

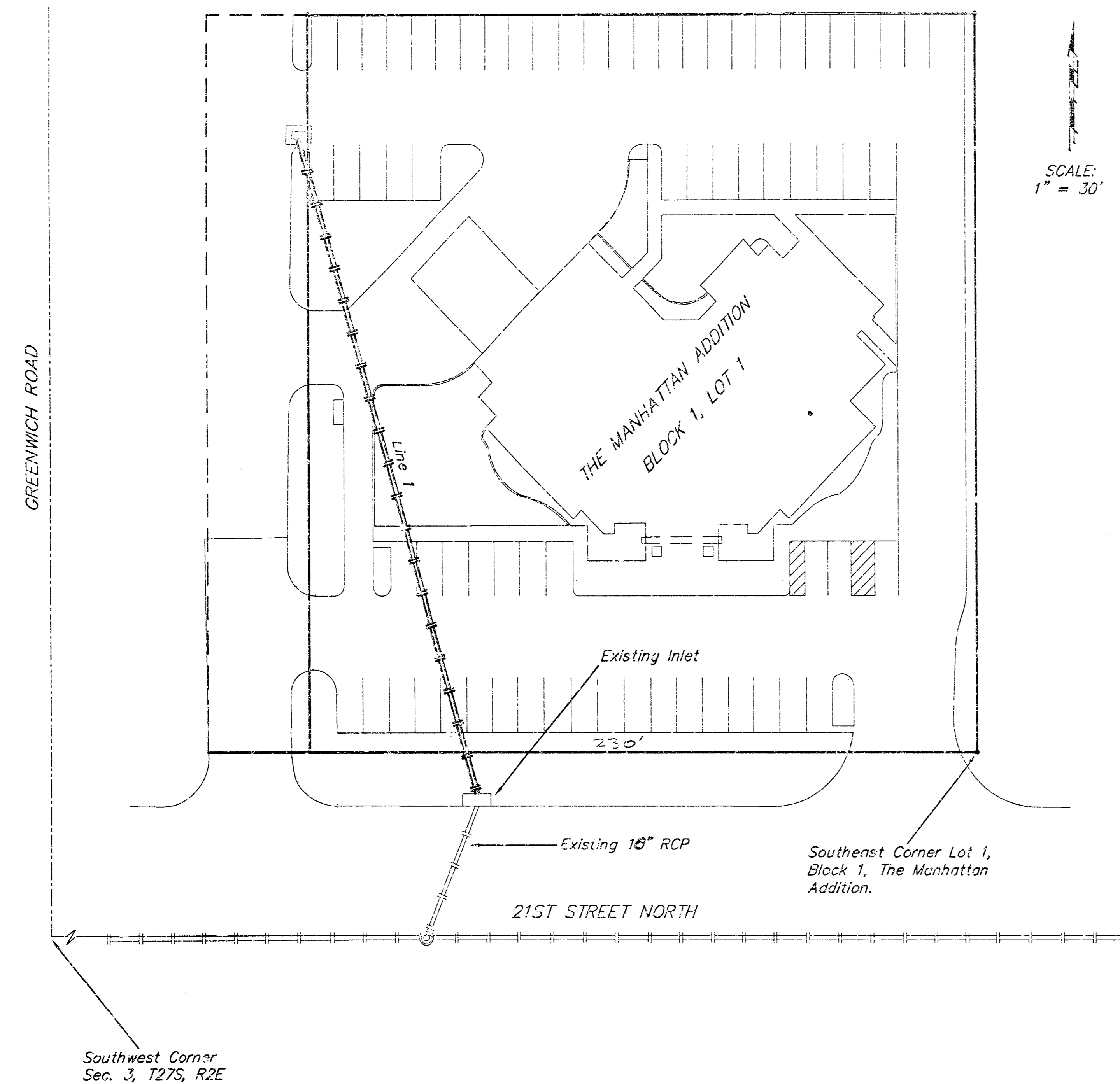
# STORM WATER SEWER TO SERVE THE MANHATTAN ADDITION

BLOCK 1, PART OF LOT 1  
Private Project Number: 1303 FPS (807861)

CITY OF WICHITA, KANSAS

Neil Cable, P.E. City Engineer

November, 2002



SCALE:  
1" = 30'

### Index

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### Bench Marks:

- Chiselad Square On Concrete Walk South Of Fire Hydrant.  
Elevation = 178.56 (City Datum)
- 0.5 mile East of Webb Road on 21st Street North. City of Wichita Bench Mark. North right-of-way, 39.00 ft North of 1/4 section corner iron in centerline of 21st. 11.80 ft South of property iron. 28.30 ft Northwest of East end of cmp.  
Elevation = 196.23 (City Datum)

### Legal Description

The East 230.00 feet of the South 240.00 feet of Lot 1, Block 1, The Manhattan Addition To Sedwick County, Kansas.

### 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:  
Cox Communications 262-4270  
Kansas Gas Service Company 1-888-497-4950  
Westar Energy (Electric) 323-8550  
Aquila Energy (Gas) 1-800-303-0327  
Southwestern Bell Telephone Company 1-800-266-8313  
City of Wichita Water Department 268-4906  
City of Wichita Sewer Maint. (San, Sewer) 268-4024  
City of Wichita Storm Sewer Maint. 268-4080  
City of Wichita Traffic Maint. 268-4034
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- 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.
- Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable; call 268-4418 for details. Repair costs to be paid prior to release of sewer service if sewer service is affected. Contractor shall obtain permit prior to construction.
- 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.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Any work done without inspection will be required to be uncovered for inspection.
- 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.
- All storm sewers and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- Properties within the project limits may have underground sprinkler systems which conflict with new construction. Contractor will be required to remove such improvements should they not be removed by their owner at the time of construction. The Contractor will be required to salvage all sprinkler heads and/or valves and give such material to their owner. Portions of underground sprinkler systems not in conflict with new construction shall be protected from damage and shall remain in place. All work in connection with underground sprinkler systems shall be considered as subsidiary to the contract pay items of work.

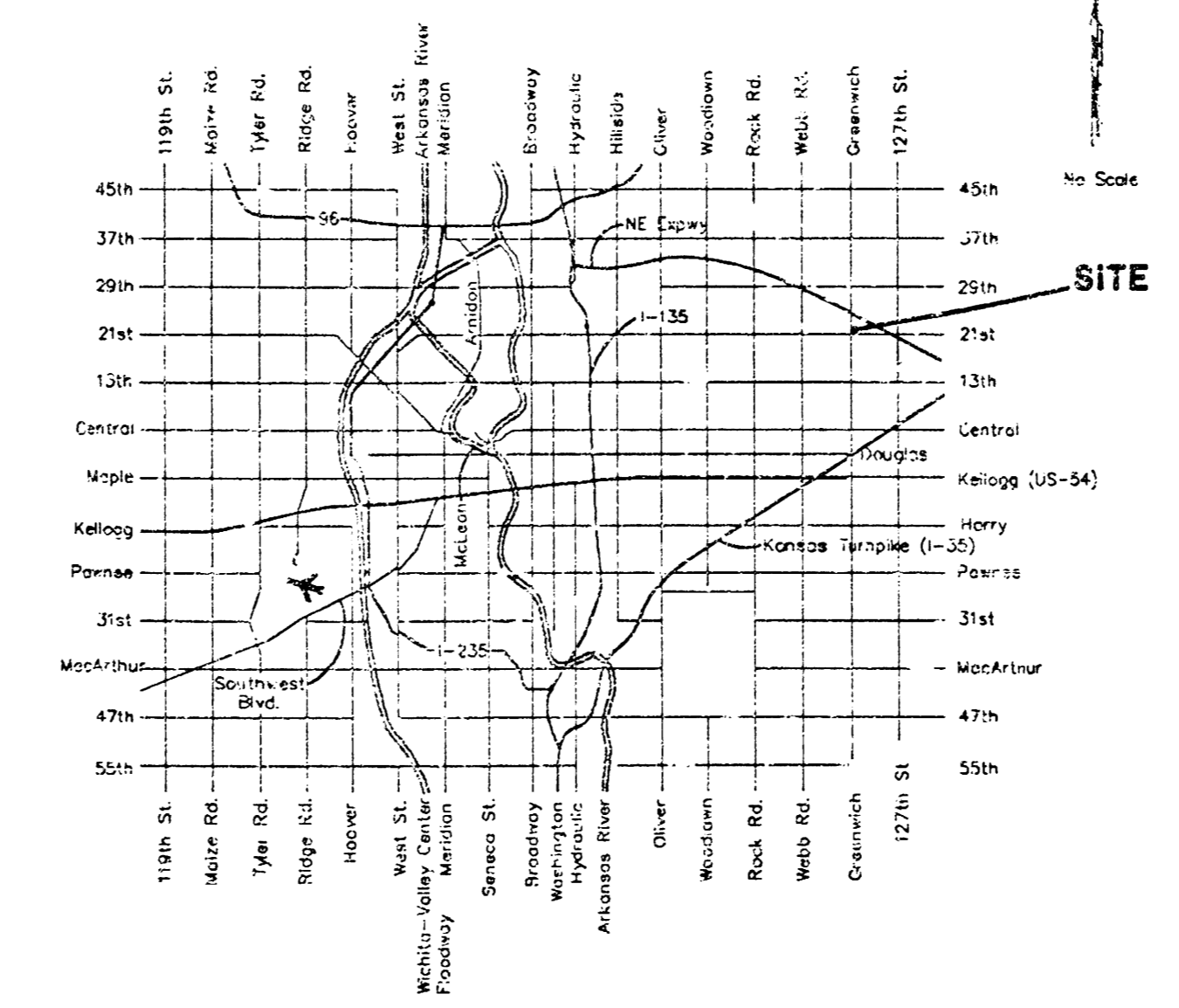
APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 11/27/02

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).

