

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, P.E., CITY ENGINEER

LANDSCAPE BEAUTIFICATION IMPROVEMENTS

BRADLEY FAIR PARKWAY - FROM EAST LINE OF ROCK ROAD TO THE EAST LINE
OF LOT 2, BLOCK 1 OF BRADLEY FAIR 2ND ADDITION.

IN

BRADLEY FAIR 2ND ADDITION

CITY OF WICHITA PROJECT NO. 472-76-245-82776-000-000-001
INDEX NO. 763987

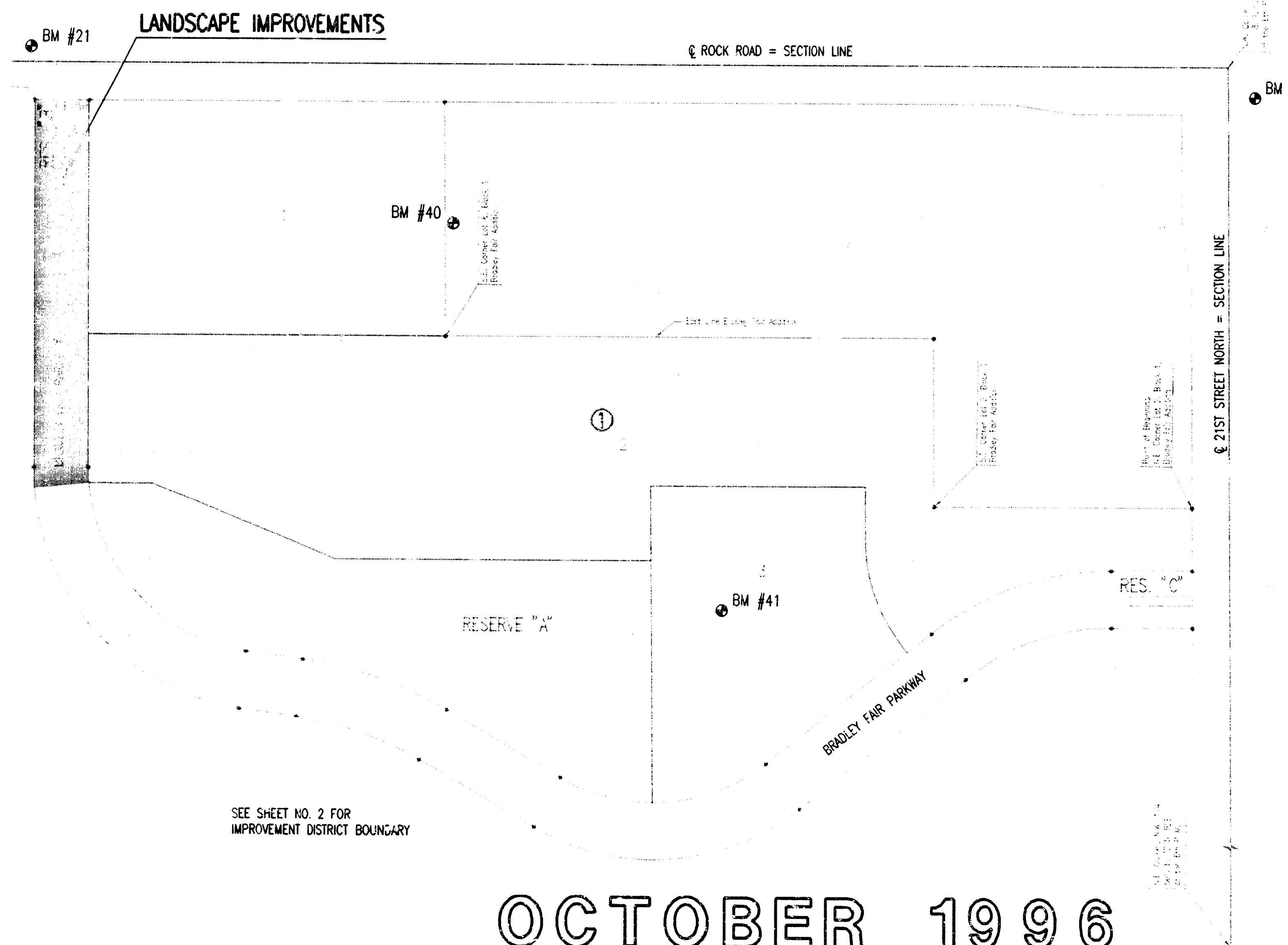
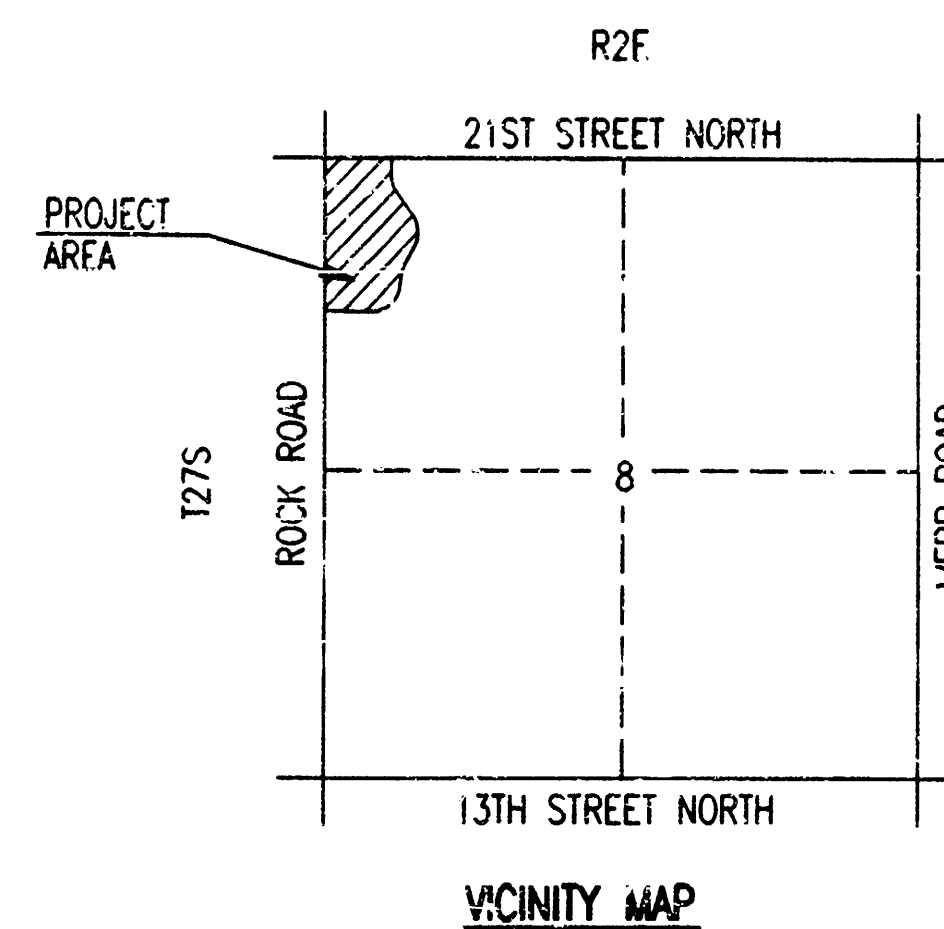
INDEX OF SHEETS

