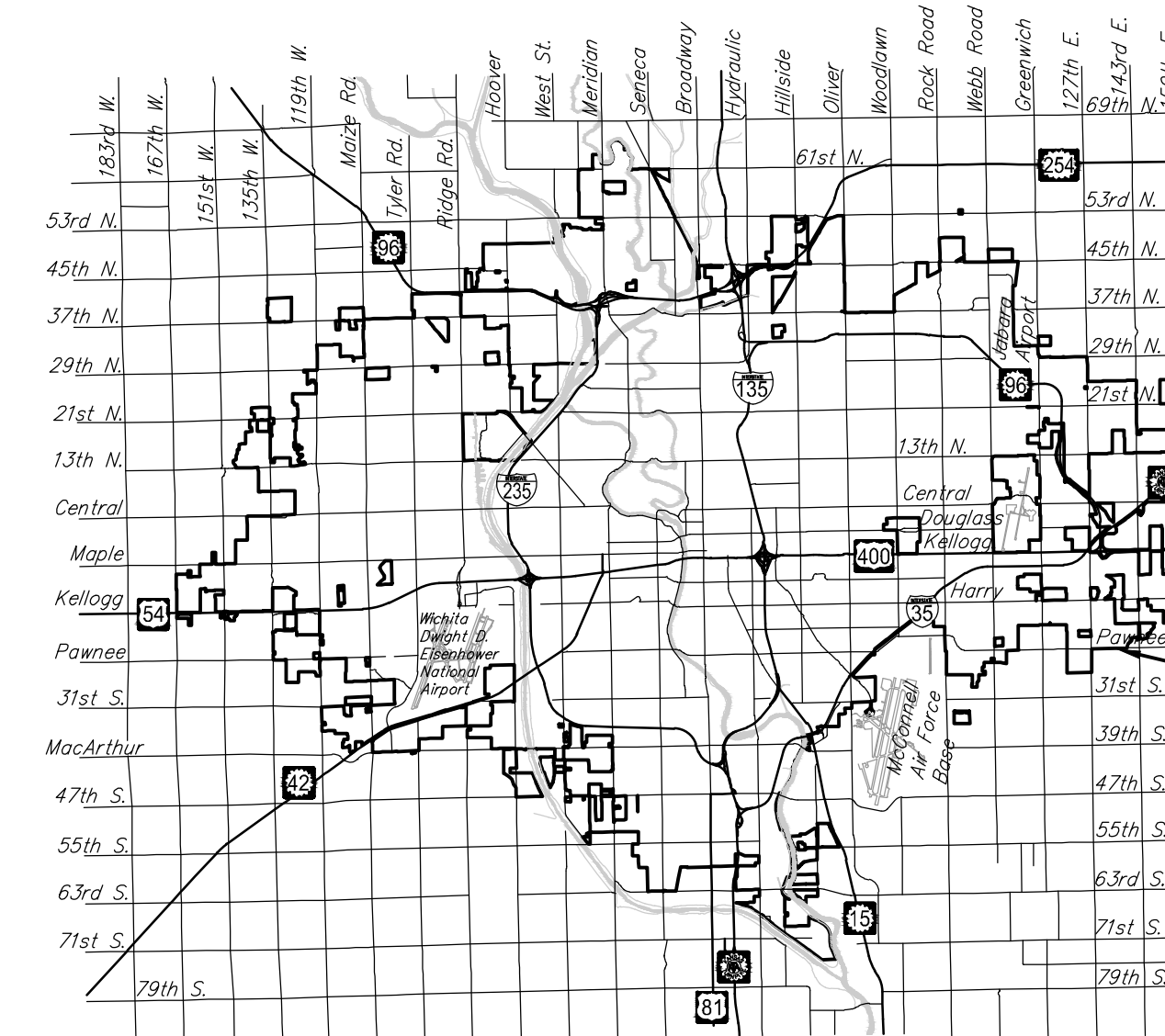


LATERAL 6, MAIN 21, FOUR MILE CREEK SANITARY SEWER EXTENSION to serve Clear Ridge Townhomes

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
Project Number 468-85148
O.C.A. NO. 744435

During Construction - Contractor
J. Wagner - City of Wichita, Field Project Engineer
R&B / D. Zimmerman - Inspector
As-built
Risers
Date of Completion: 1/22/2018
pdf: 1/31/2018 apr



Vicinity Map

PROJECT LOCATION

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

AT&T	1-800-246-8464
Black Hills Energy	1-800-694-8989
City of Wichita Water & Sewer Dept.	1-316-219-8921
City of Wichita Stormwater	1-316-268-4090
City of Wichita Traffic	1-316-268-4034
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-482-4950
Westar Energy	1-800-544-4857

- Utility service lines, poles, etc. 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.

- 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, in the opinion of the Engineer, that 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 will 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 will require additional archaeological investigations unless buried in a previously approved borrow location.

- 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.

- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of 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.

- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibly.

- All elevations shown are NAVD 88.

- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

- The Contractor shall protect from damage and support existing utilities through constructions as approved by the utility owner and the Engineer at the contractors expense.

- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.

- Any sidewalk, drive approach, curb, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.

- All stubs and plugged pipes shall be located with green plastic tape in the same manner as risers.

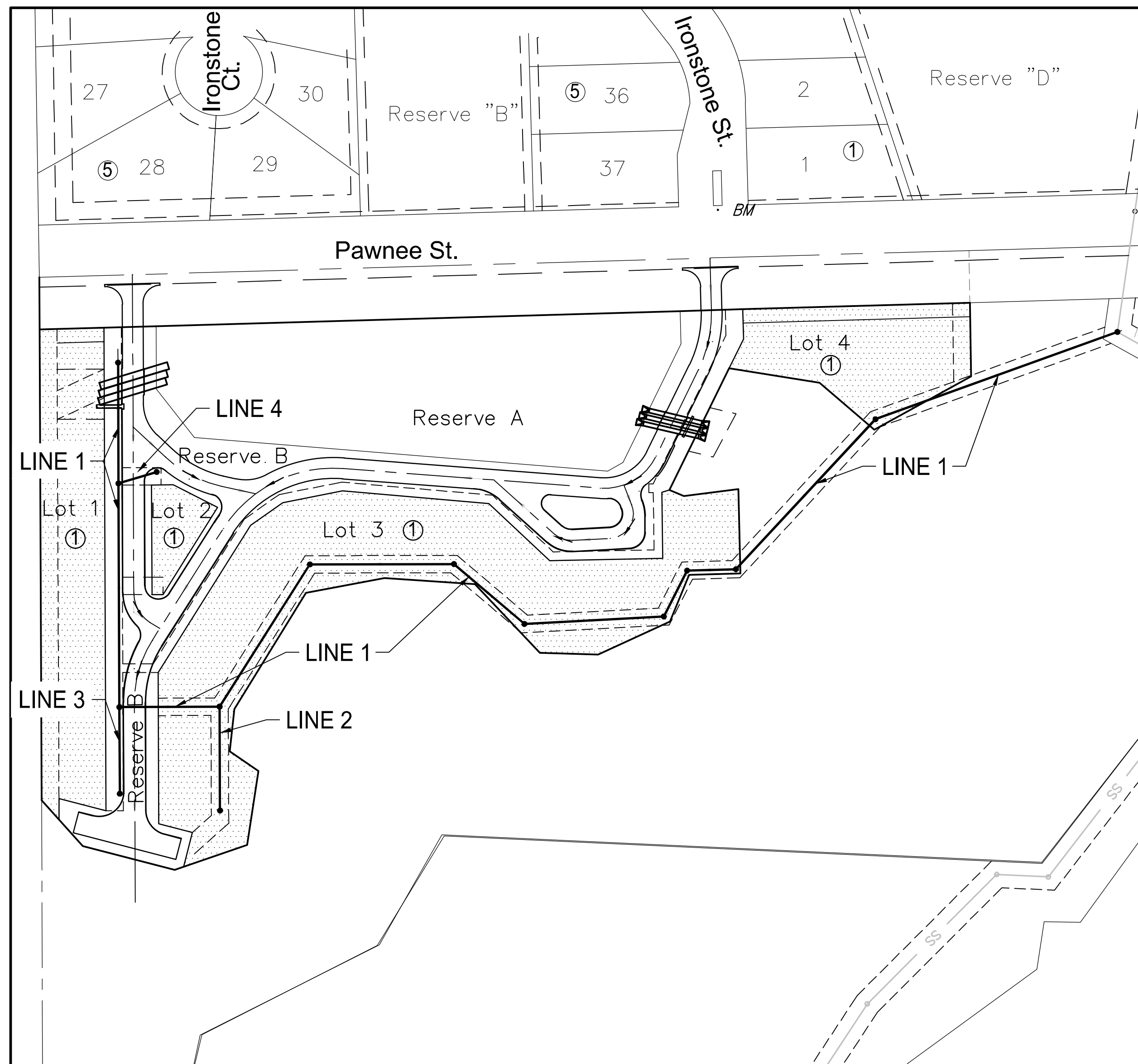
- Connecting to Existing Manholes:
Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where connection to an existing manhole that does not have an existing stub or the stub is unusable due to elevation grade or alignment, the Contractor shall bore cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost to connecting to existing manholes is incidental to the project.