### Location Map



Booked  
E-2  
11/15/03  
RDL

Storm Water Sewer To Serve  
**The Manhattan Addition**  
Block 1, Part of Lot 1

**BAUGHMAN COMPANY P.**  
ENGINEERING, SURVEYING, & PLANNING

PROJECT NUMBER  
**1303 FPS (807861)**

|        |      |          |       |       |
|--------|------|----------|-------|-------|
| DESIGN | DATE | APPROVED | DATE  | SCALE |
| LU     |      | LU       | 11/02 | Noted |

8 15 01 13

**Bench Marks:**

1. Chiseled Square On Concrete Walk South Of Fire Hydrant.  
Elevation = 178.56 (City Datum)
2. 0.5 miles East of Webb Road on 21st Street North. City of Wichita Bench Mark. North right-of way. 39.00 ft North of 1/4 section corner iron in centerline of 21st. 11.80 ft South of property iron. 28.30 ft Northwest of East end of cmp.  
Elevation = 196.23 (City Datum)

Southwest Corner  
Sec. 3, T27S, R2E

Sta. 0+00.0, Begin Line 1  
Core Existing Inlet.  
Extend 15" PVC Northwest.  
Reconstruct Invert For Flow.  
Grout & Seal Water Tight.

Remove & Replace Concrete Sidewalk From  
Joint To Joint & Block Retaining Wall As  
Necessary For Storm Sewer Construction.  
See Note #4.

CAUTION! VERIFY  
Electric Line To Light Pole.

Sawcut, Remove & Replace Existing  
Asphalt, Curb & Gutter As Necessary  
For SWS Construction.

CAUTION! VERIFY  
Electric Line To Light Pole.

Sta. 2+24.9, End Line 1  
Construct 2'x4' Drop Inlet.  
Top = 176.82 ✓  
Install Sediment Barrier.

Sta. 1+99.9, Line 1  
1-15" Fernco Coupling To  
Connect PVC Pipe To Ductile  
Iron Pipe.

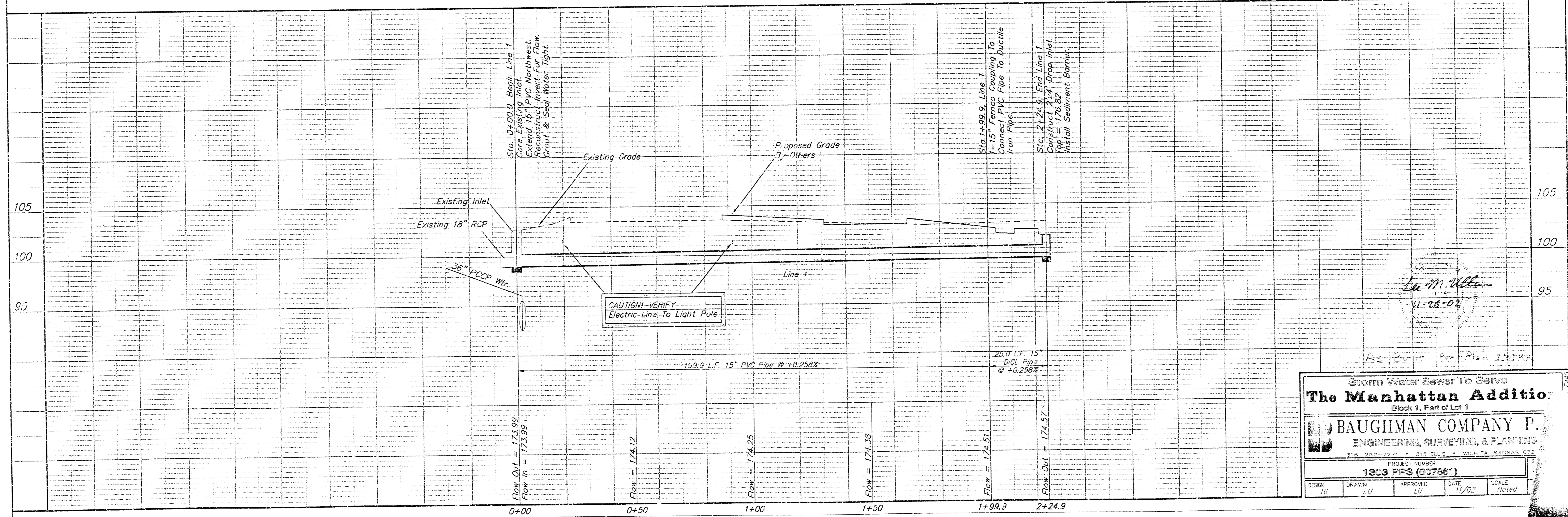
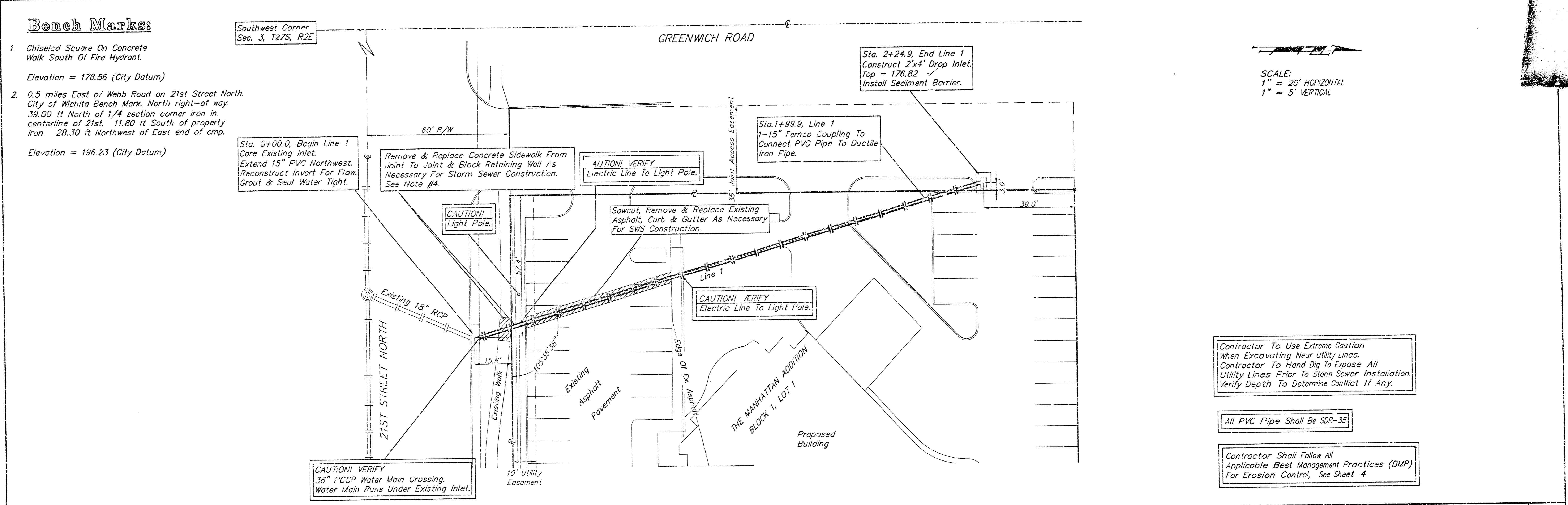
SCALE:  
1" = 20' HORIZONTAL  
1" = 5' VERTICAL

Contractor To Use Extreme Caution  
When Excavating Near Utility Lines.  
Contractor To Hand Dig To Expose All  
Utility Lines Prior To Storm Sewer Installation.  
Verify Depth To Determine Conflict If Any.

All PVC Pipe Shall Be SDR-35

Contractor Shall Follow All  
Applicable Best Management Practices (BMP)  
For Erosion Control, See Sheet 4

CAUTION! VERIFY  
36" PCCP Water Main Crossing.  
Water Main Runs Under Existing Inlet.