1. TITLE SHEET
2. IMPROVEMENT DISTRICT MAP
3. PLAT
- 4-5. LANDSCAPING
6. IRRIGATION SYSTEM

PROJECT SURVEY CONTROL

- CITY OF WICHITA VERTICAL DATUM
- C.O.W. BM 2: DISK 45' NORTH AND 48' EAST OF CENTERLINE
21ST ST. N. AND ROCK ROAD IN RIGHT TURN ISLAND.
ELEV.=214.57
- BM 21: CHIS "G" ON TOP OF CURB, SOUTH CURB RETURN, SOUTH SIDE
ROCKHILL RD. WEST SIDE ROCK RD.
ELEV.=209.01
- BM 40: CHIS "G" ON TOP OF CURB 70'± SOUTH OF SOUTHEAST
CORNER "OUTBACK STEAKHOUSE" BLDG., NORTH SIDE LOT 1,
BLOCK 1 BRADLEY FAIR 2ND ADDITION.
ELEV.=211.62
- BM 41: RAILROAD SPIKE IN WEST FACE 12' ELM. 80' EAST AND
120' NORTH OF NORTHWEST CORNER RESERVE "A",
BRADLEY FAIR 2ND ADDITION.
ELEV.=204.49

PROJECT LENGTH = 589.00 LIN. FT.



OCTOBER 1996

PLANS PREPARED BY

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

ENGINEERS

WICHITA, KANSAS

GENERAL NOTES

UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY POLY-
LINES ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO
CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT
BY THE CONTRACTOR. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN
ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN.
LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY
COMPANIES AND IS EITHER FROM COMPANY RECORD, ... WINGS OR COMPANY
PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK
AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT
CONFLICT WITH PROPOSED CONSTRUCTION.

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 SHALL BE DISPOSED
OF ON SITES TO BE PROVIDED BY THE CONTRACTOR AND APPROVED AS NOTED BELOW.

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 ARCHEOLOGICAL
INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.

CONTRACTOR SHALL SATISFY HIMSELF OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO BIDDING.

CONTRACTOR SHALL PROVIDE A MINIMUM FORTY-EIGHT (48) HOUR ADVANCE NOTICE
(EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO BEGINNING ANY EXCAVATION, TO
KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 687-2470
TO REQUEST THE FOLLOWING UTILITY COMPANIES TO LOCATE ALL EXISTING LINES
WITHIN THE PROJECT AREA: K.G.E. GAS, K.G.E. ELECTRIC, SOUTHWESTERN BELL TELEPHONE,
MULTIMEDIA CABLEVISION, CITY OF WICHITA SEWER MAINTENANCE AND CITY OF WICHITA
WATER DEPARTMENT.

