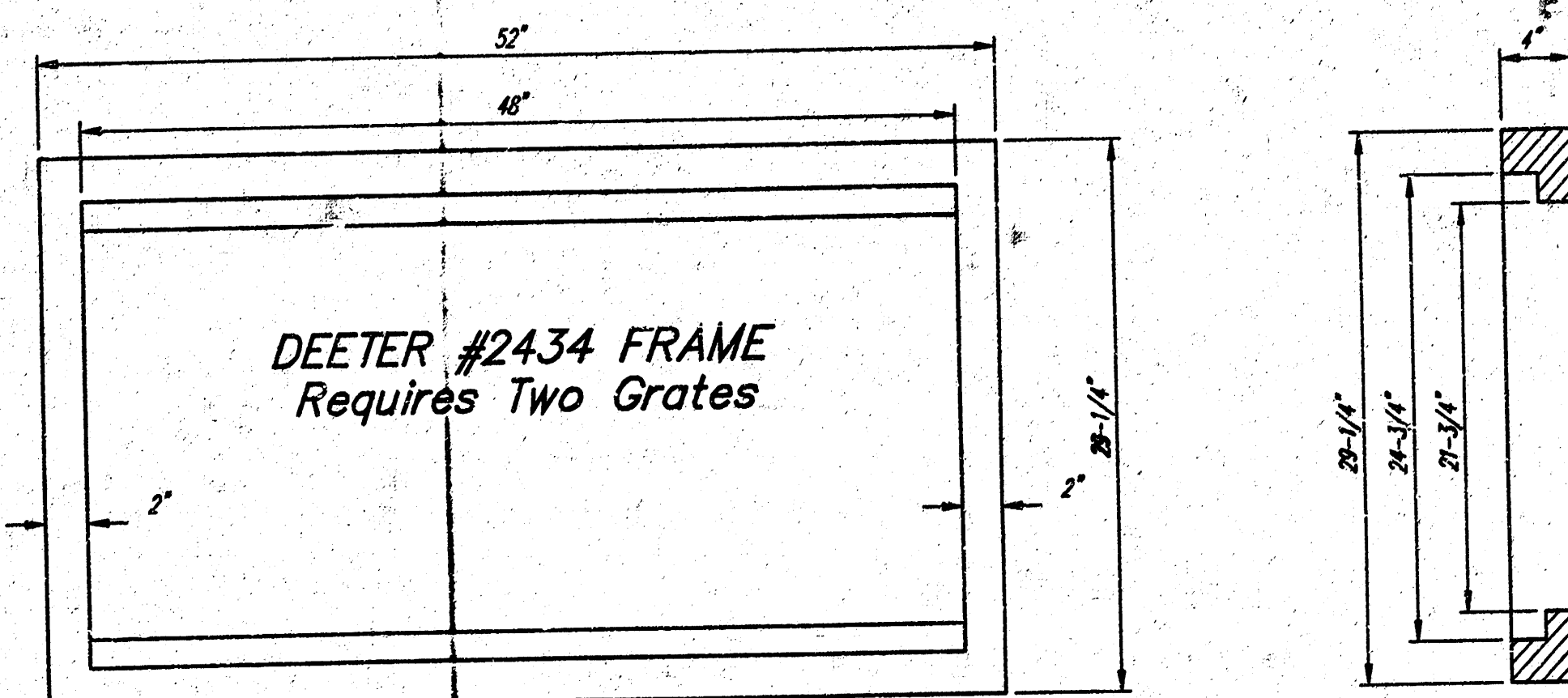
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
DESIGN: SCL DRAWN: SCL APPROVED: NGW DATE: 12/00 SCALE: NOTED
SHEET 3 OF 5