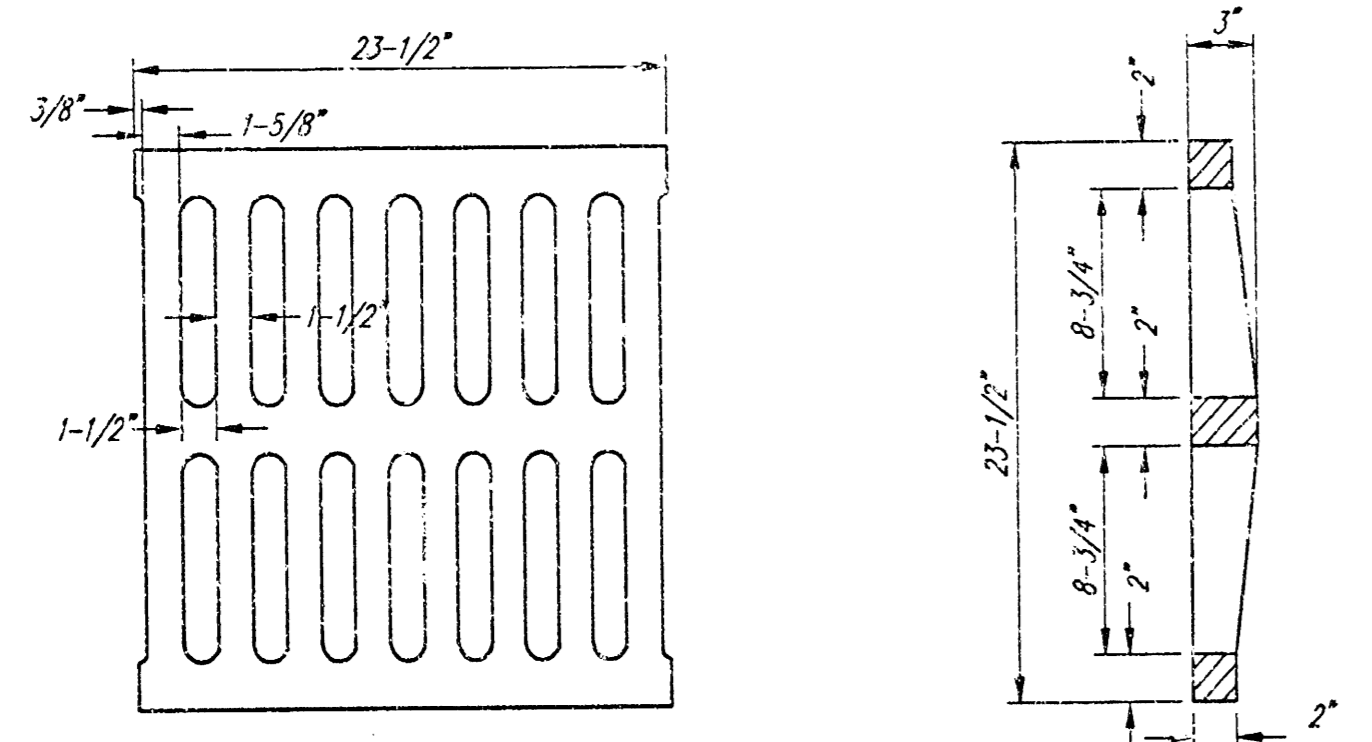
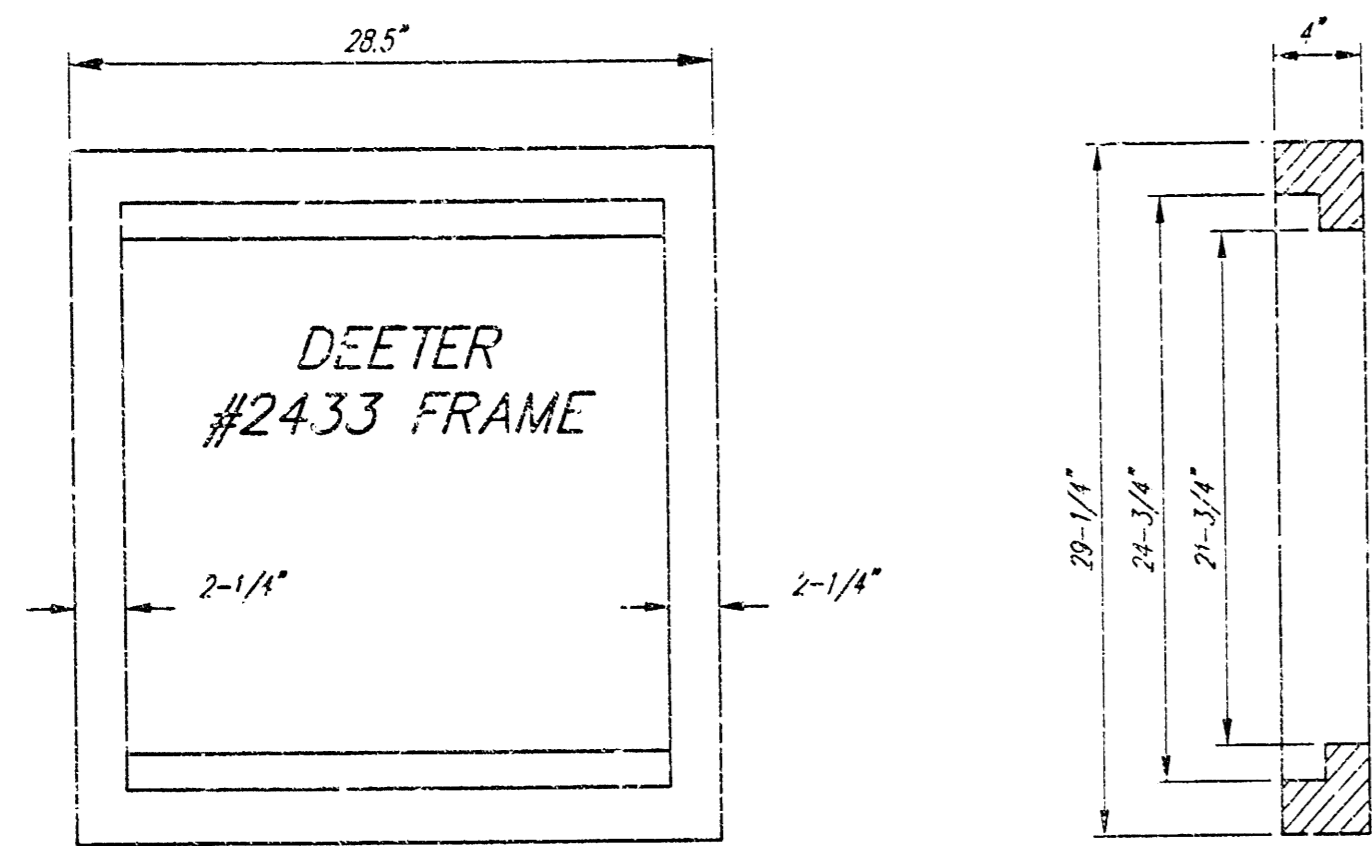
Storm Water Sewer To Serve  
**The Manhattan Addition**  
Block 1, Part of Lot 1

**BAUGHMAN COMPANY P.**  
ENGINEERING, SURVEYING, & PLANNING  
318 - 262 - 7271 • 318 FLUKE • WICHITA, KANSAS 67202

PROJECT NUMBER  
**1309 PPS (607881)**

|              |             |                |               |                |
|--------------|-------------|----------------|---------------|----------------|
| DESIGN<br>LU | DRAWN<br>LU | APPROVED<br>LU | DATE<br>11/02 | SCALE<br>Noted |
|--------------|-------------|----------------|---------------|----------------|

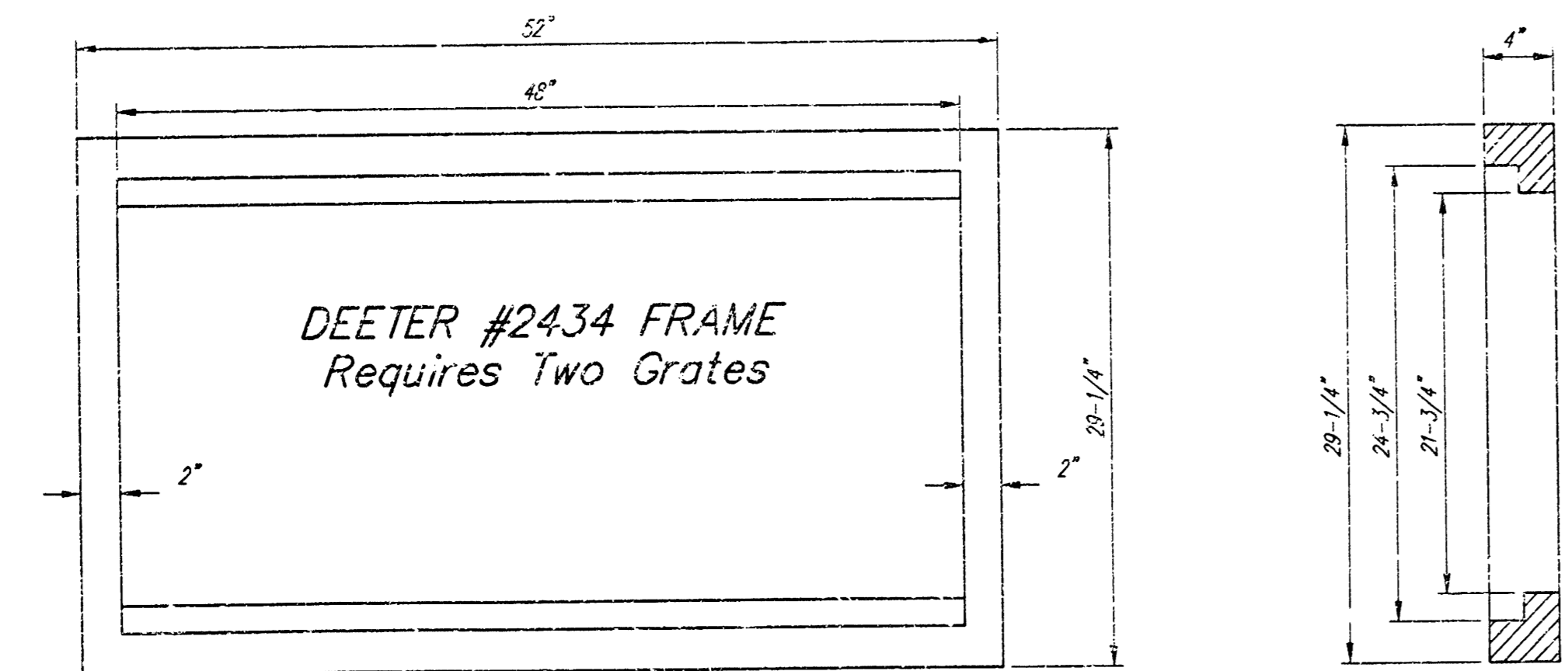
Lee M. Vetter  
11-26-02  
As Built from Plan 1/10/02