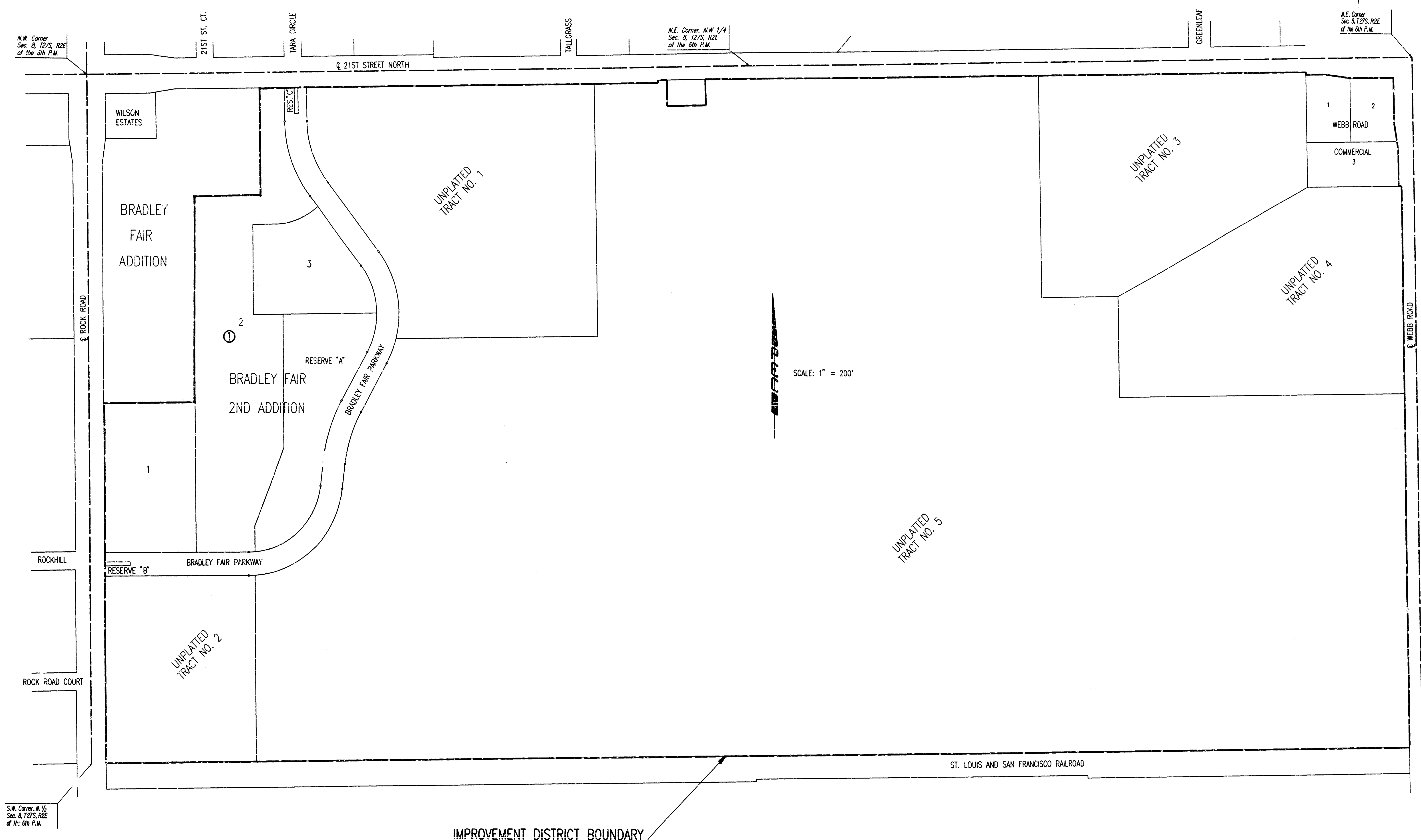
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE
CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE
DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE
RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.

THE WATER DEPARTMENT SHALL FIELD LOCATE WATER VALVES ONE TIME DURING
CONSTRUCTION WHEN REQUESTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S
RESPONSIBILITY TO PRESERVE SUCH FIELD LOCATIONS DURING THE CONSTRUCTION
PROCESS. WATER VALVES, WATER VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING
CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

THE CONTRACTOR SHALL ADJUST WATER VALVE BOXES AS DIRECTED BY THE ENGINEER.
THIS WORK TO BE SUBSIDIARY TO OTHER BID ITEMS.

CONTRACTOR SHALL BE REQUIRED TO COORDINATE HIS WORK WITH PAVING AND IRRIGATION CONTRACTOR,
CITY OF WICHITA PROJECT NO. 472-76-245-82731-000-000-001.

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-8276-000-000-001	2	6



BRADLEY FAIR 2ND ADDITION			
IMPROVEMENT DISTRICT MAP			
PROFESSIONAL ENGINEERING CONSULTANTS, P.A. ENGINEERS WICHITA, KANSAS			
Designed by	BER, GDD	Checked by	
Drawn by	BJS	Date	OCT. 1996
		Job No.	96258-1

usr/usth/dgn/1/1996/9609/Inprdtls.dgn
 date Plotted: September 26, 1996
 deliver to: c:\valine\duin

N.W. Corner
Sec. 8, 127S, R2E
of the 6th P.M.

690.27'
21ST STREET NORTH = SECTION LINE

Point of Beginning
N.E. Corner Lot 2, Block 1,
Bradley Fair Addition

N.E. Corner, N.W. 1/4
Sec. 8, 127S, R2E
of the 6th P.M.

S.E. Corner Lot 2, Block 1
Bradley Fair Addition

S89°06'32"W 265.61'

East Line, Bradley Fair Addition
S89°06'32"E 265.35'

S.E. Corner Lot 6, Block 1
Bradley Fair Addition

S89°06'32"W 365'