- Contractor shall provide positive drainage away from all manhole covers.

- The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.

- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.

- Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.



IMPROVEMENT DISTRICT

Benchmarks

SRB BRASS DISC 340' W. & 50' S. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 143RD STREET EAST,
ELEVATION = 1315.65 (NAVD88, G12A)

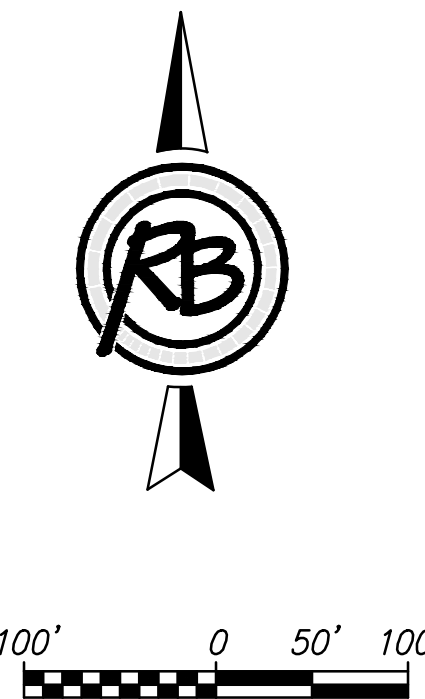
BENCHMARK:
POINT #2
CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH END OF THE MEDIAN OF IRONSTONE, 55' N. OF THE CENTERLINE OF PAWNEE, SIERRA HILLS 2ND ADDITION
ELEVATION = 1320.03 (NAVD88, G12A)

Sheet Index

- TITLE SHEET
- 4. STANDARD DETAILS
- 7. PLAN & PROFILES
- BUBBLE MAP SANITARY
- BUBBLE MAP PLAT
- EROSION CONTROL PLAN
- 15. EROSION CONTROL DETAILS
- COPY OF PLAT

The following Standard Details are available on the City's website.

- (SS-101) PRECAST SS MH DETAILS
- (SS-102) MH FRAME & COVER DETAILS
- (SS-103) VERTICAL RISER DETAILS
- (SS-104) CLEANOUT RISER ASSEMBLY
- (SW-501 thru SW-505) EROSION CONTROL DETAILS



AS BUILT PLANS
Inspector: Dakota Zimmerman
Ruggles & Bohm, P.A.
Contractor: Mies Construction
Super: Albert Mies
PDF By: DGZ 10/06/20217

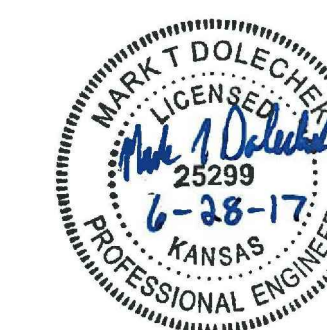
July 2017

PLANS PREPARED BY

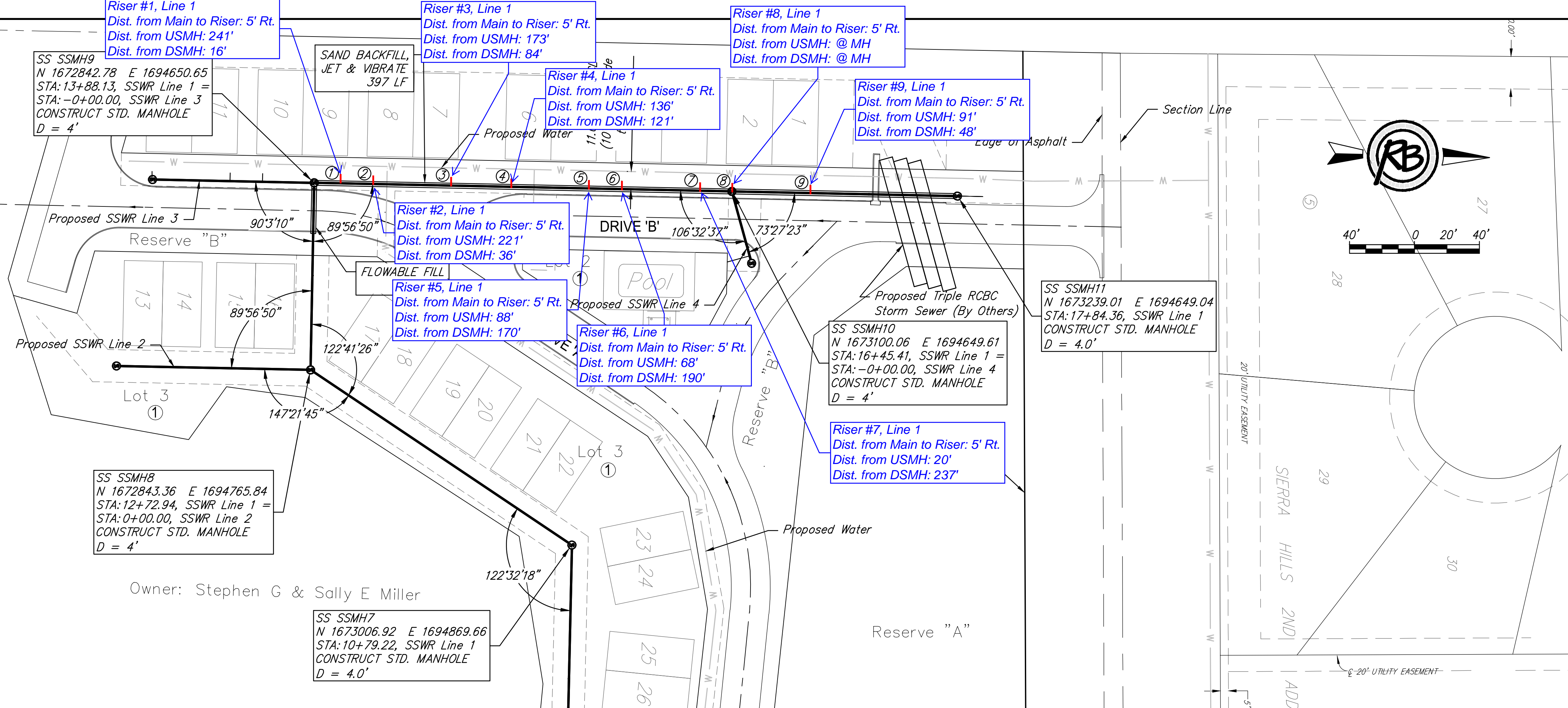


ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT

924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621
WWW.RBKANSAS.COM



Number	Type	Serving Lot/Pad No.	Line No.	Station/Direction	Approx. Length 4" Pipe (For Information Only)	
					Vertical	Horizontal
1	8"x4" Tee	1 9	1	14+04.32 Left	7	5
2	8"x4" Tee	1 8	1	14+24.32 Left	7	5
3	8"x4" Tee	1 7	1	14+72.40 Left	7	5
4	8"x4" Tee	1 6	1	15+09.39 Left	7	5
5	8"x4" Tee	1 5	1	15+57.47 Left	7.5	5
6	8"x4" Tee	1 4	1	15+77.47 Left	7.5	5
7	8"x4" Tee	1 3	1	16+25.55 Left	7.5	5
8	Manhole	1 2	1	16+45.55 Left	7	5
9	8"x4" Tee	1 1	1	16+93.63 Left	6	5