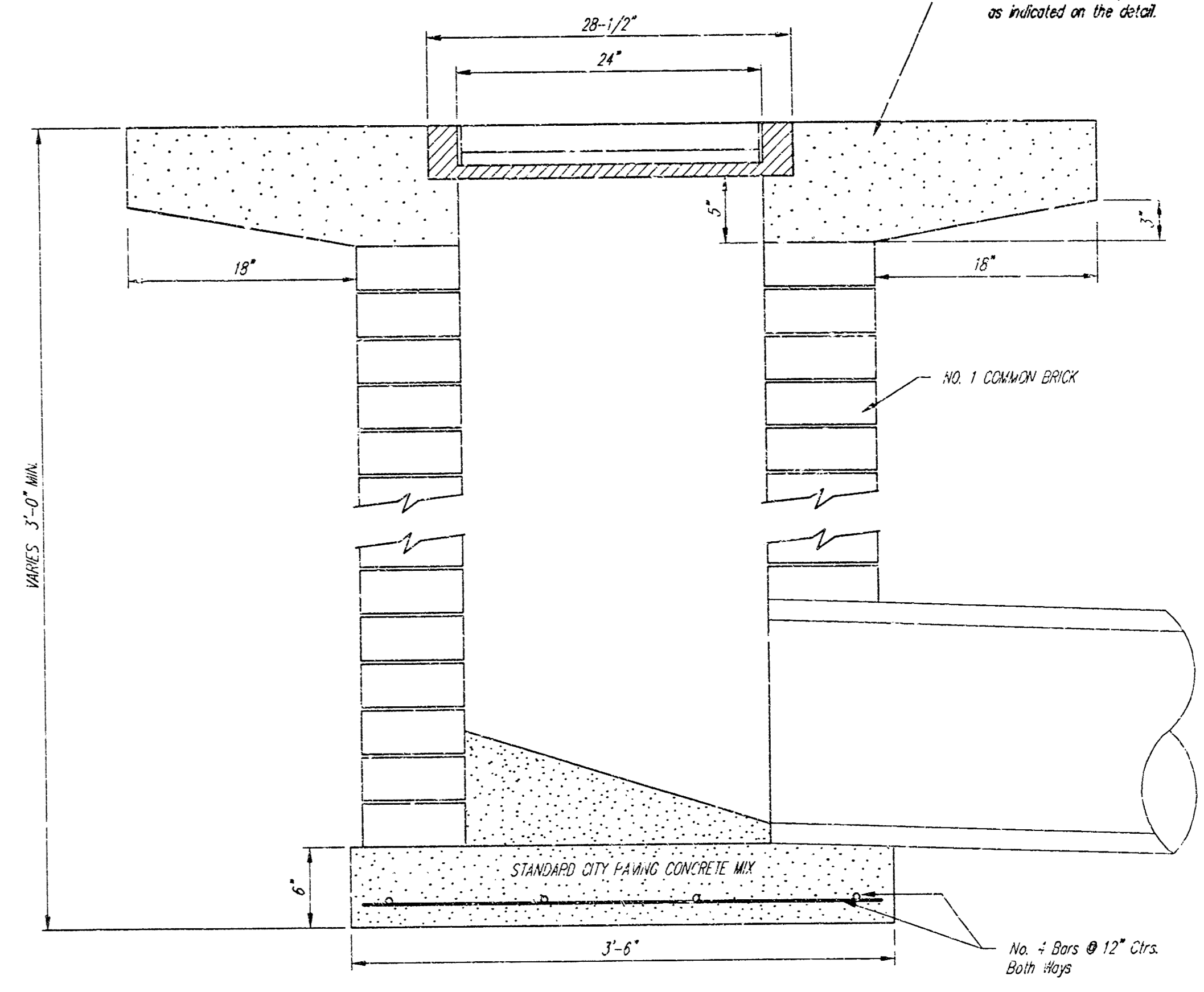
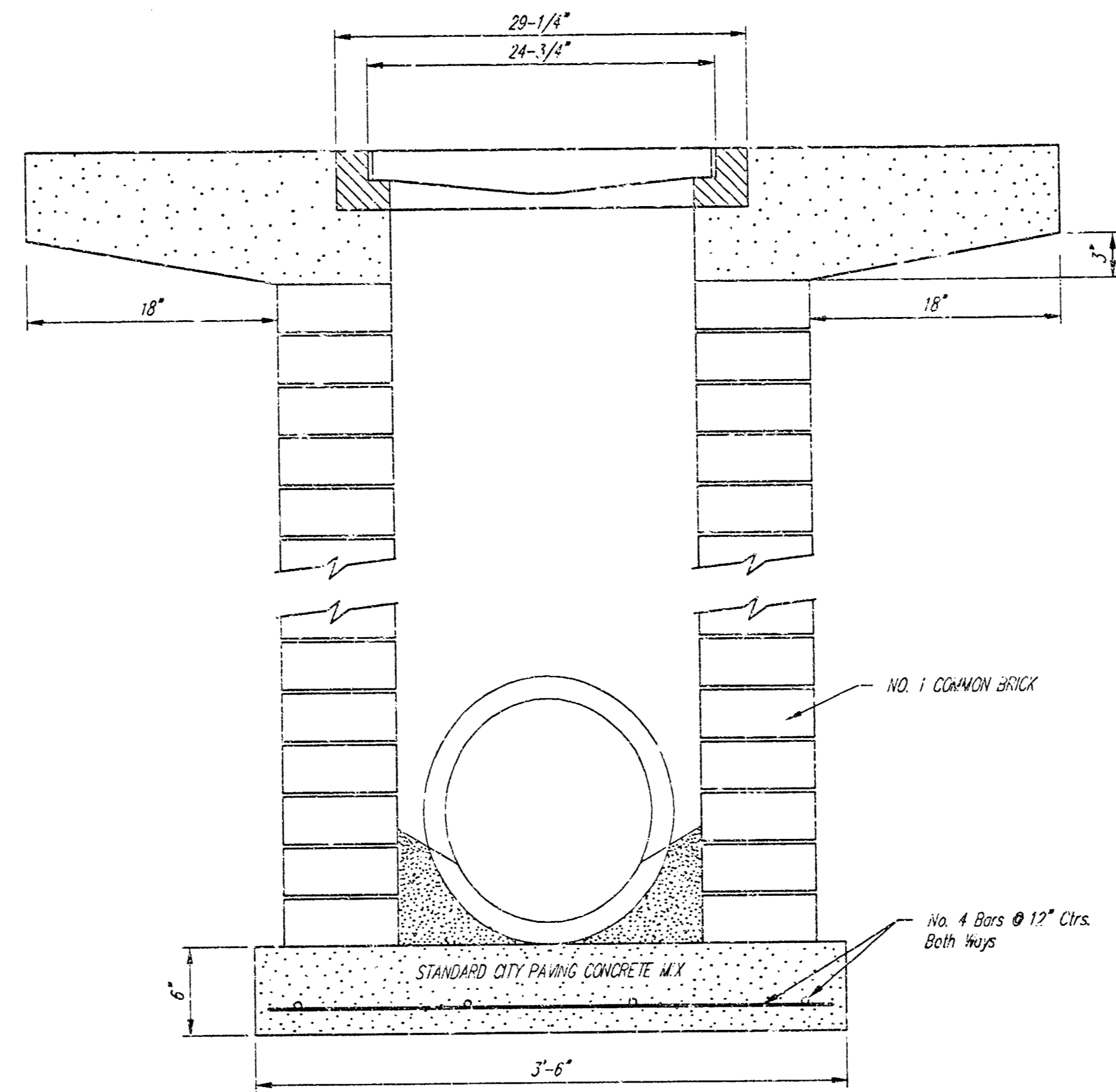
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

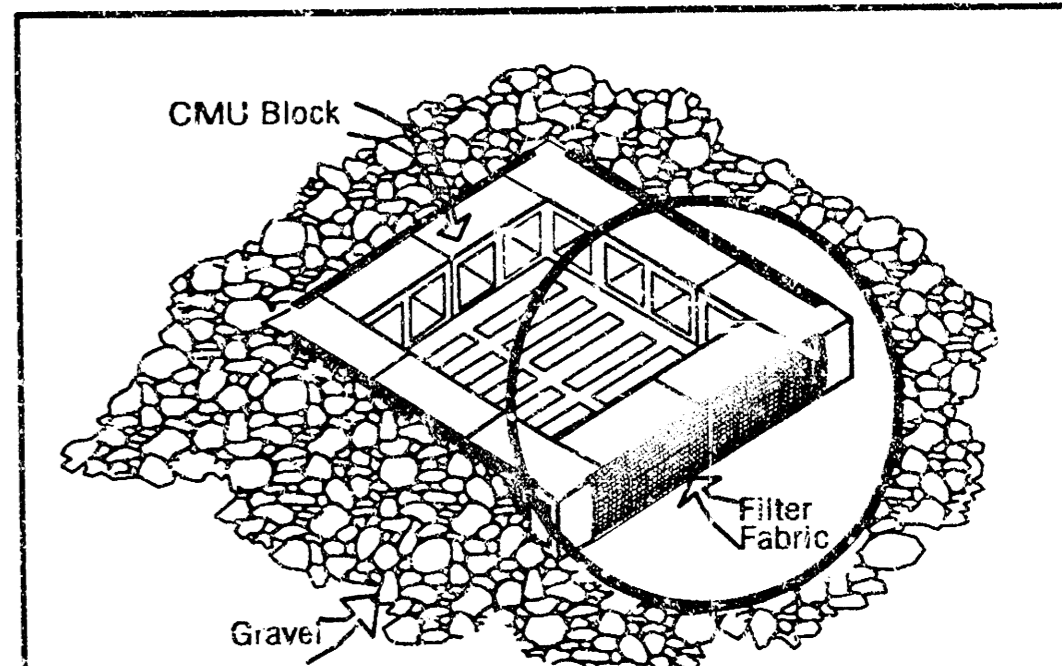
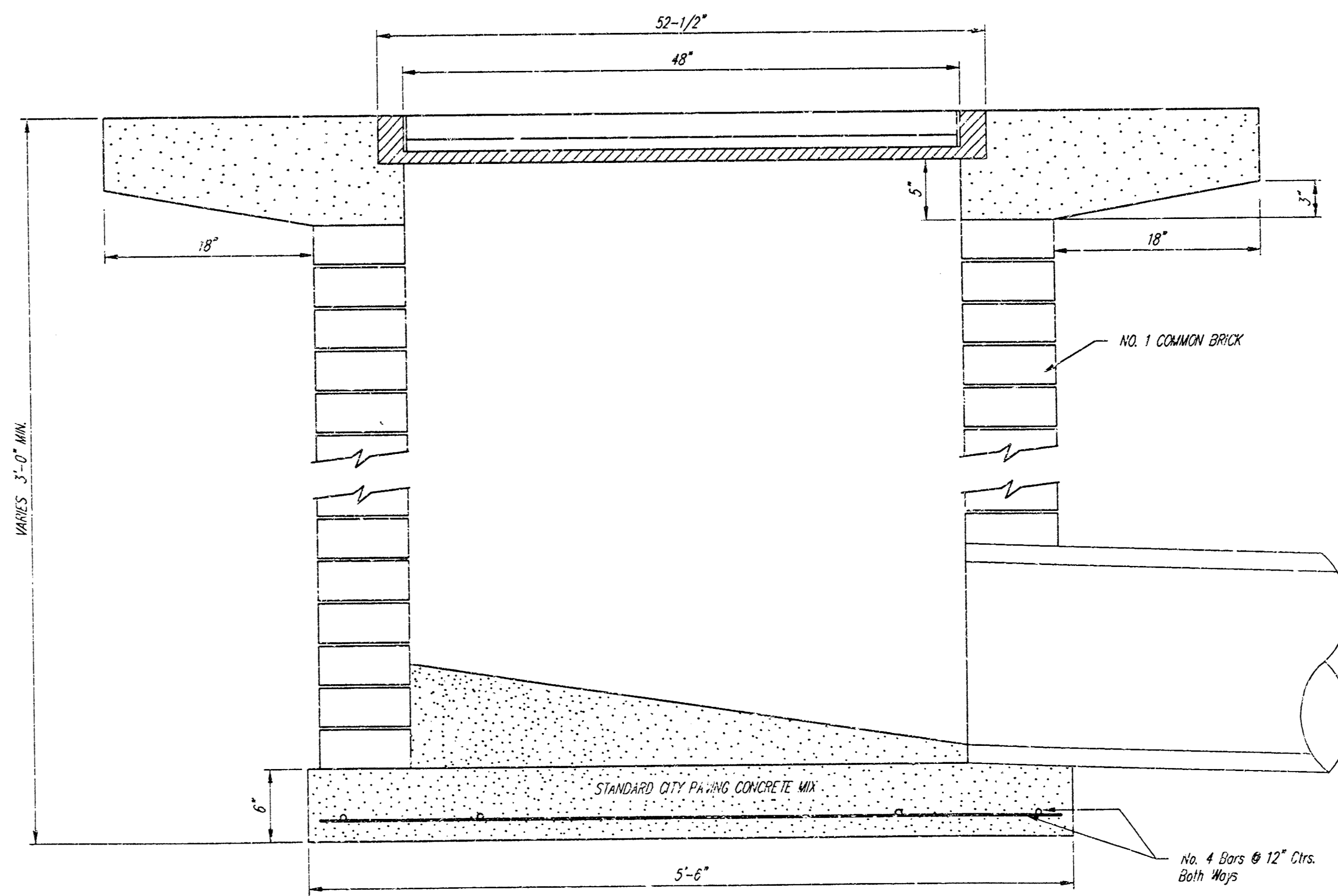
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.