R/W Film 1484,
Page 937

Street
Dedication

BRADLEY FAIR 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE
AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____
1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED BRADLEY FAIR 2ND
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND
STREETS THE SAME BEING A TRACT OF LAND IN THE NORTHWEST QUARTER OF
SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED
AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1, IN BRADLEY FAIR
ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE
BEARING S0°33'40"E ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF
420.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE BEARING
S89°06'32"W ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 265.61
FEET TO A POINT IN THE EAST LINE OF LOT 3, BLOCK 1, IN SAID BRADLEY
FAIR ADDITION; THENCE BEARING S0°33'40"E ALONG THE EAST LINE OF LOTS
3, 5, AND 6 IN SAID BLOCK 1, A DISTANCE OF 795.35 FEET TO THE
SOUTHEAST CORNER OF SAID LOT 6; THENCE BEARING S89°06'32"W ALONG THE
SOUTH LINE OF SAID LOT 6, THENCE BEARING S0°33'40"E ALONG THE EAST RIGHT-
OF-WAY LINE OF ROCK ROAD A DISTANCE OF 460.91 FEET; THENCE CONTINUING
ALONG SAID RIGHT-OF-WAY BEARING S4°14'23"W A DISTANCE OF 204.81 FEET;
THENCE BEARING N89°26'20"E A DISTANCE OF 592.51 FEET TO THE P.C. OF A CURVE
TO THE LEFT HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 82°42'33" AN ARC DISTANCE OF 548.55 FEET;
THENCE BEARING N6°43'47"E A DISTANCE OF 94.69 FEET TO THE P.C. OF A
CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET; THENCE ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 22°04'52" AN ARC DISTANCE OF 21.06
FEET; THENCE BEARING N28°40'39"E A DISTANCE OF 215.07 FEET TO THE P.C.
OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET; THENCE ALONG
SAID CURVE THROUGH A CENTRAL ANGLE OF 66°42'07" AN ARC DISTANCE OF
459.85 FEET; THENCE BEARING N37°53'28"W A DISTANCE OF 337.62 FEET TO
THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'00" AN ARC
DISTANCE OF 258.31 FEET; THENCE BEARING N05°53'28"W A DISTANCE OF
130.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 21ST STREET
NORTH; THENCE BEARING S89°06'32"W ALONG SAID RIGHT-OF-WAY A DISTANCE
OF 188.00 FEET TO THE POINT OF BEGINNING.

EASEMENTS AS PER FILM 1346, PAGE 1826, FILM 1417, PAGE 684, AND FILM
1093, PAGE 22 AS SHOWN IN THIS PLAT ARE HEREBY VACATED BY VIRTUE OF
K.S.A. 12-512(B) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE,
HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK,
AND STREETS THE SAME TO BE KNOWN AS BRADLEY FAIR 2ND ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC
UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO
AND FOR THE USE OF THE PUBLIC.

ALL ADJUTERS' RIGHTS-OF-ACCESS TO AND FROM 21ST STREET NORTH AND ROCK
ROAD OVER AND ACROSS THE NORTH LINE OF LOT 2, AND WEST LINE OF LOT 1
IN BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED
HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO ROCK ROAD AT 2
(TWO) LOCATIONS AS SHOWN, SAID LOCATIONS TO BE DETERMINED BY THE CITY
ENGINEER, OF THE CITY OF WICHITA, KANSAS.

RESERVE "A" IS HEREBY PLATTED FOR PARK, LAKES, DRAINAGE IMPROVEMENTS,
FOOT BRIDGES, RECREATIONAL FACILITIES, AND UTILITIES CONFINED TO
EASEMENTS.

RESERVES "B" AND "C" ARE HEREBY PLATTED FOR MEDIAN, LANDSCAPING,
LIGHTING, ENTRY MONUMENTS, VEHICULAR CROSSEOVERS, AND UTILITIES.

RESERVES "A", "B", AND "C" SHALL BE SUBJECT TO THE RESTRICTIVE
COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION
AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A LANDOWNERS'
ASSOCIATION TO BE FORMED WITHIN BRADLEY FAIR 2ND ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3, BLOCK 1,
SHALL BE ELEV. 202.00 CITY DATUM; ELEV. 1389.40 M.S.L.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-
191 AND DP-201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN
AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: WILSON ESTATES

BY: ROBERT G. WILSON, MANAGING PARTNER

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1996,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROBERT
G. WILSON, MANAGING PARTNER OF WILSON ESTATES KNOWN TO ME TO BE THE
SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGED THE EXECUTION OF THE SAME AS THE VOLUNTARY ACT AND DEED
OF SAID WILSON ESTATES IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1996.

_____, CHAIR

SUSAN OSBORNE-HOWES

_____, SECRETARY

MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1996.

_____, MAYOR

BOB KNIGHT

_____, DEPUTY CITY CLERK

PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996.

_____, COUNTY CLERK

SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____,
1996.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA

BRADLEY FAIR 2ND ADDITION

PLAT

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

ENGINEERS
WICHITA, KANSAS

Designed by _____ Checked by _____
Drawn by DEP, BJS Date OCT. 1996 Job No. 96258-1

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-82776-000-000-001	5	6

PLANT MATERIAL LIST

KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
ABM	44	AUTUMN BLAZE MAPLE	ACER X FREEMANII	4" CAL.	B & B
CP	16	CHANTICLEER PEAR	PIRUS CALLERYANA "CHANTICLEER"	2" CAL.	B & B
PC	13	PRAIRIE FIRE CRAB	MALUS SP. "PRAIRIE FIRE"	2" CAL.	B & B
AWS	35	ANTHONY WATERER SPIREA	SPIREA BULMALDA "ANTHONY WATERER"	5 GAL.	CONT.
CPB	96	CRIMSON PIGMY BARBERRY	BERBERIS THUNDERGII "CRIMSON PIGMY"	2 GAL.	CONT.
FQ	25	FLOWERING QUINCE	CHAENOMELES JAPONICA "TEXAS SCARLET"	5 GAL.	CONT.
SGJ	60	SEAGREEN JUNIPER	JUNIFERUS CHINENSIS "SEA GREEN"	5 GAL.	CONT.
PLB	24	PIRACANTHA "LOW BOY"	PIRACANTHA COCCINEA "LOW BOY"	5 GAL.	CONT.