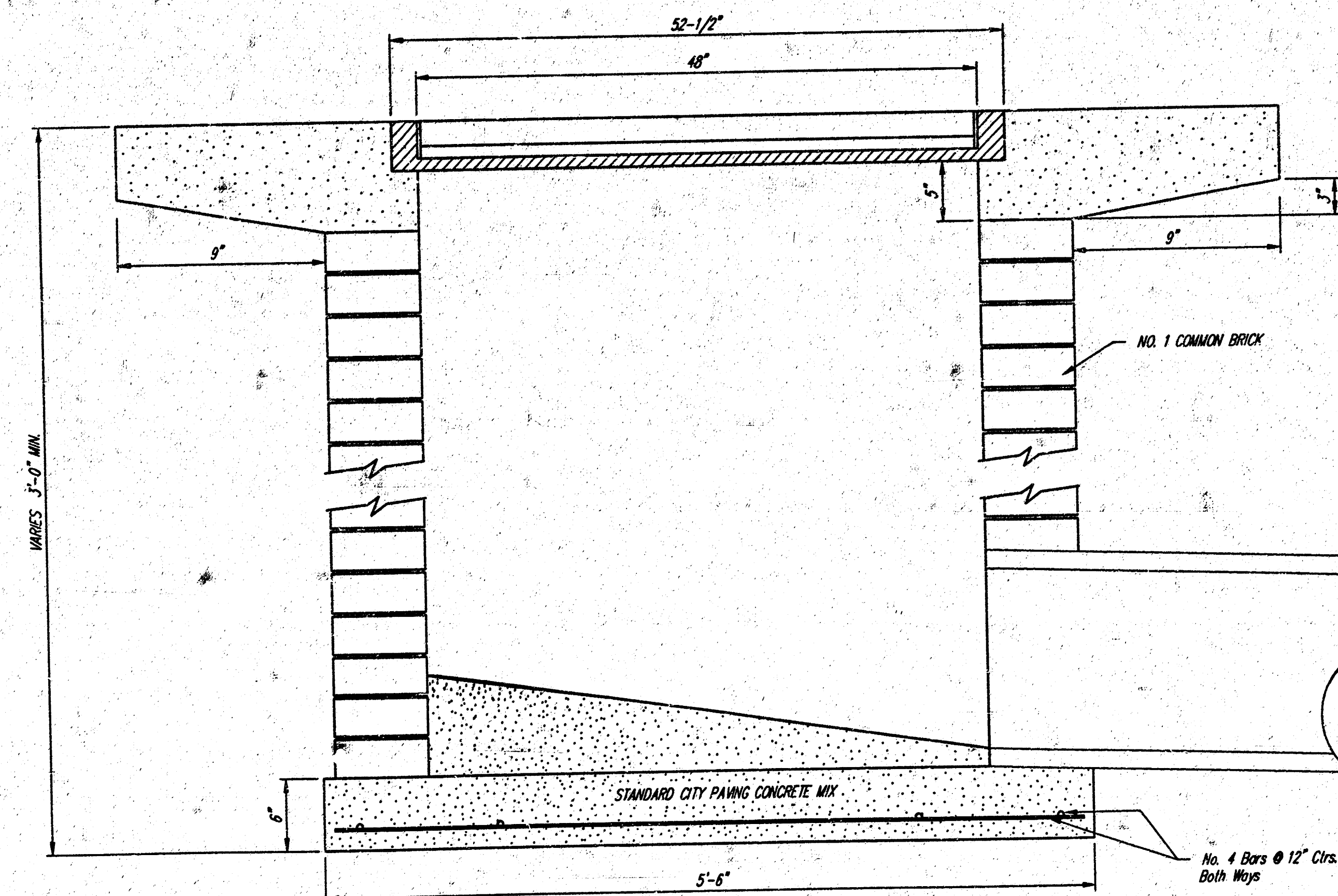