Double 24" x 24" Frame Detail



Note: Concrete apron shall be constructed over the inlet when inlet is located in an unproved area. Where the inlet is adjacent to pavement, the apron thickness shall be tapered to the inlet a 18" as indicated on the detail.



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

**INLET PROTECTION**  
Storm Drain with Gravel Apron

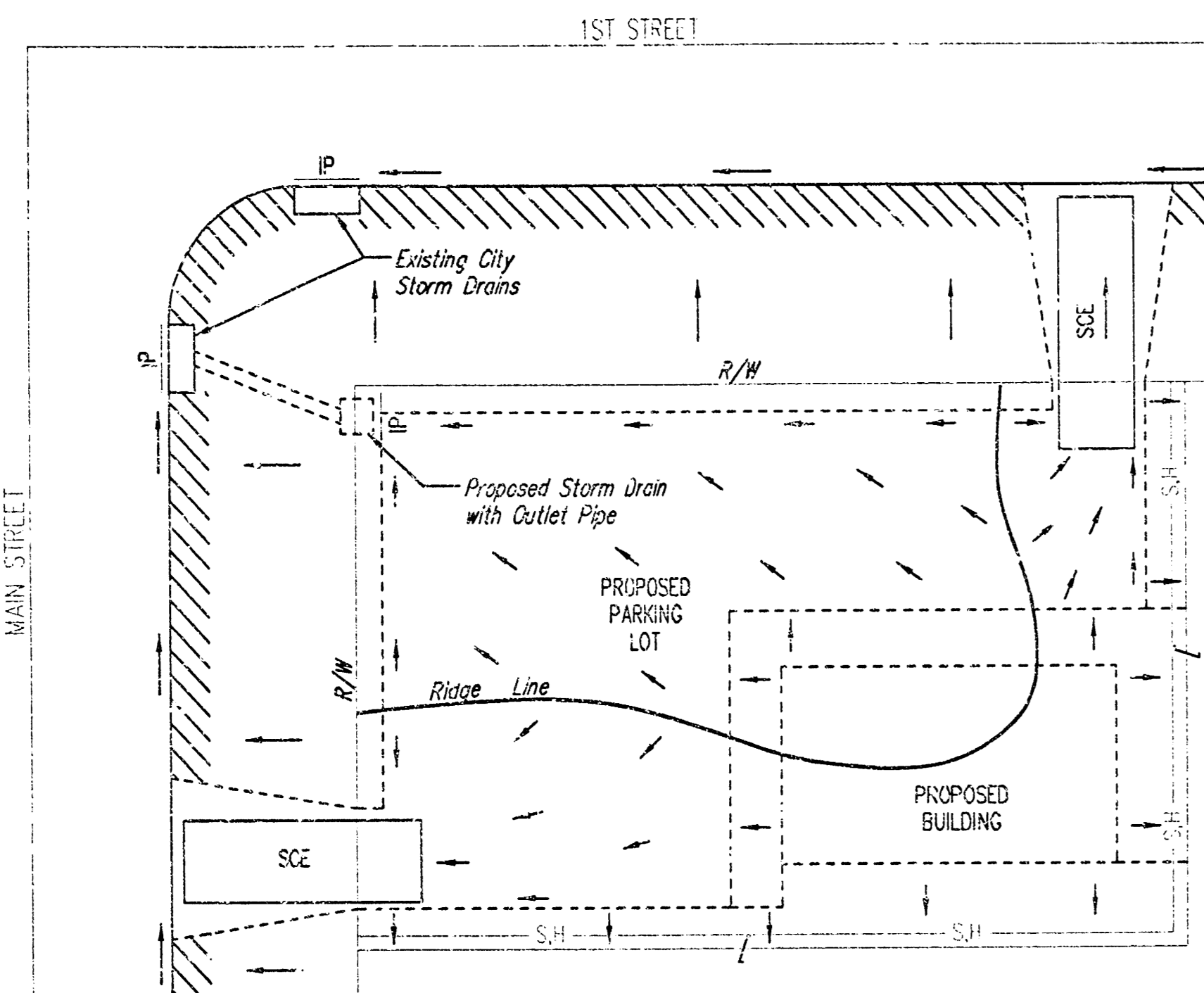
CITY OF WICHITA  
**STANDARD DROP INLET**

BAUGHMAN COMPANY P.A.  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 310 ELLIS • WICHITA, KANSAS 67201

PROJECT NUMBER  
**1303 PPS (607861)**

|                 |                |          |               |               |
|-----------------|----------------|----------|---------------|---------------|
| DESIGN<br>STAFF | DRAWN<br>STAFF | APPROVED | DATE<br>11/02 | SCALE<br>NONE |
|-----------------|----------------|----------|---------------|---------------|