QUANTITIES

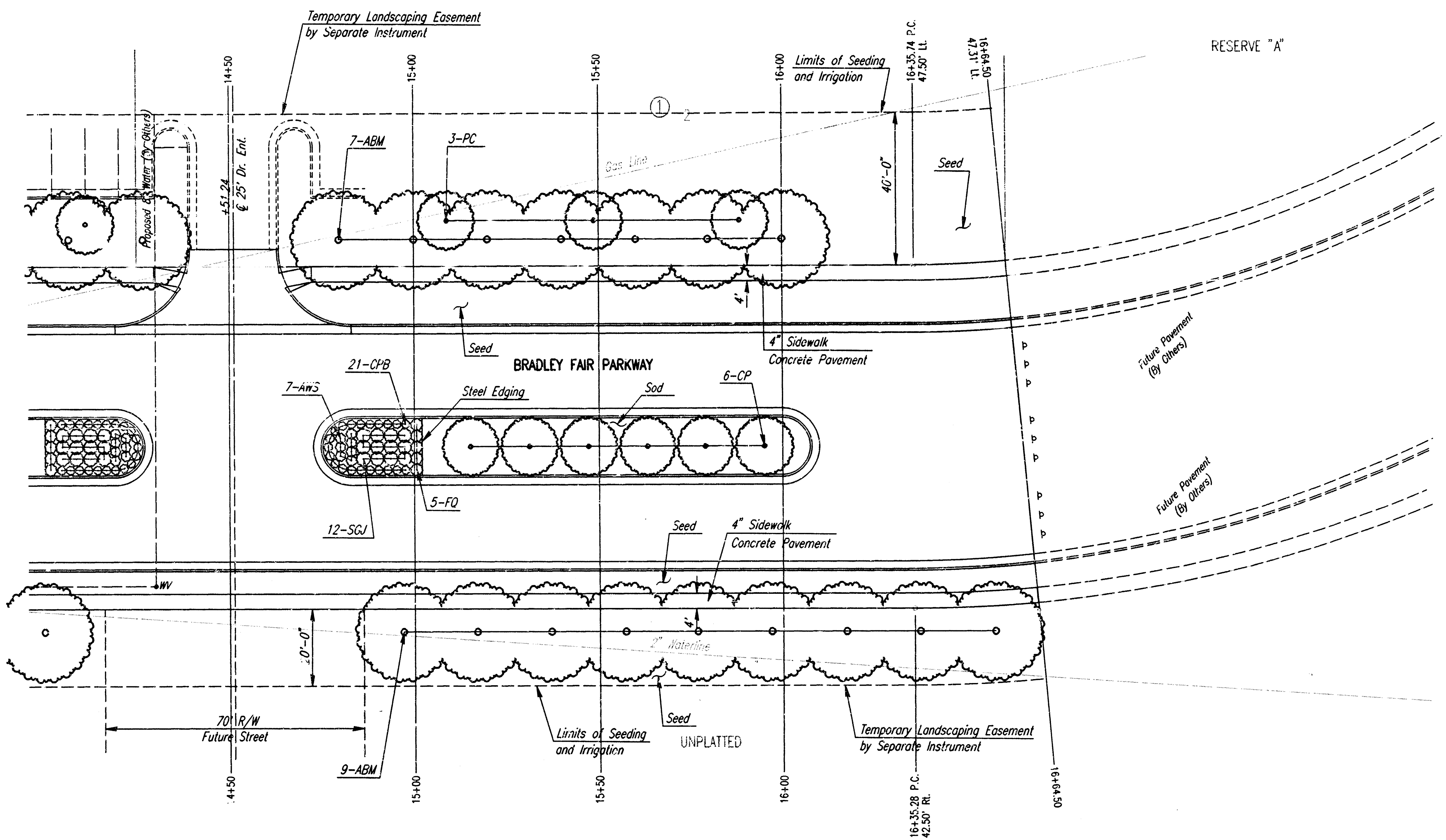
METAL EDGING - 225 LINEAL FEET (EDGING SHALL BE BORDER LINE BY BORDER CONCEPTS, INC. OR APPROVED EQUAL)

SHREDDED HARDWOOD MULCH - 280 CUBIC FEET (3" MIN. DEPTH)