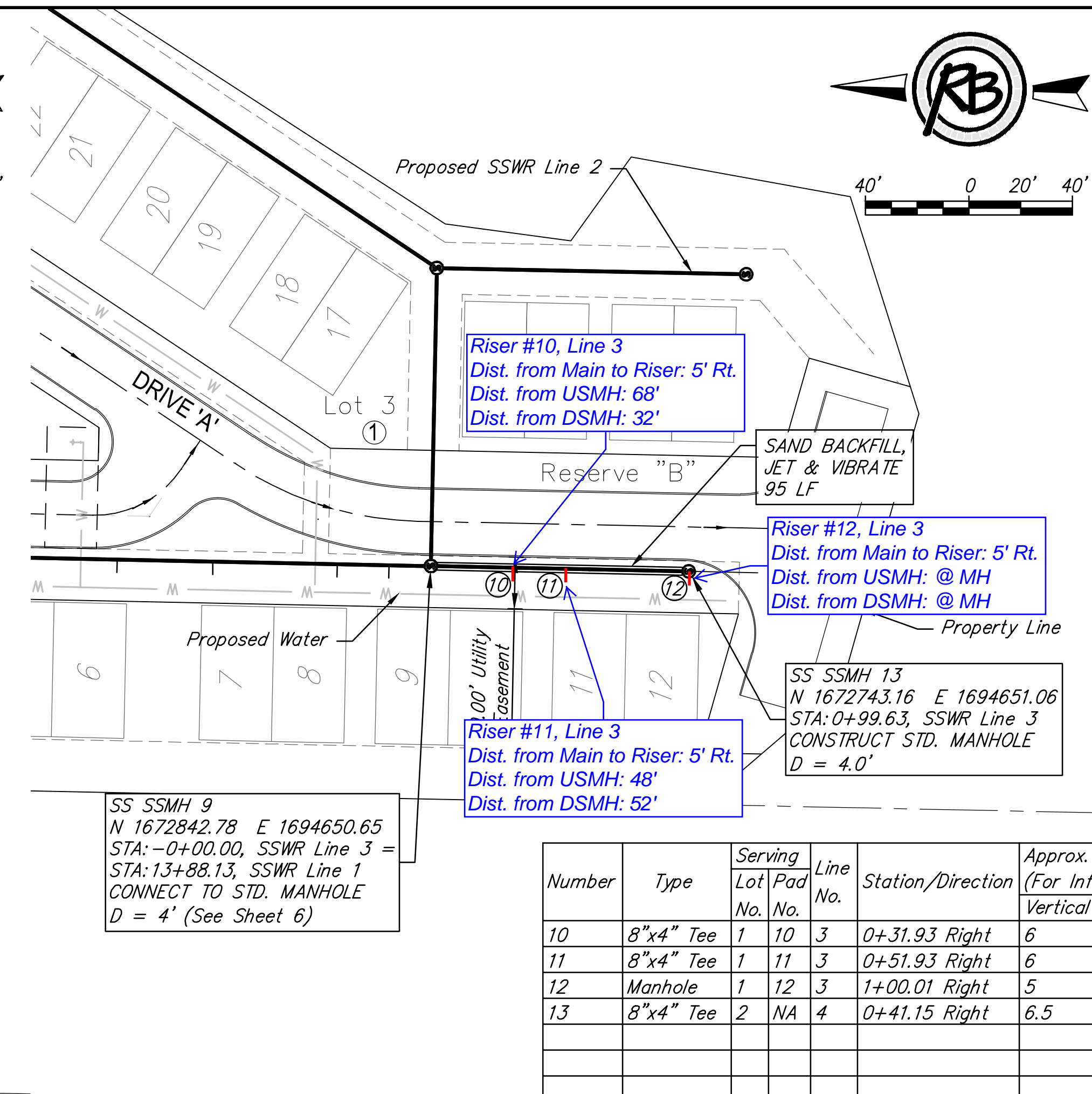
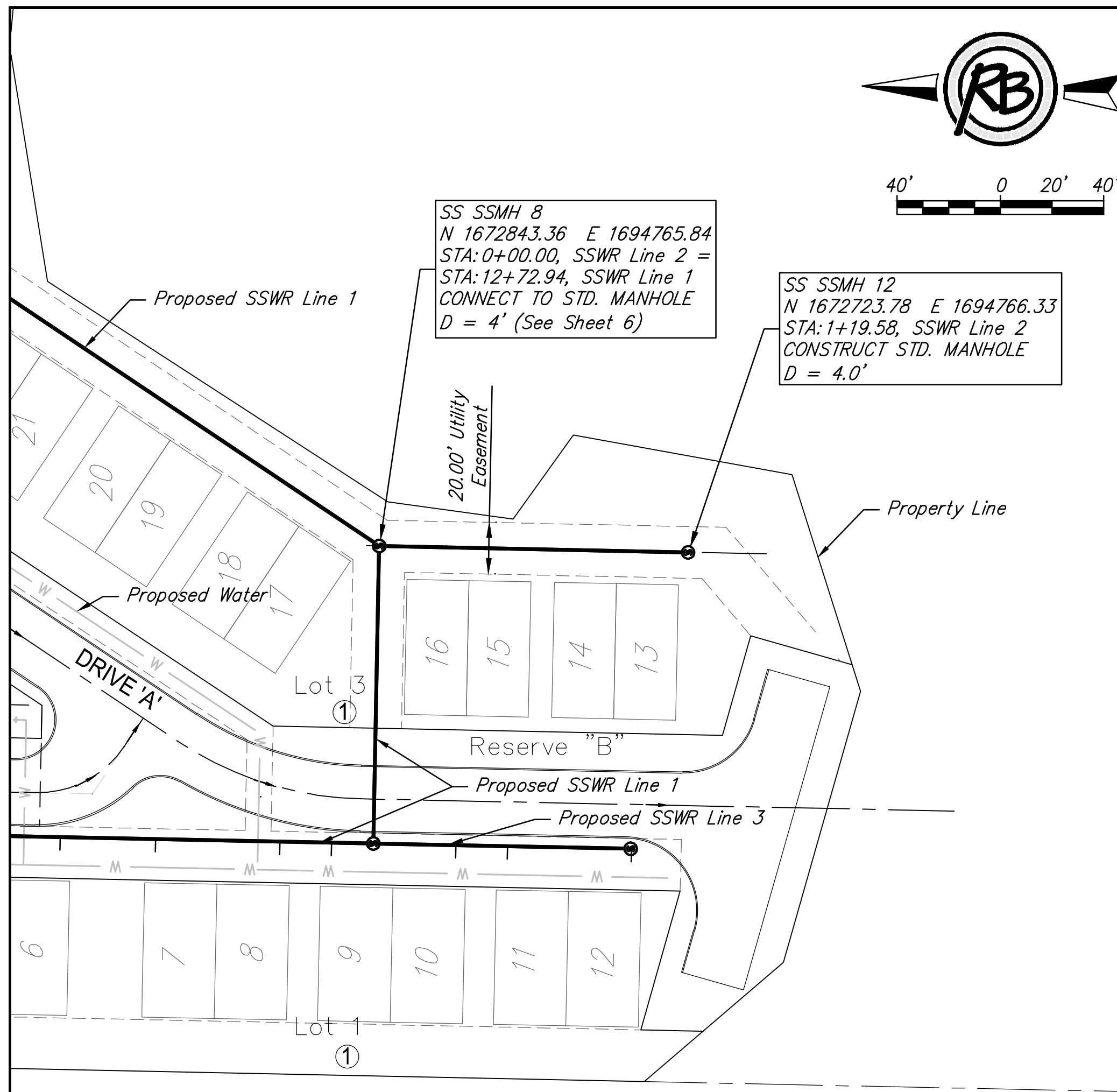
AS BUILT PLANS
 Inspector: Dakota Zimmerman
 Ruggles & Bohm, P.A.
 Contractor: Mies Construction