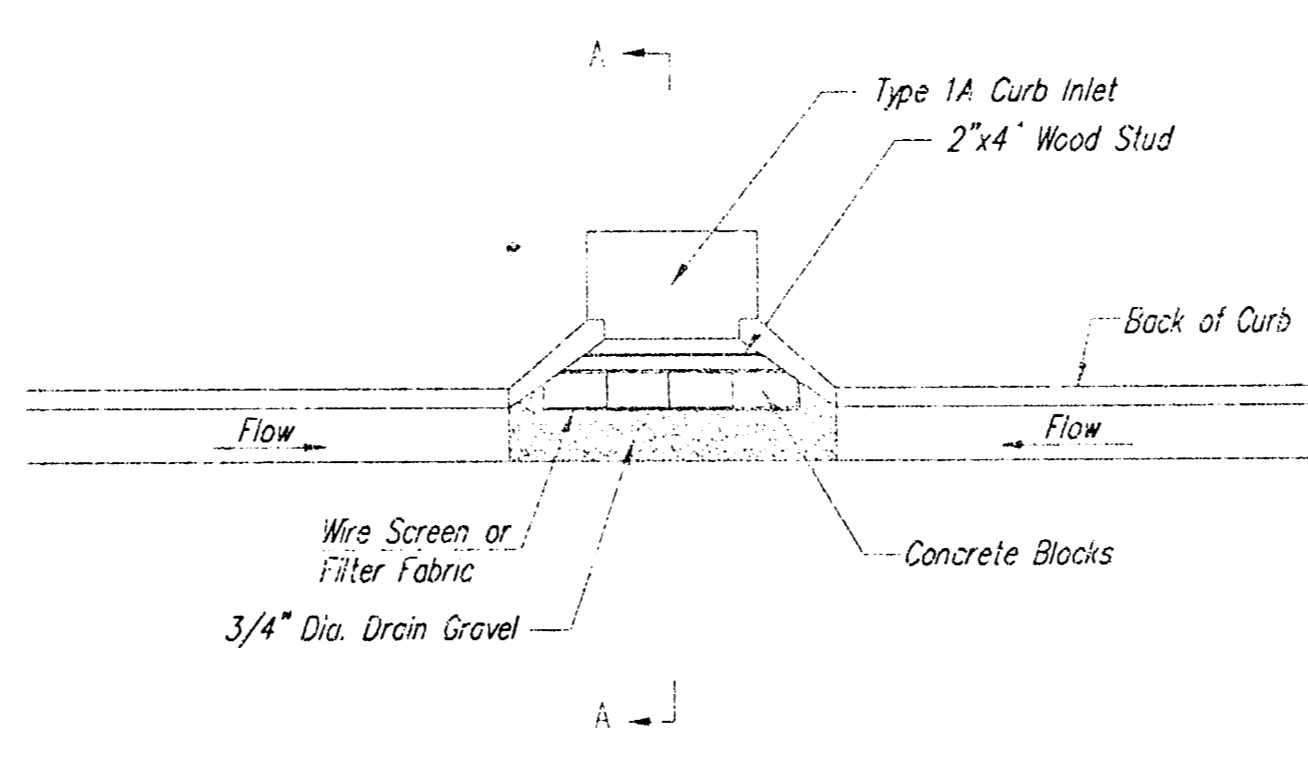
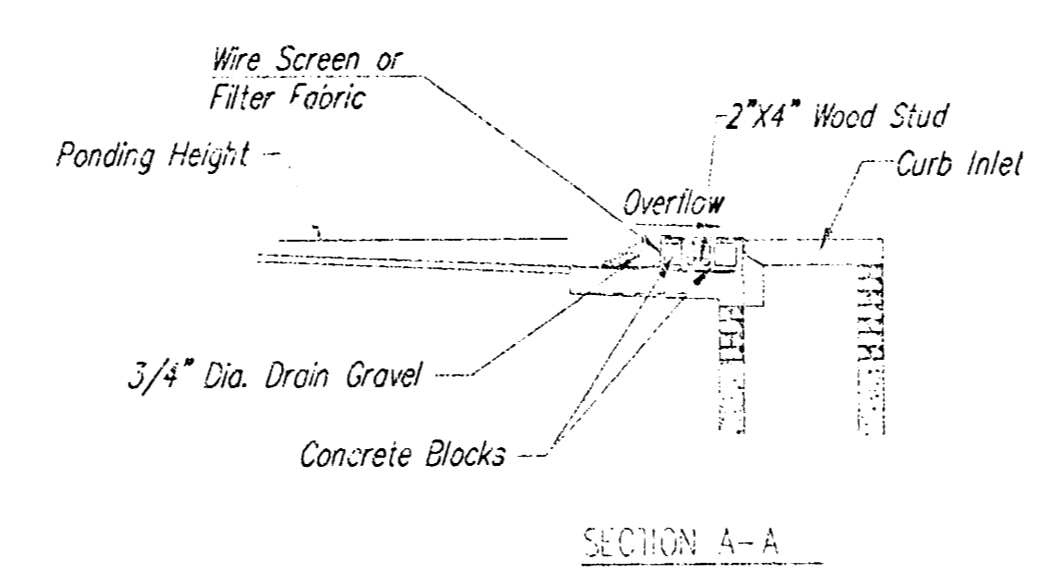
SHEET  
80



- LEGEND**
- Flow Direction
  - IP Inlet Protection - to be provided at all inlets subject to silt laden runoff.
  - S.H- Silt Fence or Hay Bale Barrier - to be installed along property lines where runoff from construction site can run onto other properties.
  - SCE Stabilized Construction Entrance - to be used at all locations where vehicles or equipment enter or exit property.
  - Back of Curb Protection - to be installed whenever curb is backfilled to less than 3 inches from top and disturbed earth exists adjacent thereto. (See City Standard Details.)

**General Notes**

1. This standard detail sheet is a part of your building permit. The BMP's shown on this sheet are considered minimum standards. Whenever sediment enters the streets, storm sewers, ditches, or ponds, contractor will install additional BMP's, as needed, to correct the problem.
2. Follow these general principals on all commercial building sites.
3. The soil erosion BMP's shown hereon must be in place at all times during construction until such time as the site is re-established with paving or grass.
4. Failure to install, protect, and maintain BMP's are violation of Section 16.32 of the City Code and will subject the contractor to the penalties provided therein. Included with your permit is an orange "notice" sign that must be posted on-site in a conspicuous place at all times during construction. The sign is provided to assist you in the maintenance of BMP's.
5. Back of Curb Protection: On include hay bale, silt fence, or Curlex barrier, as shown on City BMP standard details. This BMP must remain in place until the area between the curb and right-of-way line has been permanently stabilized.
6. The General Contractor is responsible for the installation and maintenance of all BMP's.
7. Should the site abut a lake, BMP's will be installed to prevent sediment from entering the lake.
8. Any mud inadvertently tracked onto any street will be cleaned up by the general contractor at the end of each day's work.



**CURB INLET GRAVEL FILTERS**  
(INLET PROTECTION-RESIDENTIAL STREETS ONLY)

NOTE: Other types of curb inlet protection may be approved by the city so long as equal protection is provided.

A gravel inlet filter shall be installed at sump locations on residential streets. This type of protection is not to be used on arterial or collector streets at any time that it would pose an unsafe traffic hazard.

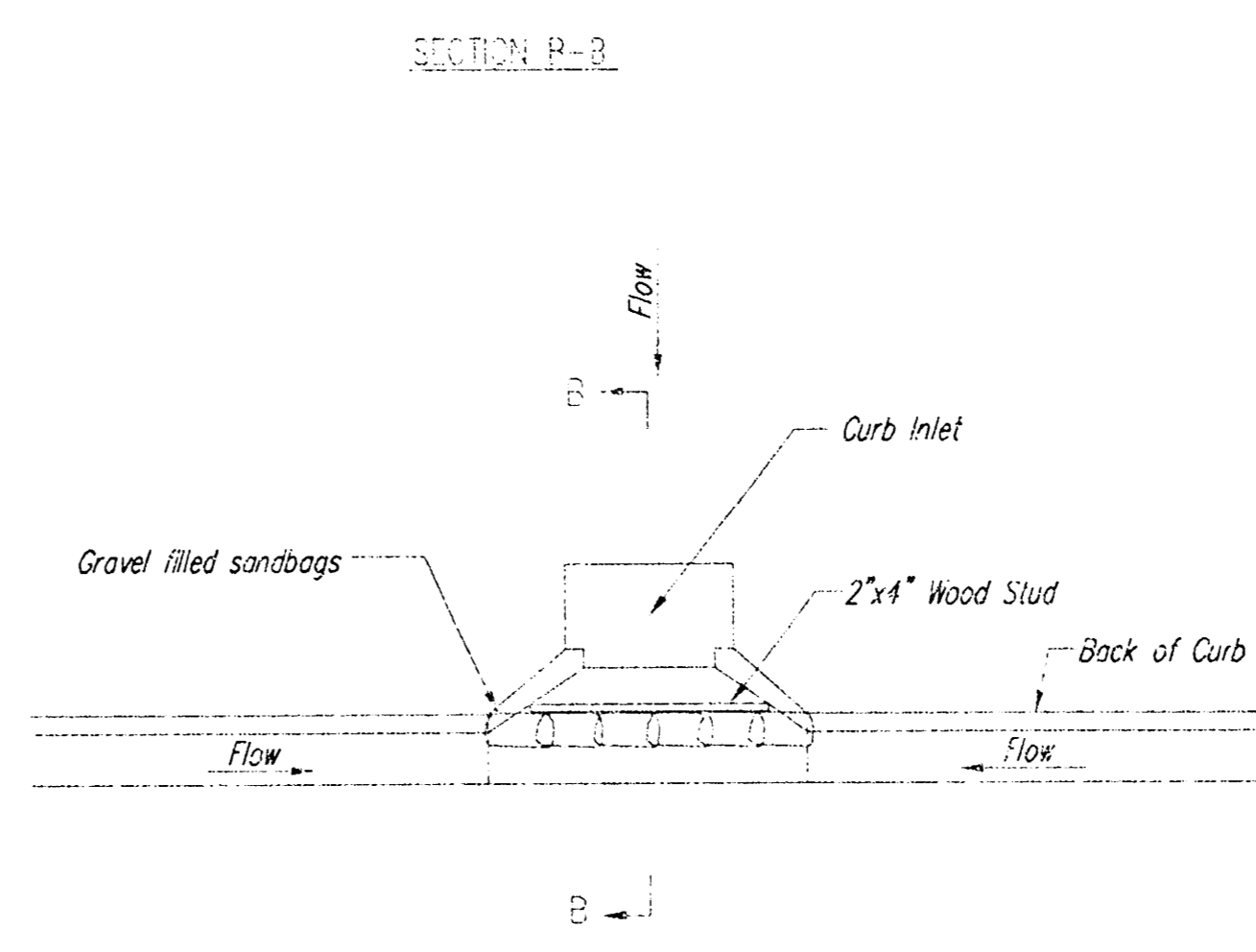
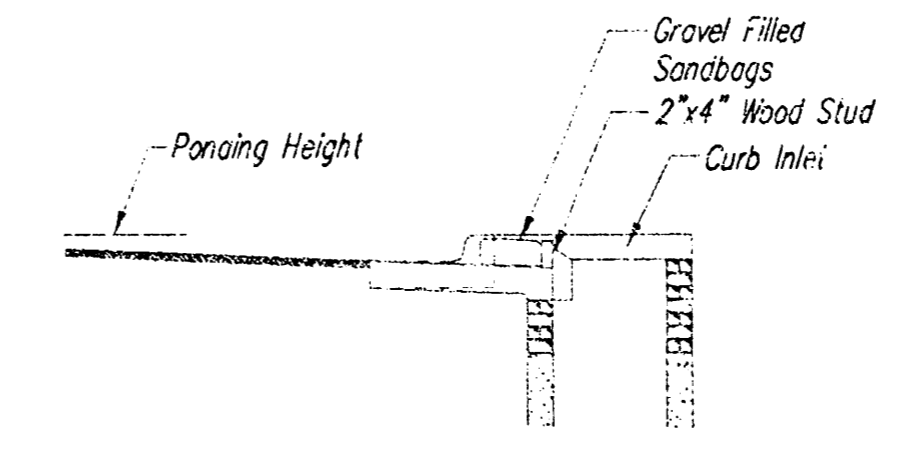
**Instructions for Installing:**

- STEP 1: Place concrete blocks around the inlet as shown on drawing. Insert 2x4 board as shown.
- STEP 2: Wrap 1/2" mesh wire screen around the concrete blocks.
- STEP 3: Place 1" to 1-1/2" diameter rock around the blocks and wire screen. Be sure the rock extends down from the top of the concrete block.
- STEP 4: To prevent damage to vehicles, signs warning drivers about the structures may be necessary. An alternative installation is the use of gravel bags supported by a 2x4" board to prevent collapsing.