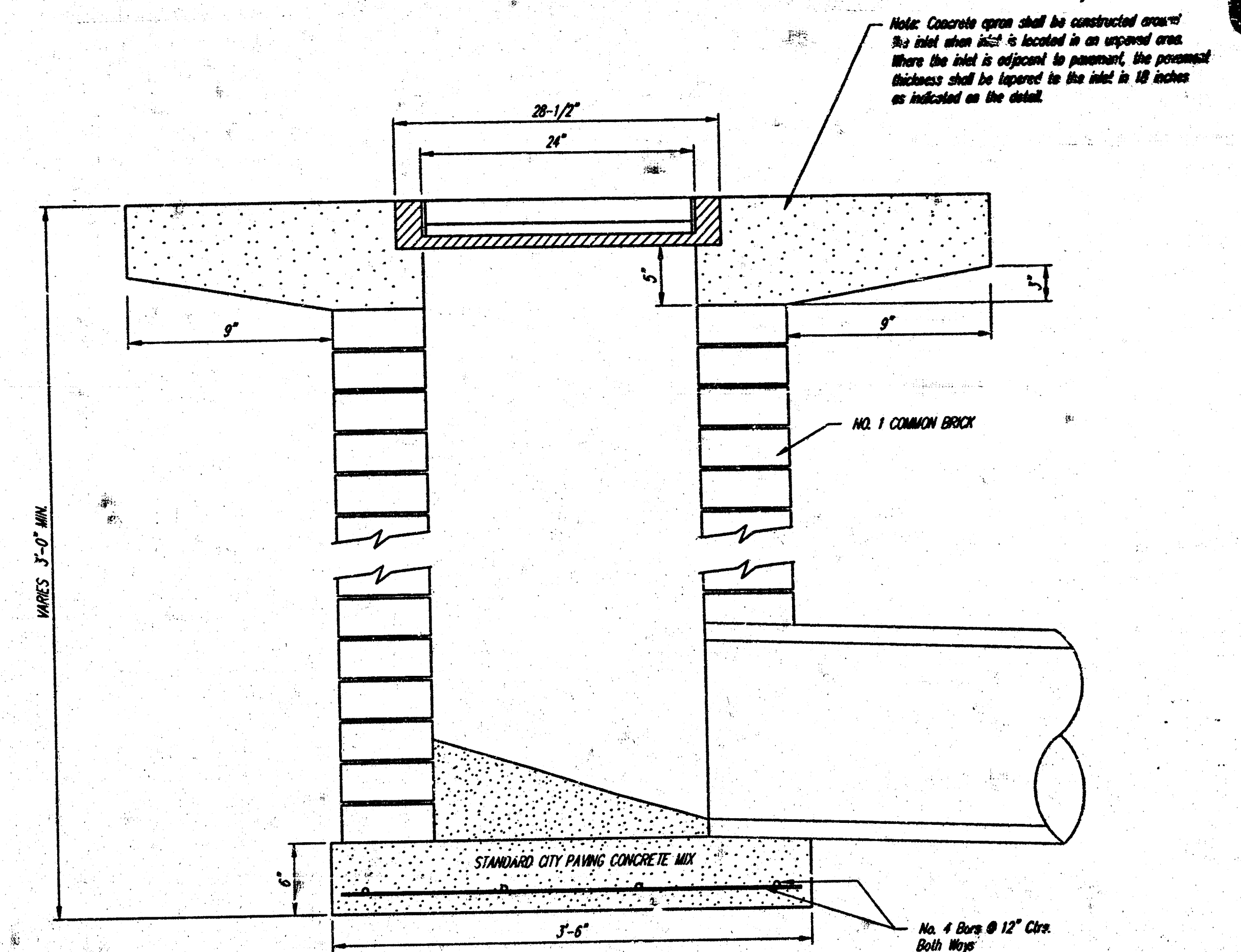
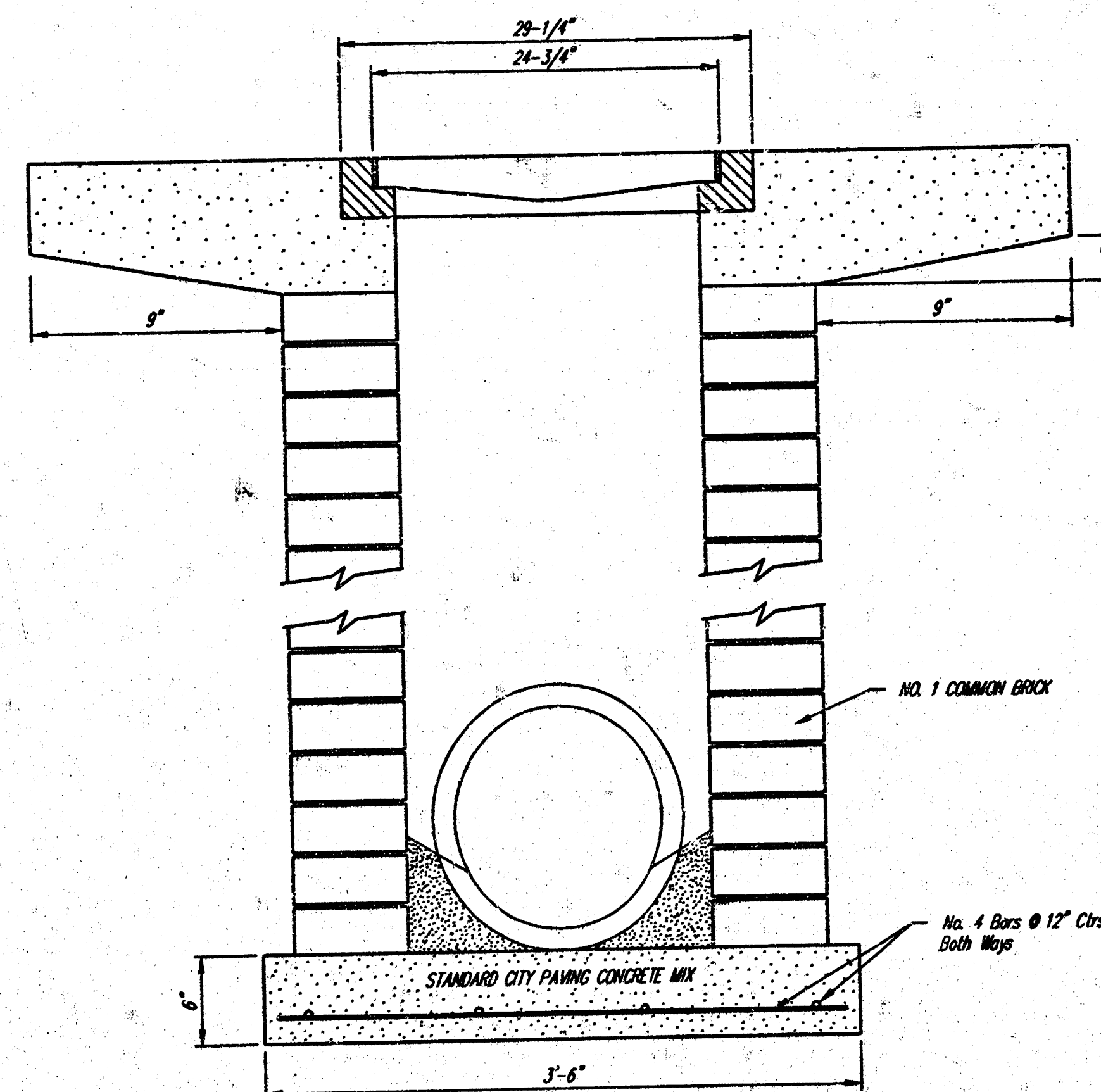
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail