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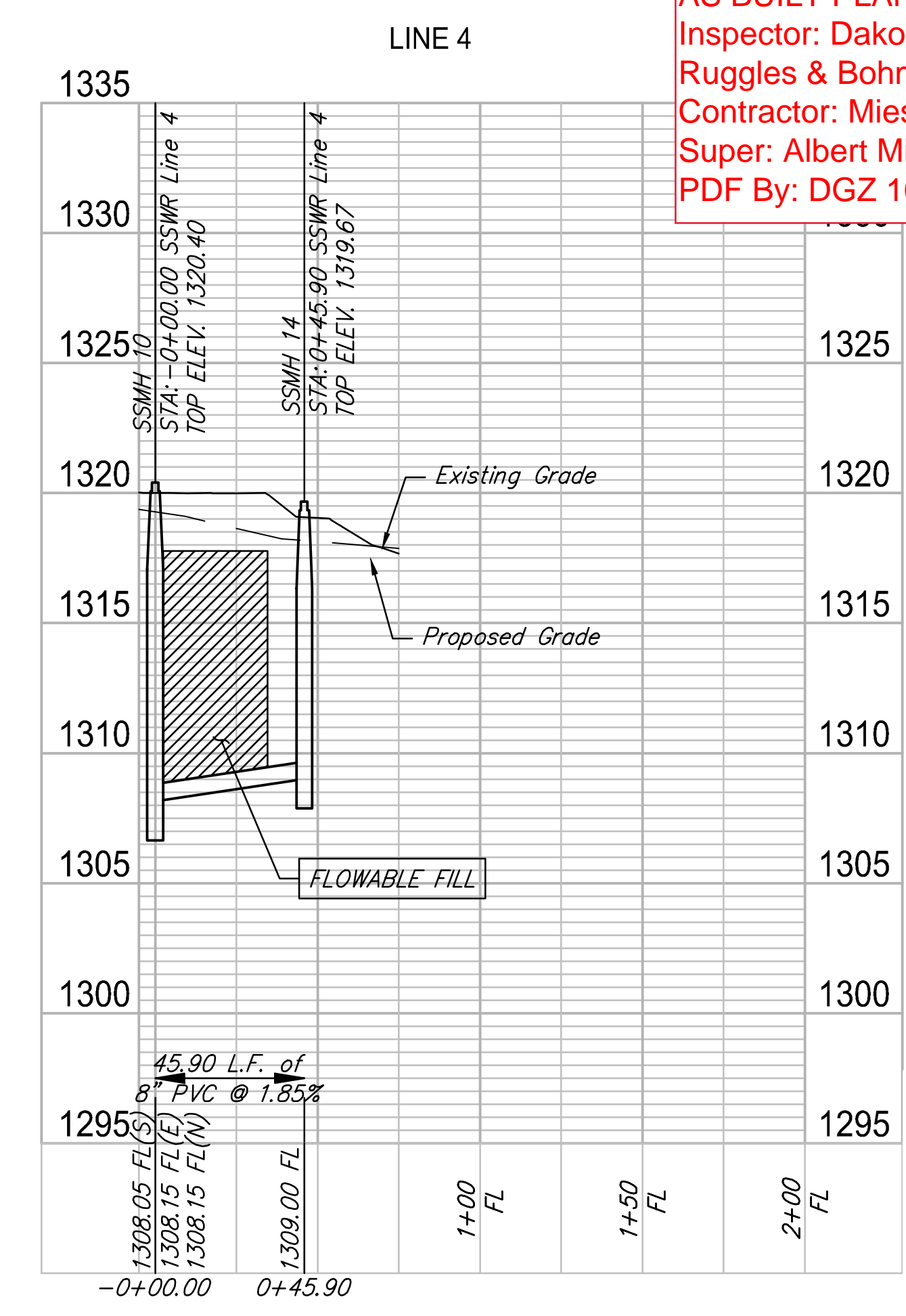
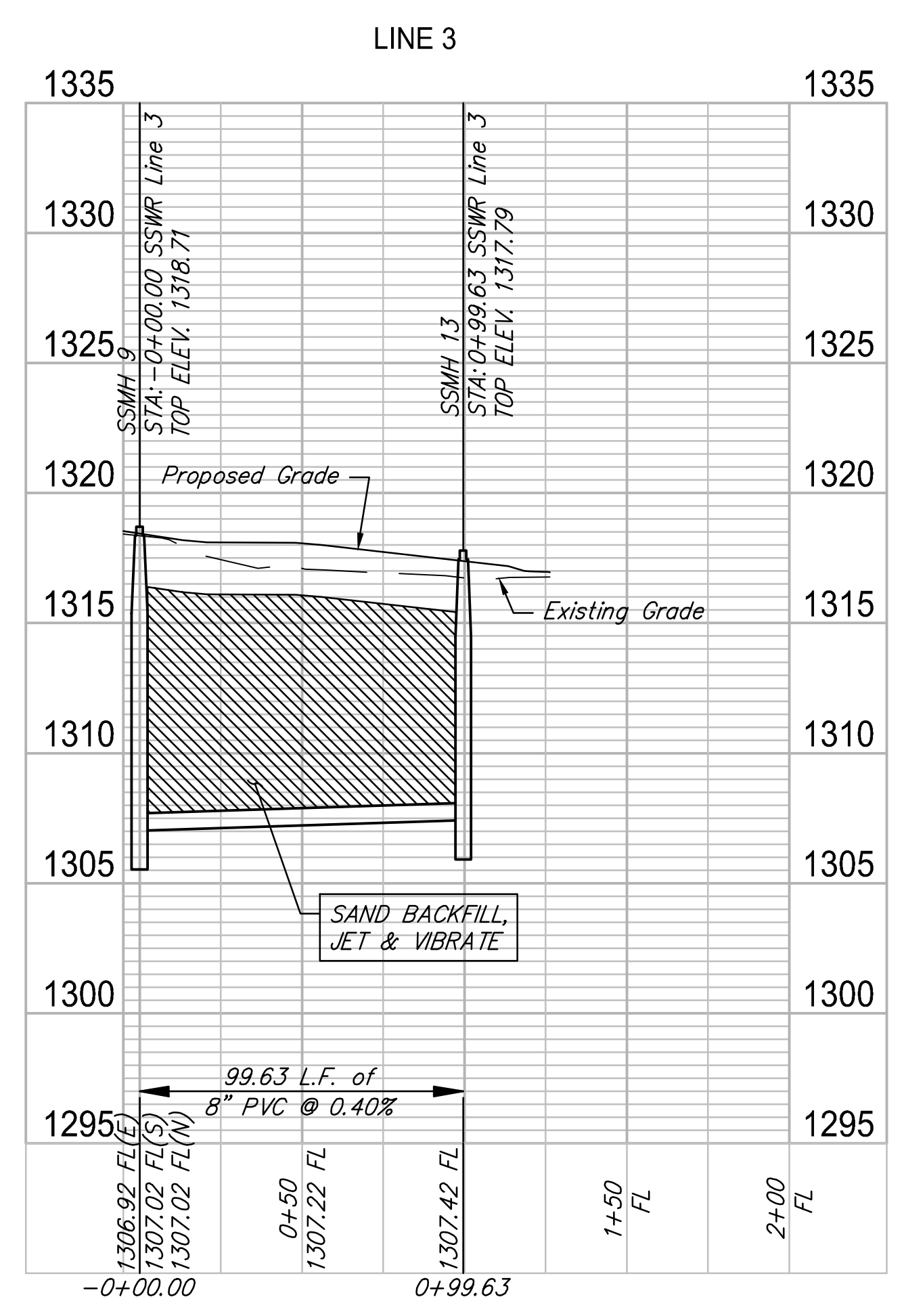
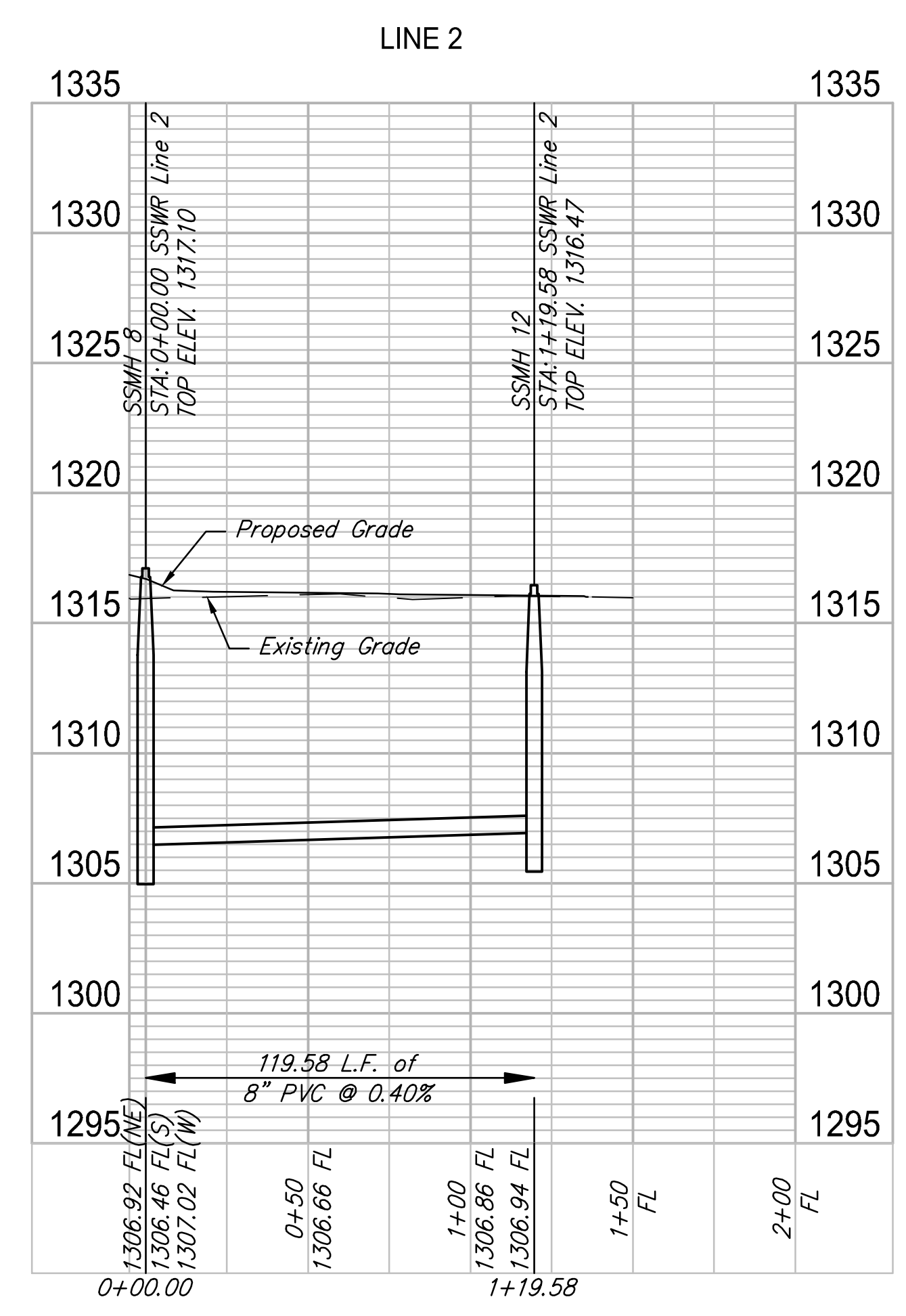