Use of rock with diameters smaller than 1" in the bag may result in clogging of pores and reduce the amount of water flowing into an inlet.

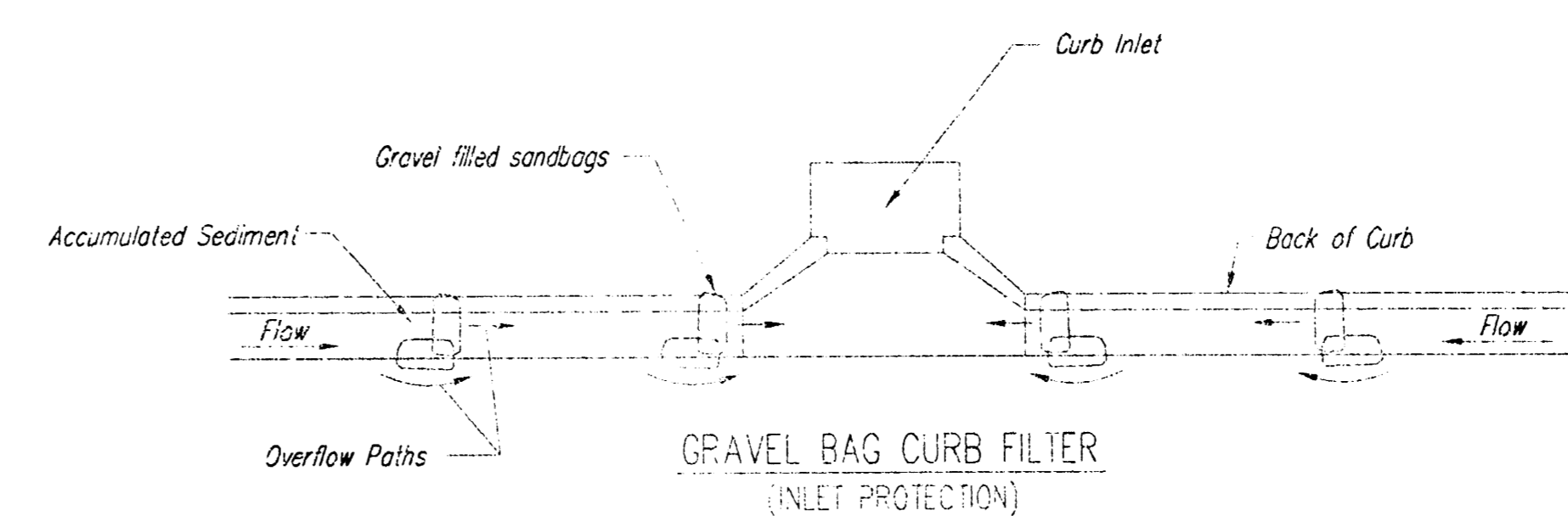
**Maintenance:**

All curb inlet gravel filters shall be inspected and repaired after each runoff event. Sediment deposits are to be removed once material is within 8 cm (3 inches) of the top of any block. Periodically, the gravel shall be raked to increase infiltration and filtering of runoff waters. Accumulated sediment is to be removed immediately from roads and streets.



**CURB INLET SANDBAG FILTERS**  
(INLET PROTECTION)

NOTE: Other types of curb inlet protection may be approved by the City so long as equal protection is provided.



NOTE: Place two or more sets of bags in a manner that results in maximum support. The flow line bag must be lower than top of curb.

**CURB SEDIMENT TRAPS:**

When inlets are located on streets having a grade (i.e., sump conditions do not exist), installing gravel (or sand) bags in the gutter flow line to create small sediment traps can be considered. Gravel bags are recommended over sand bags to allow for drainage.

If the spacing between bags becomes too large, little sediment may be trapped. Spacing of bags should be controlled using the table or graph that illustrates placement distances based upon street slope. When installed in the gutter, bag tops must be lower than the sidewalk.

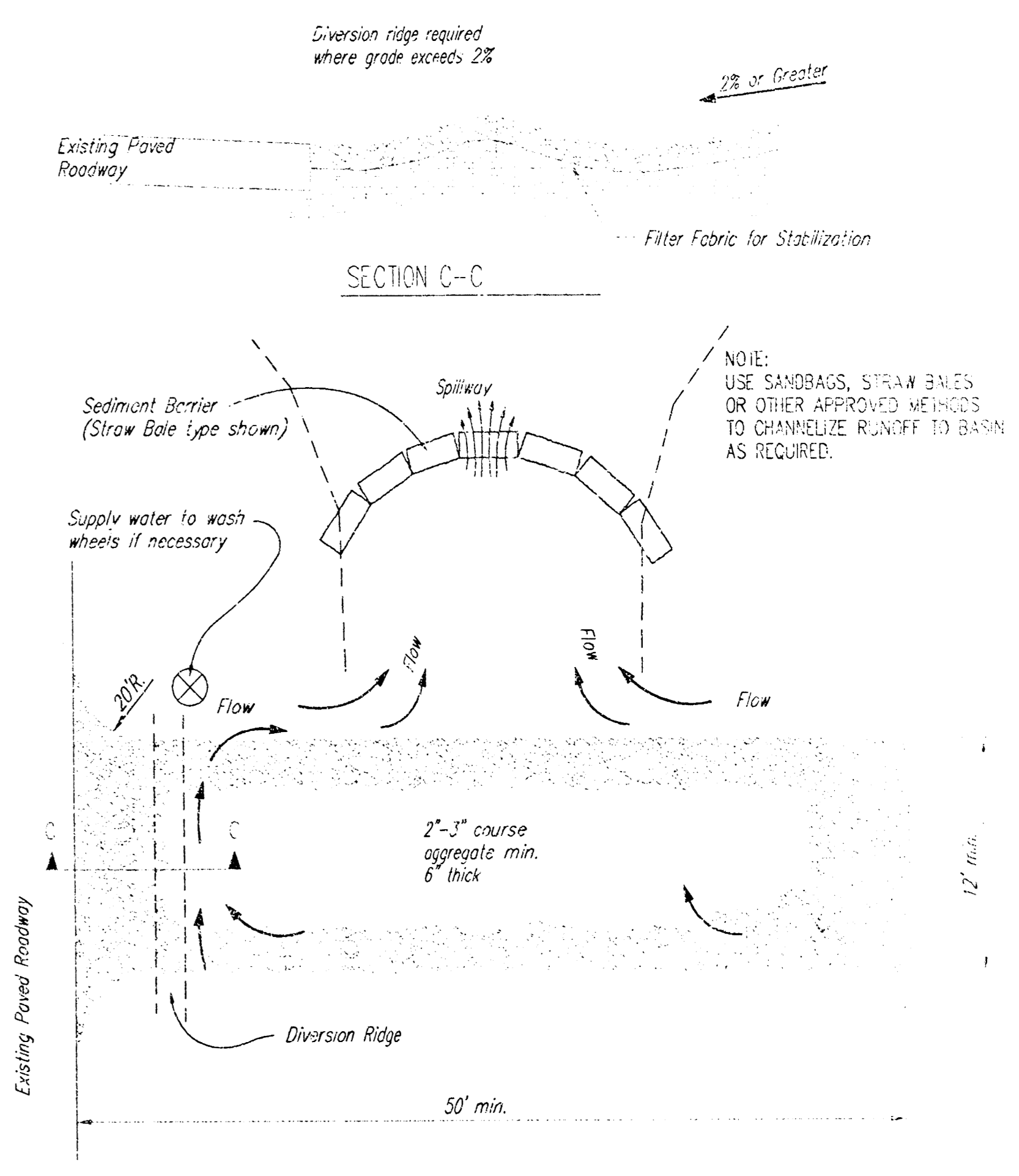
**Spacing:**

Gravel bags are to be placed according to street grades using the following table or graph that appears below.

| GRADE (%) | SPACING (FEET) |
|-----------|----------------|
| 0.5       | 75             |
| 1.0       | 45             |
| 2.0       | 18             |
| 3.0       | 12             |
| 4.0       | 9              |
| 5.0       | 6              |

**Maintenance:**

Collected sediment shall be removed after every runoff event. Bags that are destroyed by vehicular traffic or through natural deterioration are to be immediately replaced.