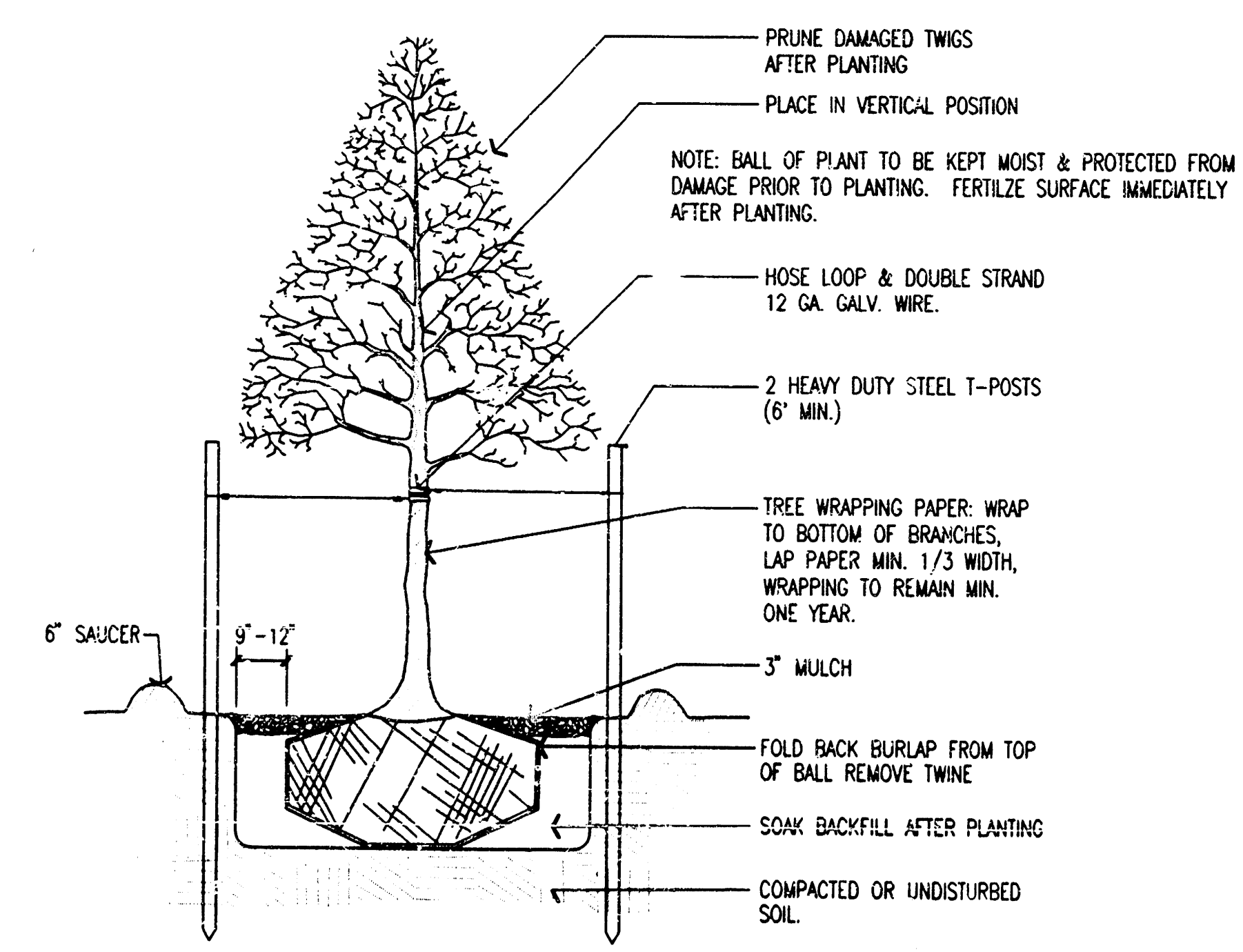
ANNUALS - (VARIETIES BY OWNER) 60 S.F. (6" O.C.)

SOD - (ISLANDS ONLY) 500 S.Y. PREMIUM BLEND FESCUE

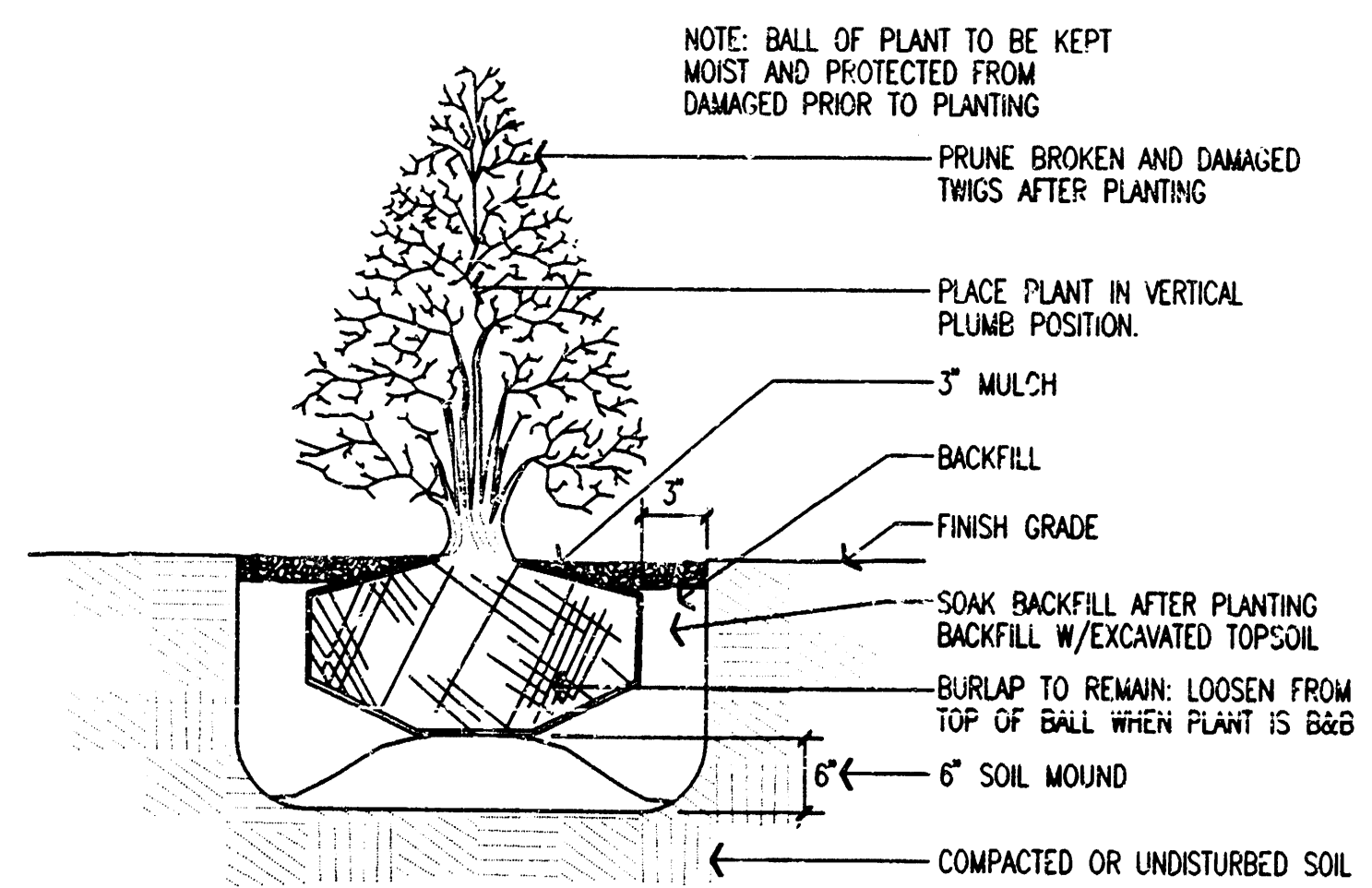
SEEDING - 33,000 S.F. (PREMIUM BLEND FESCUE)