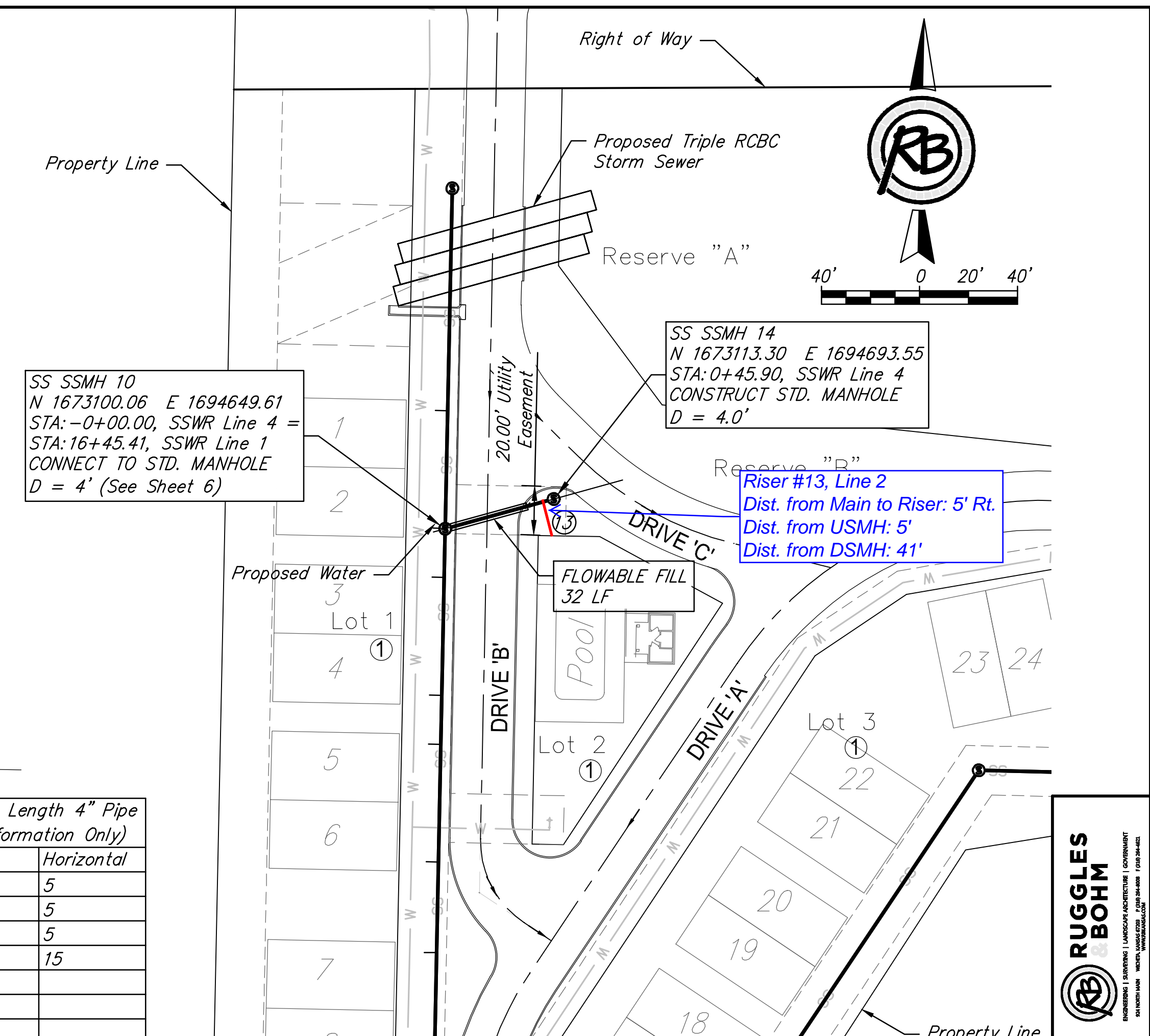
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 DATE: June 2017
 DESIGN: MTD
 DRAWN: MTD
 PROJECT NUMBER: 468-55148
 DRAWING FILE: SS Line 1 Sheet 2