**STABILIZED CONSTRUCTION ENTRANCE**

**NOTES:**

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
4. DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

**SOIL EROSION  
BMP DETAILS**

CHRISTOPHER M. CARRIER  
STORM WATER ENGINEER

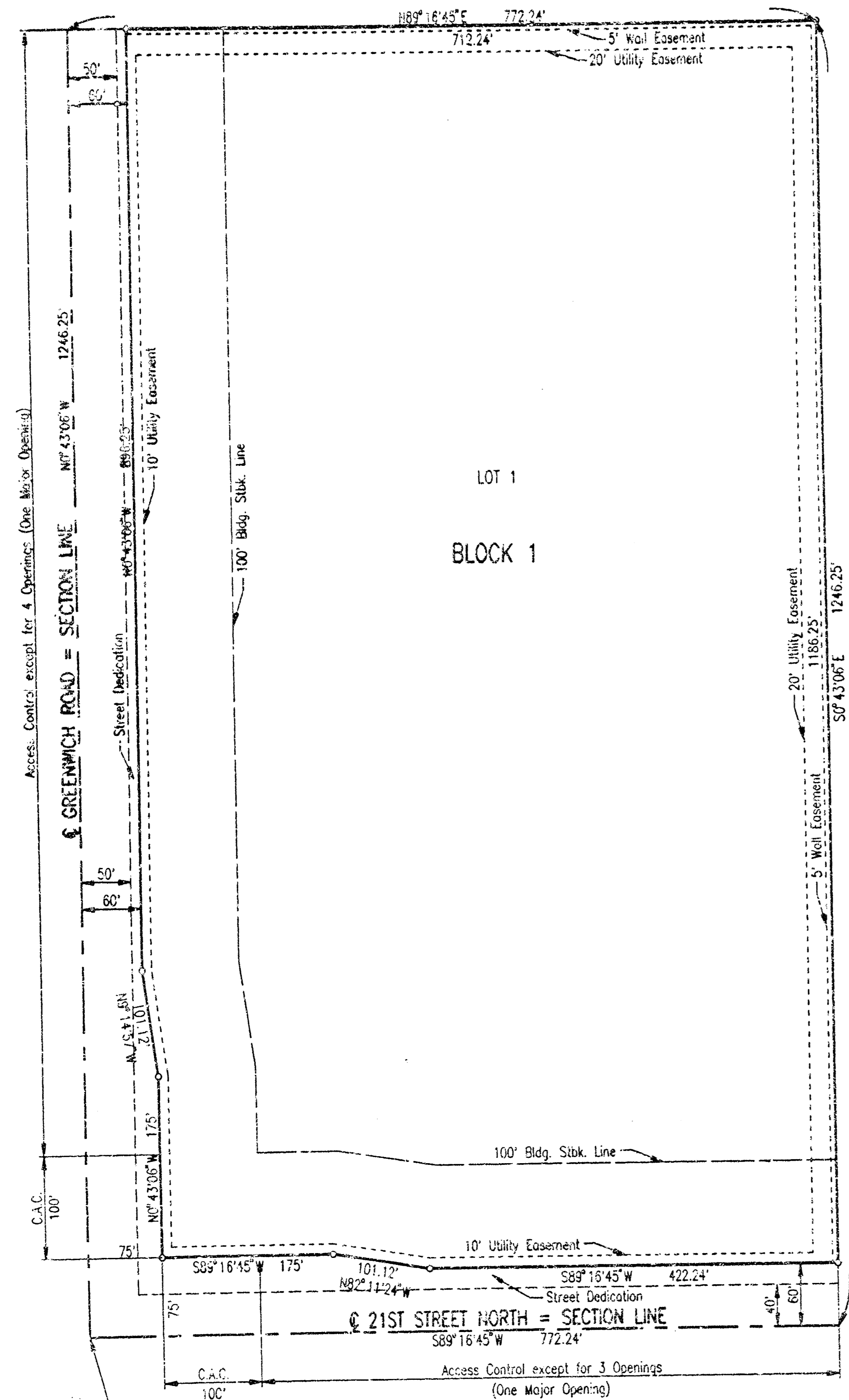
PROJECT NUMBER  
1303 PPS (607861)

DATE  
11/02

SHEET SU 1

PC 73-10

# THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'  
 ○ = IRON SET  
 C.A.C. = COMPLETE ACCESS CONTROL

B.M. - CITY OF WICHITA (P.C. 41 FEET SOUTH AND 58 FEET WEST OF IRON AT CENTERLINE OF GREENWICH AND 21ST ST. N. ELEV. 173.88 CITY DATUM ELEV. 1361.58 M.S.L.)

SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS, AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

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 21st DAY OF FEBRUARY 1997, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND STREETS THE SAME TO BE DESCRIBED AS:

A TRACT IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION, 1246.25 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION, 772.24 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION, 1246.25 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 772.24 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50 FEET AND THE SOUTH 40 FEET THEREOF.

MICHAEL W. BERRY, R.L.S. NO. 948  
 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 A LOT, A BLOCK, AND STREETS, THE SAME TO BE KNOWN AS THE MANHATTAN ADDITION TO 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.

THE 5-FOOT WALL EASEMENT ALONG THE NORTH AND EAST LINES OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ADJUTERS RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND GREENWICH ROAD OVER AND ACROSS THE SOUTH AND WEST SIDE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO THE 21ST STREET NORTH AT (3) THREE LOCATIONS AND GREENWICH ROAD AT (4) FOUR LOCATIONS AS SHOWN, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS, AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

OWNERS:

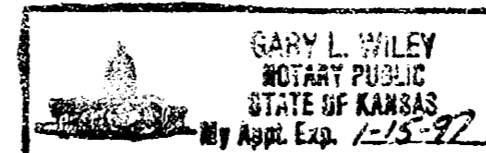
LUXURY DEVELOPMENT PARTNERS, INC.

BY William J. Warren  
 WILLIAM J. WARREN, PRESIDENT

STATE OF KANSAS )  
 COUNTY OF SEDGWICK ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF FEBRUARY, 1997, BY WILLIAM J. WARREN, PRESIDENT OF LUXURY DEVELOPMENT PARTNERS, INC.

Gary L. Wiley, NOTARY PUBLIC  
 GARY L. WILEY  
 MY COMMISSION EXPIRES Jan. 15, 1997



WE, TRUST BANK N.A., WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS.

BY Bruce A. Long  
 BRUCE A. LONG, VICE PRESIDENT

STATE OF KANSAS )  
 COUNTY OF SEDGWICK ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JANUARY, 1996, BY BRUCE A. LONG, VICE PRESIDENT OF TRUST BANK, N.A., WICHITA, KANSAS.

Gary L. Wiley, NOTARY PUBLIC  
 GARY L. WILEY  
 MY COMMISSION EXPIRES Jan. 15, 1997



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 15th DAY OF FEBRUARY, 1997.

Susan Osborne-Howes, CHAIRMAN  
 SUSAN OSBORNE-HOWES  
Marvin S. Knout, SECRETARY  
 MARVIN S. KNOT



THIS PLAT APPROVED AN ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 7th DAY OF FEBRUARY, 1997.

Bob Knight, MAYOR  
 BOB KNIGHT  
Pat Burnett, CITY CLERK  
 PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS 14th DAY OF JANUARY, 1997.

Thomas G. Waters, CHAIRMAN  
 THOMAS G. WATERS  
Paul W. Hancock, CHAIR PRO-TEM  
 PAUL W. HANCOCK

Betsy Gwin, COMMISSIONER  
 BETSY GWIN  
Melody Miller, COMMISSIONER  
 MELODY MILLER

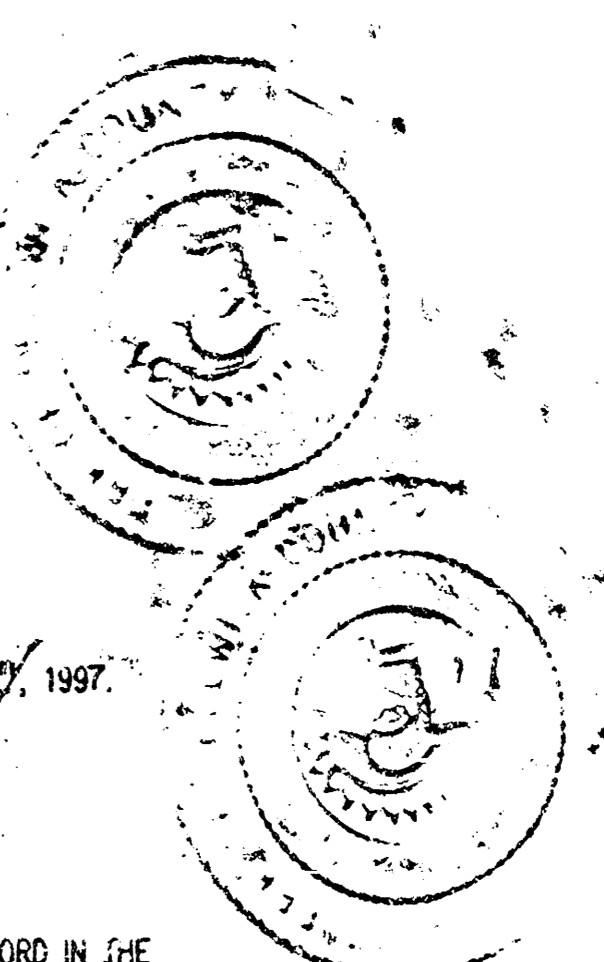
Mark F. Schroeder, COMMISSIONER  
 MARK F. SCHROEDER  
James Alford, COUNTY CLERK  
 JAMES ALFORD

ENTERED ON/TRANSFER RECORD THIS 21st DAY OF FEBRUARY, 1997.

James Alford, COUNTY CLERK  
 JAMES ALFORD

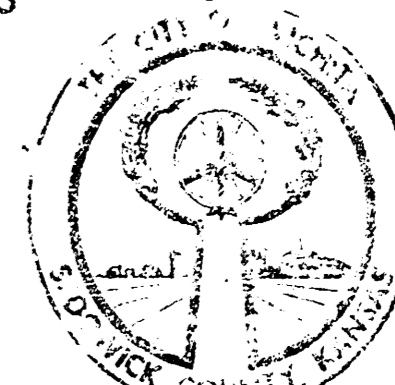
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 9:15 AM, ON THIS 21st DAY OF FEBRUARY 1997.

Larry L. Mansolver, REGISTER OF DEEDS  
 LARRY L. MANSOLVER  
Michael D. Hurtt, DEPUTY  
 MICHAEL D. HURTT



CONSENT IS HEREBY GIVEN FOR THE FORMATION OF BENEFIT DISTRICTS WITHIN THE BOUNDARY OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS AS THEY DEEM NECESSARY TO MAKE STREET IMPROVEMENTS TO SERVE THIS AREA, THIS 14th DAY OF JANUARY, 1997.

Bob Knight, MAYOR  
 BOB KNIGHT  
Pat Burnett, CITY CLERK  
 PAT BURNETT



1"=100.00  
 01/19/95 15:57:45 V:\MILLING - 23-1996 10:56:41 am

20.00  
 CR

PC-73-10

PC73-10 18 12 01 13