NOTE: PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



DECIDUOUS TREE PLANTING 2" CAL. AND LARGER
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTE: LANDSCAPING SHALL BE BID AS A LUMP SUM PRICE, WHICH PRICE SHALL BE CONSIDERED FULL COMPENSATION FOR ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, AND INCIDENTALS NECESSARY TO COMPLETE THE WORK.

BRADLEY FAIR 2ND ADDITION

LANDSCAPING STA.14+50.00 TO STA.16+64.50

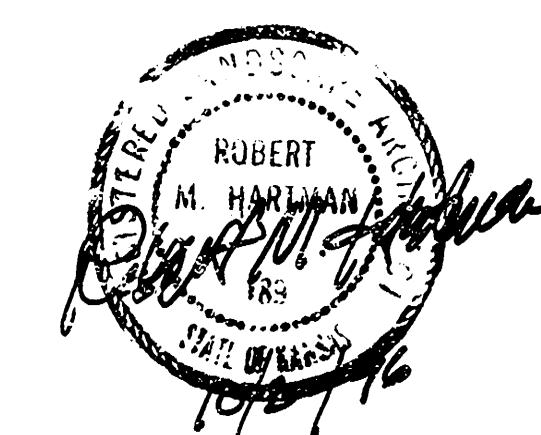
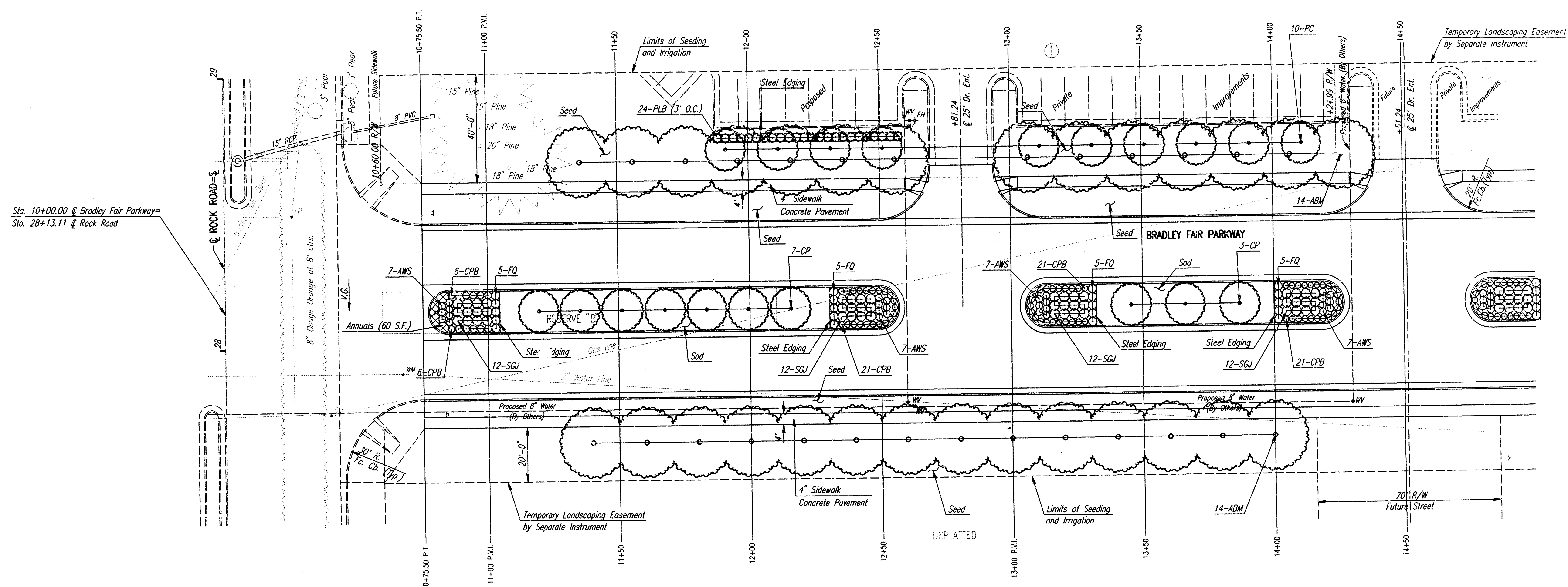
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	BER, GDD	Checked by	
Drawn by	BJS	Date	OCT. 1996
		Job No.	96258-1

usr:\usr\dm\1\1996\96109\1\conts2.dgn
date plotted: september 26, 1996
deliver to: dwaine dunn