Clear Ridge Townhomes
 SS Line 1 Sheet 2
 Wichita, Kansas
 RB JOB: 4835E
 SHEET: 6 OF 16

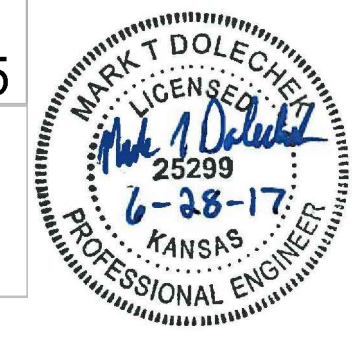




Number	Type	Serving Lot No.	Pad No.	Line No.	Station/Direction	Approx. Length 4" Pipe (For Information Only)	
						Vertical	Horizontal
10	8"x4" Tee	1	10	3	0+31.93 Right	6	5
11	8"x4" Tee	1	11	3	0+51.93 Right	6	5
12	Manhole	1	12	3	1+00.01 Right	5	5
13	8"x4" Tee	2	NA	4	0+41.15 Right	6.5	15



AS BUILT PLANS
Inspector: Dakota Zimmerman
Ruggles & Bohm, P.A.
Contractor: Mies Construction
Super: Albert Mies
PDF By: DGZ 10/06/20217



RUGGLES BOHM
ARCHITECTS & ENGINEERS
1000 W. 17th St., Suite 100
Wichita, KS 67202
Tel: 316.261.1111

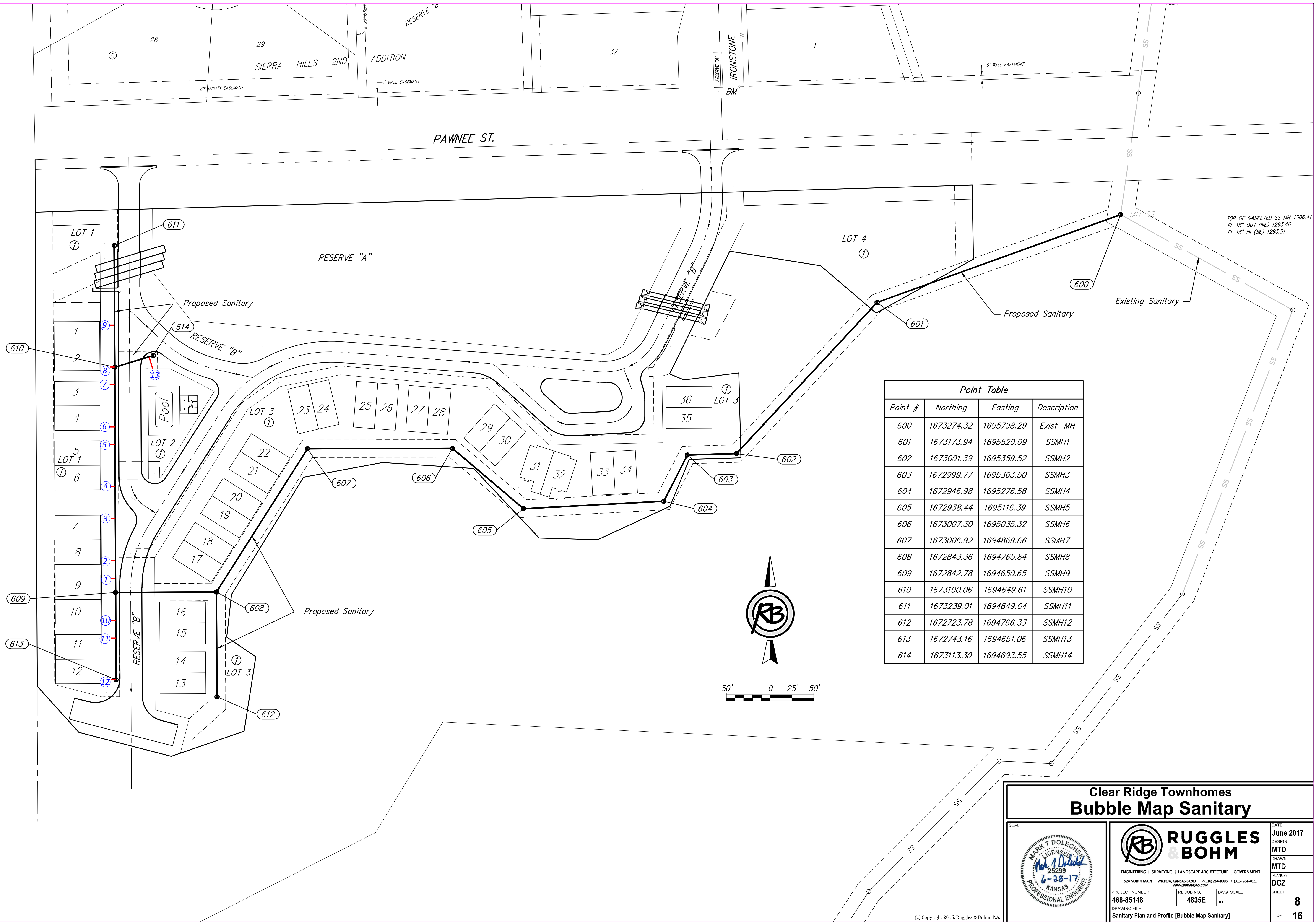
PROJECT NUMBER: 468-85148
DESIGN: MTD
DRAWING FILE: Sanitary Plan and Profile (SS Lines 2-4)
DRAWN: MTD

REVIEW: DGZ
DATE: June 2017

Clear Ridge Townhomes
SS Lines 2-4
Wichita, Kansas

RB JOB: 4835E
SHEET: 7 OF 16

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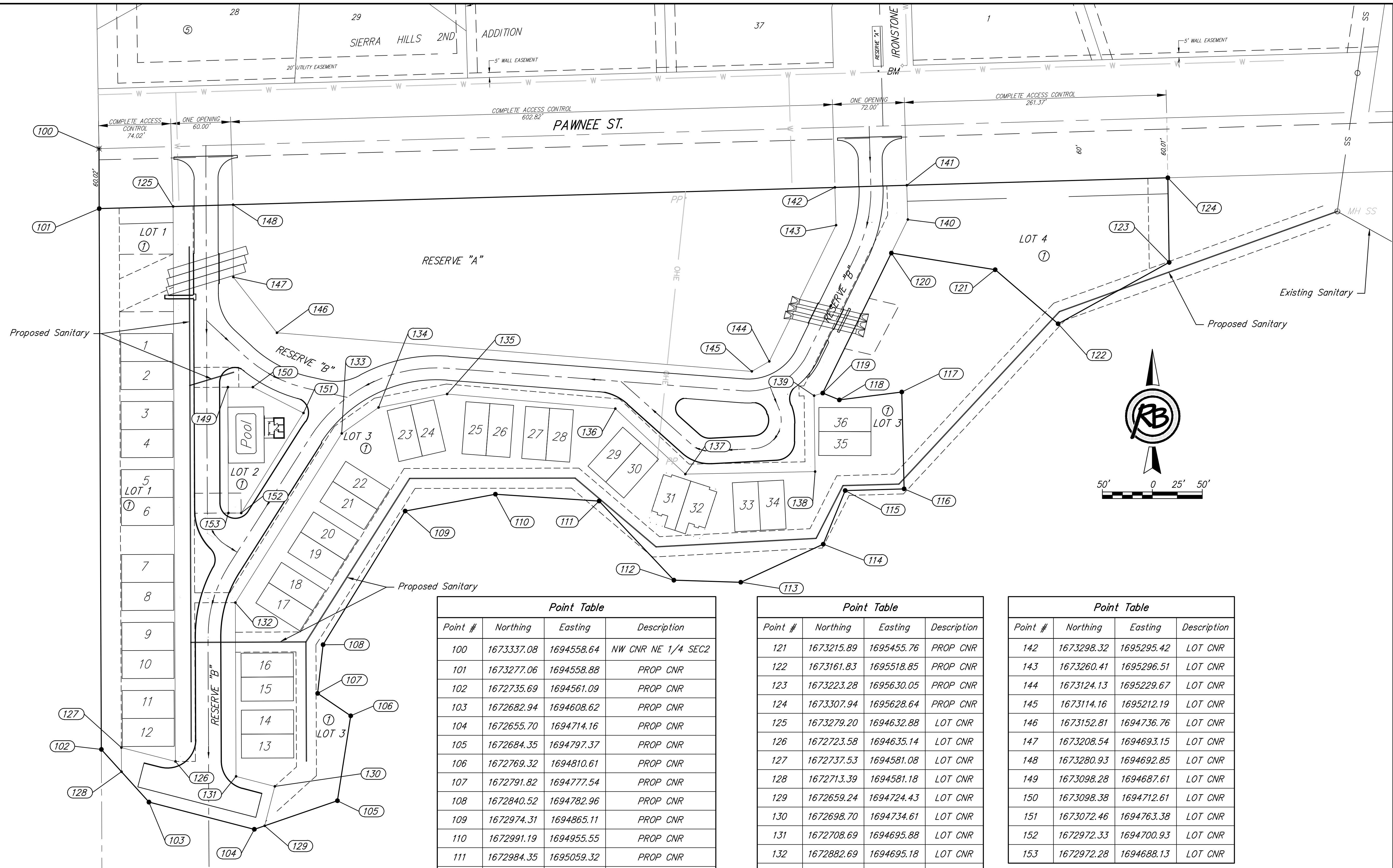


