

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 262-4270
 Kansas Gas Service 1-800-402-4300
 Western Energy 363-8800
 Kansas Energy 1-800-303-0357
 SBC 268-2245
 City of Wichita Water Dept. 268-4563
 City of Wichita Sewer Maint. 268-4024
 City of Wichita Storm Sewer Maint. 268-4090
 City of Wichita Traffic Maint. 268-4034
 Conoco Pipeline Co. 1-800-231-2551
 Southern Star Pipeline Co. 529-6600
 Phillips Pipeline Co. 1-800-755-8230
 Jayhawk Pipeline Co. 1-888-542-9573

- Utility service lines, poles, valve boxes, meters, and structures 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, 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.

- 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 advance 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.

- All areas disturbed during construction not under pavement shall be seeded and mulched as follows (Temporary Seeding):

Seed: Rye Grass: 5 lbs./1000 Sq. Ft.
 Mulch: Prairie Hay: 2 tons/acre

All costs associated with seeding and mulching shall be included in bid item "Project Seeding." All seeding operations shall conform to City of Wichita Standard Specifications.

- The 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 existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrances shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Cost for maintenance and/or replacement of erosion control measures to be incidental to project cost.

STORM WATER SEWER IMPROVEMENTS
 TO SERVE

COMOTARA INDUSTRIAL PARK 4TH ADD.

CITY OF WICHITA, KANSAS

James L. Armour, P.E. Acting City Engineer

Private Project Number

1491 PPS (607861)

November 2004

Benchmark

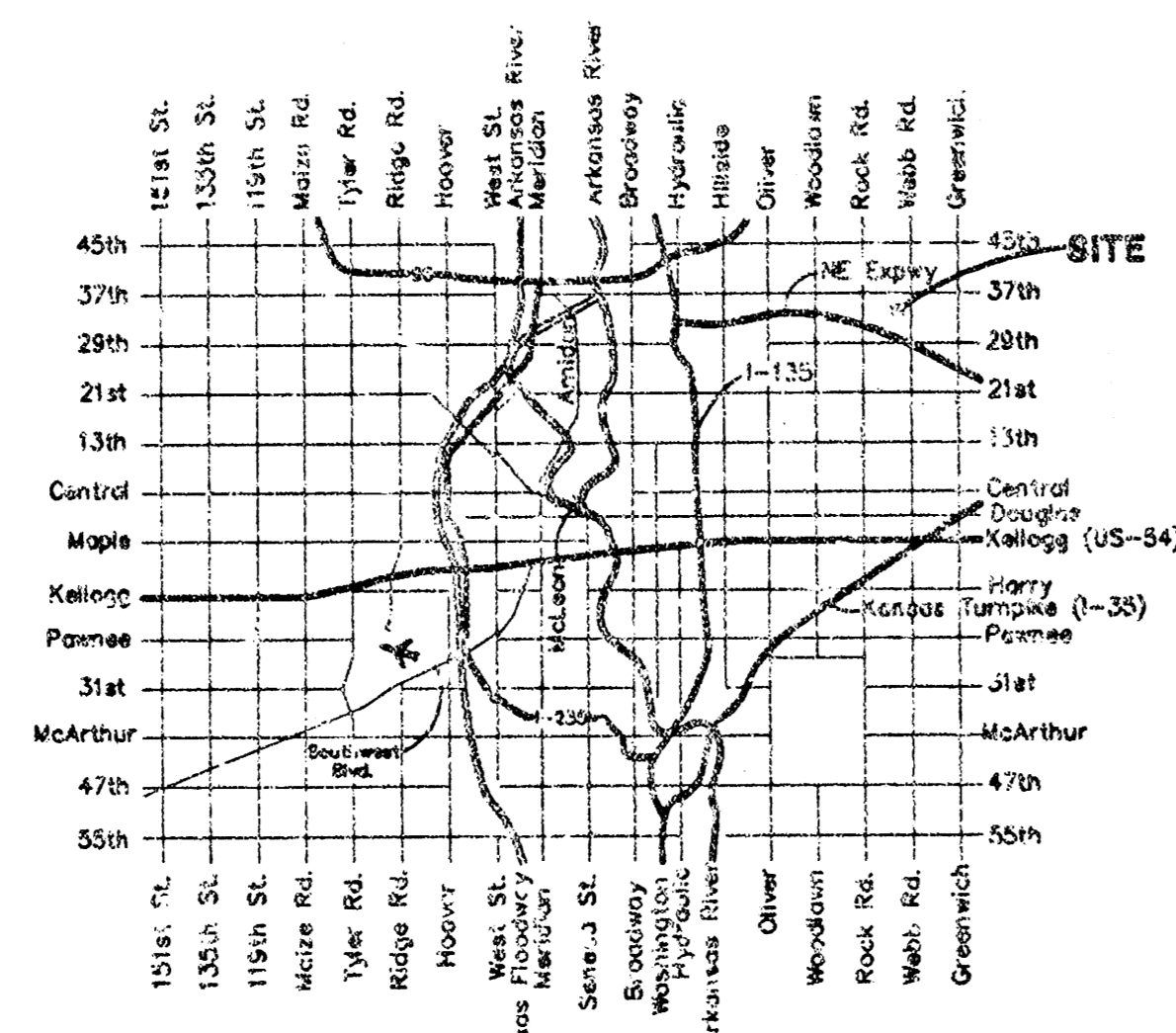
BM #1: "Q" Cut Chiseled on Top of Curb on East Side of Drive Approach to Lot 26, Comotara Industrial Park Fourth Addition. Elevation= 1421.55 M.S.L.