Double 24" x 24" Frame 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.



CITY OF WICHITA				
STANDARD DROP INLET				
RIDGE PORTH NORTH ADDITION, LOT 6				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER				SHEET
				4
DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF		12/00	NONE
				5

This plat of "RIDGE PORT NORTH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 14th day of January, 1999
Wichita-Sedgwick County Metropolitan Area Planning Commission



Will. M. Johnson, Chairman
William M. Johnson

Marvin S. Krout, Secretary
Marvin S. Krout

 _____, Mayor
Bob Knight

 _____, City Clerk
Pat Burnett

 James Alford, County Clerk
James Alford

801375

Bill Mack, Register of Deeds
by Bill Mack
Gina Kizile
Gina Kizile, Deputy
Linda Kizile

SEAL OF THE DISTRICT OF COLUMBIA

Intrust Bank, N.A.


GARY D. SCHMITT

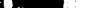
SE. V.P.
(Title)

My App't. Exp. 10-29-2020 Rhonda M. von Mosch, Notary Public

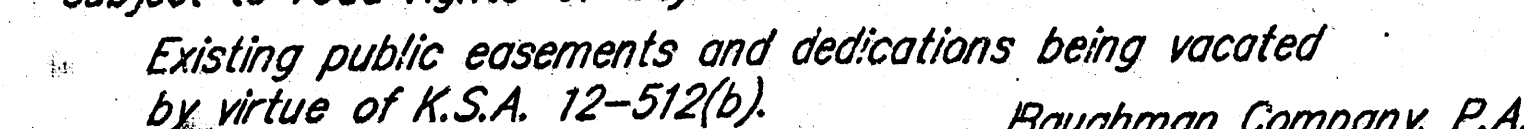

Judith M. Terhune, Notary Public
 MY App't. Exp. 11-7-2001

My App't. Exp. 5-1-2011 Diana L Bower, Notary Public
DIANA L. BOWER


DIANA L. BOWER
 NOTARY PUBLIC
 STATE OF KANSAS
 My Appl. Exp. **8-1-2019**


BAUGHMAN COMPANY P.
 ENGINEERING, SURVEYING, & PLANNING

18 08 05 06



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Streets, and Reserves to be known as "RIDGE PORT NORTH ADDITION", Wichita, Sedgewick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "C" are hereby reserved for landscaping, entry monuments, utilities, screening walls, and open space. Reserve "B" is hereby reserved for landscaping, open space, utilities, entry monuments, and streets. Reserve "D" is hereby reserved for drainage purposes, ponds, landscaping, open space, berms, gazebos, screening walls, and sidewalks. Reserve "E" is hereby reserved for floodway, drainage purposes, and open space, and no buildings shall be constructed or placed on or within said Reserve "E", nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the appropriate governing body. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the lot owners association for the addition. All abutters rights of access to or from Ridge Road and to or from 37th Street North shall be as indicated on the face of the plat. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ken-Win Farms, Inc.

Bruce K. Ott, President
Bruce K. Ott

R & R Reply, LLC

Jay W. Russell, Manager

Via Christi Property Services, Inc.

David M. Mohr, President

State of Kansas) SS The foregoing instrument acknowledged before me
Sedgwick County) on this 31st day of March, 1999, by Bruce K. Ott, President of
Ken-Win Farms Inc., on behalf of the corporation.

My App't. Exp. 5-1-2006 Diana L. Bower, Notary Public
DIANA L. BOWER

State of Kansas), SS The foregoing instrument acknowledged before me, Sedgwick County) this 31st day of MARCH, 1999, by Jay W. Russell, Manager of R & R Realty, LLC, on behalf of the company.


 Judith M. Terhune, Notary Public
 JUDITH M. TERHUNE

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURE		
BLOCK	LOT	ELEVATION (QTY DATUM)
1	1	144.6
1	2,3,4	144.6
1	5	142.8
1	6	142.6

BENCHMARK:
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80.8' S. & 63.7' W. OF & BOTH.
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NOTE:
NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS WITHIN "RIDGE
PORT NORTH ADDITION" UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED
AT OR ABOVE THE BASE FLOOR ELEVATION OR UNLESS THE CITY OF MICHIGAN
HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED
AT THE LOWEST OPENING AS SPECIFIED ABOVE.