Point Table			
Point #	Northing	Easting	Description
600	1673274.32	1695798.29	Exist. MH
601	1673173.94	1695520.09	SSMH1
602	1673001.39	1695359.52	SSMH2
603	1672999.77	1695303.50	SSMH3
604	1672946.98	1695276.58	SSMH4
605	1672938.44	1695116.39	SSMH5
606	1673007.30	1695035.32	SSMH6
607	1673006.92	1694869.66	SSMH7
608	1672843.36	1694765.84	SSMH8
609	1672842.78	1694650.65	SSMH9
610	1673100.06	1694649.61	SSMH10
611	1673239.01	1694649.04	SSMH11
612	1672723.78	1694766.33	SSMH12
613	1672743.16	1694651.06	SSMH13
614	1673113.30	1694693.55	SSMH14

Clear Ridge Townhomes Bubble Map Sanitary

	<p>RUGGLES & BOHM ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE GOVERNMENT 924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621 WWW.RBKANSAS.COM</p>	<p>DATE June 2017</p> <p>DESIGN MTD</p> <p>DRAWN MTD</p> <p>REVIEW DGZ</p> <p>SHEET 8 OF 16</p>
<p>PROJECT NUMBER 468-85148</p>	<p>RB JOB NO. 4835E</p>	<p>DWG. SCALE ...</p>
<p>DRAWING FILE Sanitary Plan and Profile (Bubble Map Sanitary)</p>		

(c) Copyright 2015, Ruggles & Bohm, P.A.



Point Table

Point #	Northing	Easting	Description
100	1673337.08	1694558.64	NW CNR NE 1/4 SEC2
101	1673277.06	1694558.88	PROP CNR
102	1672735.69	1694561.09	PROP CNR
103	1672682.94	1694608.62	PROP CNR
104	1672655.70	1694714.16	PROP CNR
105	1672684.35	1694797.37	PROP CNR
106	1672769.32	1694810.61	PROP CNR
107	1672791.82	1694777.54	PROP CNR
108	1672840.52	1694782.96	PROP CNR
109	1672974.31	1694865.11	PROP CNR
110	1672991.19	1694955.55	PROP CNR
111	1672984.35	1695059.32	PROP CNR
112	1672905.07	1695134.12	PROP CNR
113	1672903.06	1695201.09	PROP CNR
114	1672941.14	1695283.74	PROP CNR
115	1672994.83	1695305.67	PROP CNR
116	1672996.53	1695364.64	PROP CNR
117	1673093.50	1695362.28	PROP CNR
118	1673085.56	1695299.78	PROP CNR
119	1673092.40	1695283.16	PROP CNR
120	1673232.55	1695351.90	PROP CNR

Point Table

Point #	Northing	Easting	Description
121	1673215.89	1695455.76	PROP CNR
122	1673161.83	1695518.85	PROP CNR
123	1673223.28	1695630.05	PROP CNR
124	1673307.94	1695628.64	PROP CNR
125	1673279.20	1694632.88	LOT CNR
126	1672723.58	1694635.14	LOT CNR
127	1672737.53	1694581.08	LOT CNR
128	1672713.39	1694581.18	LOT CNR
129	1672659.24	1694724.43	LOT CNR
130	1672698.70	1694734.61	LOT CNR
131	1672708.69	1694695.88	LOT CNR
132	1672882.69	1694695.18	LOT CNR
133	1673051.99	1694801.66	LOT CNR
134	1673077.93	1694838.43	LOT CNR
135	1673091.40	1694907.12	LOT CNR
136	1673076.84	1695075.49	LOT CNR
137	1673011.26	1695145.60	LOT CNR
138	1673013.80	1695275.58	LOT CNR
139	1673089.79	1695274.55	LOT CNR
140	1673266.13	1695368.38	LOT CNR
141	1673300.40	1695367.39	LOT CNR

Point Table

Point #	Northing	Easting	Description
142	1673298.32	1695295.42	LOT CNR
143	1673260.41	1695296.51	LOT CNR
144	1673124.13	1695229.67	LOT CNR
145	1673114.16	1695212.19	LOT CNR
146	1673152.81	1694736.76	LOT CNR
147	1673208.54	1694693.15	LOT CNR
148	1673280.93	1694692.85	LOT CNR
149	1673098.28	1694687.61	LOT CNR
150	1673098.38	1694712.61	LOT CNR
151	1673072.46	1694763.38	LOT CNR
152	1672972.33	1694700.93	LOT CNR
153	1672972.28	1694688.13	LOT CNR