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-8276-000-000-001	4	6

SCALE: 1"=20'

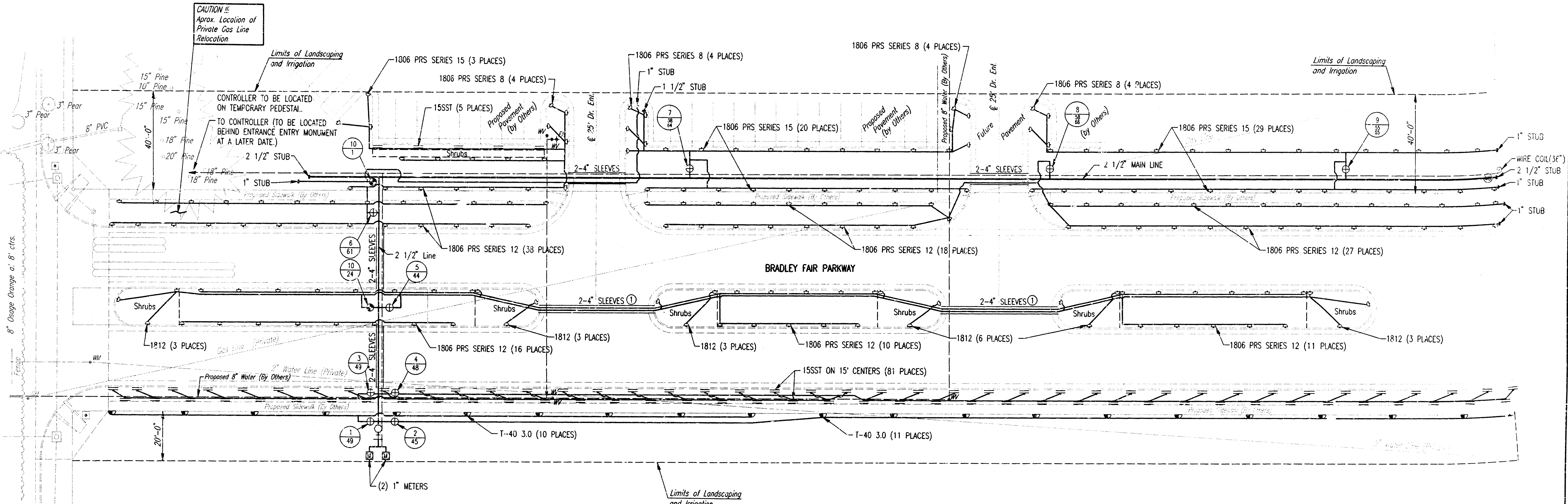


BRADLEY FAIR 2ND ADDITION			
LANDSCAPING			
STA. 10+00.00 TO STA. 14+50.00			
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.			
ENGINEERS WICHITA, KANSAS			
Designed by	RH	Checked by	
Drawn by	EJS	Date	OCT. 1996
		Job No.	96258-1

ust/usth/dgn.1/1996/96/09/plants.dgn
date plotted: september 26, 1996
delivered: october 1, 1996

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-8276-000-000-001	6	6

SCALE: 1"=20'



PIPE CHART

0-10 GPM-3/4"
11-16 GPM-1"
17-26 GPM-1 1/4"
27-35 GPM-1 1/2"
36-55 GPM-2"
56-80 GPM-2 1/2"
81-120 GPM-3"

LEGEND

- 1800 PPS SPRAY HEADS SERIES (NOTED)
- ISSET SIDE STRIP SPRAYS
- ISSET END STRIP SPRAYS
- 2" PGA ELECTRIC CONTROL VALVES
- 1" PGA ELECTRIC CONTROL VALVES
- T-40 3.0 T-BIRDS 3.3 GPM
- W P/WATER METER
- ESP-24C
- RAIN/FREEZE SENSOR
- MAIN LINE 2 1/2" PVC/200 AND ELECTRICAL
- RPZ ANGLE 2" BACKFLOW
- BLOWOUT PORT
- ISOLATION VALVES
- MANUAL DRAINS
- ZONE AND GPM
- ZONE AND GPM
- TEMPORARY GPM
- GPM AFTER EXTENSION OF SYSTEM TO THE EAST ALONG BRADLEY FARM PARKWAY

① ONE SLEEVE IS FOR POSSIBLE FUTURE
MEDIAN LIGHTING. CAP ONE SLEEVE AT
EACH LOCATION.

FOR INFORMATION ONLY
TO BE CONSTRUCTED BY OTHERS UNDER CITY OF WICHITA
PROJECT NO. 472-76-245-82731-000-000-001.

Note: Irrigation System to be bid as a lump sum for "Irrigation". The price bid shall be full compensation for all materials, labor, equipment and incidentals necessary to complete the work.

IRRIGATION SYSTEM

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	RH	Checked by	
Drawn by	BJS	Date OCT. 1996	Job No. 96258-1

4-5-1-1 6

usr/ustn/dgn:1/1996/96IC9/irrigpl.dgn
date plotted: september 26, 1996
deliver to: dwaine dunn