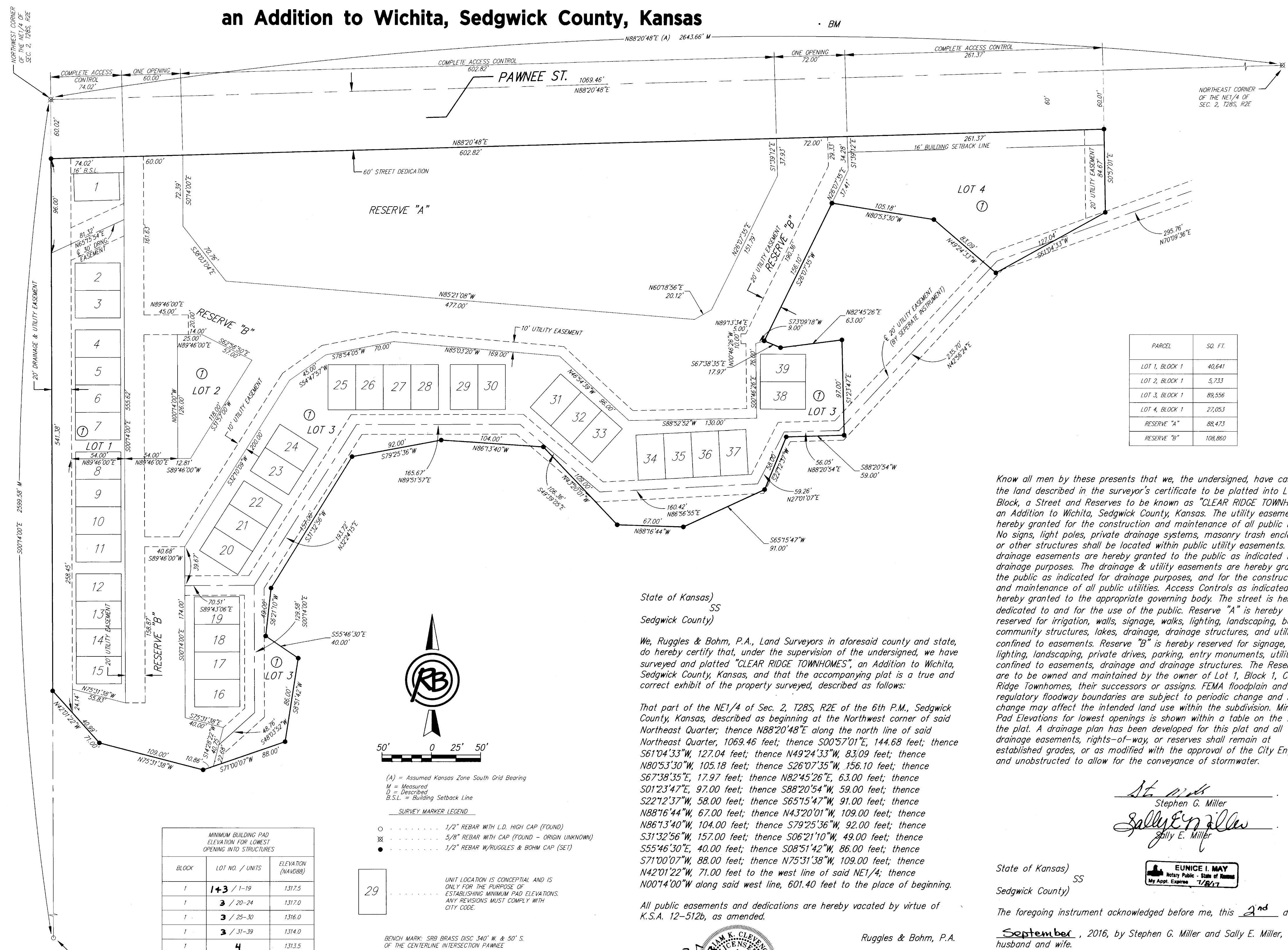
Clear Ridge Townhomes Bubble Map Plat

	<p>RUGGLES & BOHM ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE GOVERNMENT 924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621 WWW.RBKANSAS.COM</p>	<p>DATE June 2017</p> <p>DESIGN MTD</p> <p>DRAWN MTD</p> <p>REVIEW DGZ</p> <p>SHEET 9</p> <p>OF 16</p>
<p>PROJECT NUMBER 468-85148</p> <p>DRAWING FILE Bubble Map [Bubble Map Plat]</p>	<p>RB JOB NO. 4835E</p> <p>DWG. SCALE ...</p>	

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CLEAR RIDGE TOWNHOMES

an Addition to Wichita, Sedgwick County, Kansas



PARCEL	SQ. FT.
LOT 1, BLOCK 1	40,641
LOT 2, BLOCK 1	5,733
LOT 3, BLOCK 1	89,556
LOT 4, BLOCK 1	27,053
RESERVE "A"	88,473
RESERVE "B"	108,860

BLOCK	LOT NO. / UNITS	ELEVATION (NAVD88)
1	1+3 / 1-19	1317.5
1	3 / 20-24	1317.0
1	3 / 25-30	1316.0
1	3 / 31-39	1314.0
1	4	1313.5

BUILDING SETBACKS:
There will be a zero building setback unless shown on the plat

(A) = Assumed Kansas Zone South Grid Bearing
M = Measured
D = Described
B.S.L. = Building Setback Line

SURVEY MARKER LEGEND

- 1/2" REBAR WITH L.D. HIGH CAP (FOUND)
- 5/8" REBAR WITH CAP (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/RUGGLES & BOHM CAP (SET)

UNIT LOCATION IS CONCEPTUAL AND IS ONLY FOR THE PURPOSE OF ESTABLISHING MINIMUM PAD ELEVATIONS. ANY REVISIONS MUST COMPLY WITH CITY CODE.

BENCH MARK: S8B BRASS DISC 340' W. & 50' S. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 143RD STREET EAST. ELEVATION = 1315.65 (NAVD88, G124)

ON-SITE BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH END OF THE MEDIAN OF HWY 160, 451' W. OF THE CENTERLINE OF PAWNEE, SIERRA HILLS 2ND ADDITION. ELEVATION = 1320.03 (NAVD88, G124)

State of Kansas)
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the NE1/4 of Sec. 2, T28S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of said Northeast Quarter, 1069.46 feet; thence N88°20'48"E along the north line of said Northeast Quarter, 1069.46 feet; thence S00°57'01"E, 144.68 feet; thence S61°04'33"W, 127.04 feet; thence N49°24'33"W, 83.09 feet; thence N80°53'30"W, 105.18 feet; thence S26°07'35"W, 156.10 feet; thence S67°38'35"E, 17.97 feet; thence N82°45'26"E, 63.00 feet; thence S01°23'47"E, 97.00 feet; thence S88°20'54"W, 59.00 feet; thence S22°12'37"W, 58.00 feet; thence S65°15'47"W, 91.00 feet; thence N88°16'44"W, 67.00 feet; thence N43°20'01"W, 109.00 feet; thence N86°13'40"W, 104.00 feet; thence S79°25'36"W, 92.00 feet; thence S31°32'56"W, 157.00 feet; thence S06°21'10"W, 49.00 feet; thence S55°46'30"E, 40.00 feet; thence S08°51'42"W, 86.00 feet; thence S71°00'07"W, 88.00 feet; thence N75°31'38"W, 109.00 feet; thence N42°01'22"W, 71.00 feet to the west line of said NE1/4; thence N00°14'00"W along said west line, 601.40 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Ruggles & Bohm, P.A.
William K. Clevenger
Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block, a Street and Reserves to be known as "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage & utility easements are hereby granted to the public as indicated for drainage purposes, and for the construction and maintenance of all public utilities. Access Controls as indicated are hereby granted to the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, community structures, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "B" is hereby reserved for signage, walks, lighting, landscaping, private drives, parking, entry monuments, utilities confined to easements, drainage and drainage structures. The Reserves are to be owned and maintained by the owner of Lot 1, Block 1, Clear Ridge Townhomes, their successors or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Minimum Pad Elevations for lowest openings is shown within a table on the face of the plat. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me, this 2nd day of September, 2016, by Stephen G. Miller and Sally E. Miller, husband and wife.

Eunice I. May
Notary Public

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas.

Garden Plain State Bank
Patrick F. Walden
President/CEO

State of Kansas)
Sedgwick County)
The foregoing instrument acknowledged before me this 2nd day of September, 2016, by Patrick F. Walden, President/CEO of Garden Plain State Bank, on behalf of the Bank.

Amy L. Hammond
Notary Public

This plat of "CLEAR RIDGE TOWNHOMES", an Addition to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 18th day of August, 2016.

Wichita-Sedgwick County Metropolitan Area Planning Commission
Carol Chapman Neugebauer
Carol Chapman Neugebauer
Dale Miller
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 1st day of NOV., 2016.

At the Direction of the City Council
Jeff Longwell
Mayor
Karen Sublett
City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 20th day of September, 2016.

Deputy County Surveyor
Sedgwick County Kansas
L. Kobello, LS #1246

Entered on transfer record this 9th day of January, 2017.
Kelly B. Arnold
Clerk

State of Kansas)
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 11th day of January, 2017, at 11:55 o'clock A.M., and is duly recorded.

Tonya Buckingham
Register of Deeds
Judy J. Pagel
Deputy

Register of Deeds - Tonya Buckingham
Doc. #/Fm-Pg: 29664110
Record #: 2004101
Pages Recorded: 1
Recording Fee: \$28.00
Custodian: Judy J. Pagel
Authorized By: Tonya Buckingham
Date Recorded: 01/11/2017 11:55 AM



DWG FILE: SURVEY BASE
PROJECT NO. 4728P
SEPTEMBER 1, 2016
ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT
924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621 WWW.RBKANSAS.COM