BM #2: "Q" Cut Chiseled on Top of Catch Basin near NE Corner of Lot 26, Comotara Industrial Park Fourth Addition. Elevation= 1422.69 M.S.L.

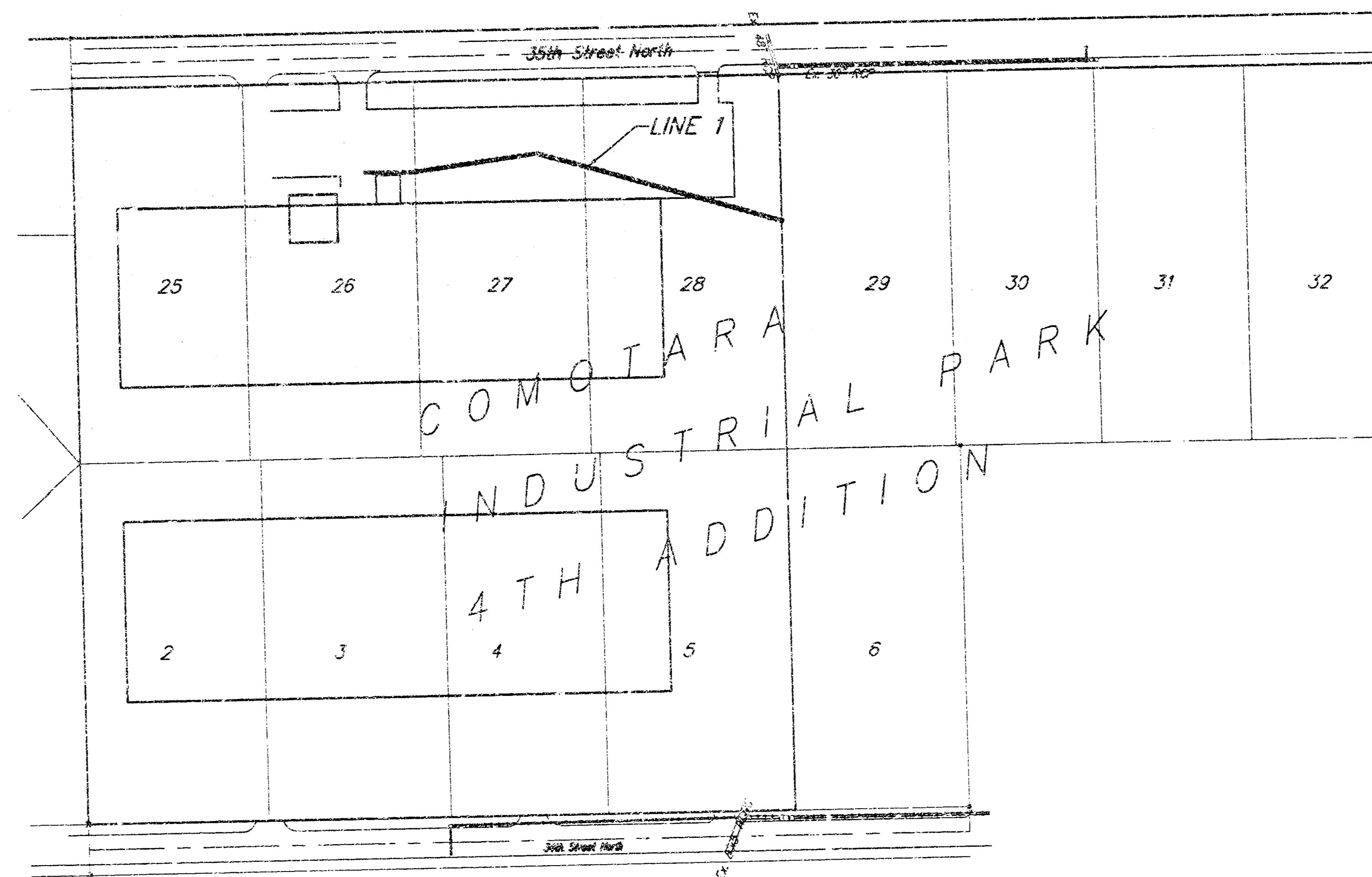
Sheet Index

Title Sheet	1
Line 1	2
Standard Drop Inlet Detail	3
Erosion Control Detail	4
Copy of Plot	5

Scale: 1" = 150'



Vicinity Map

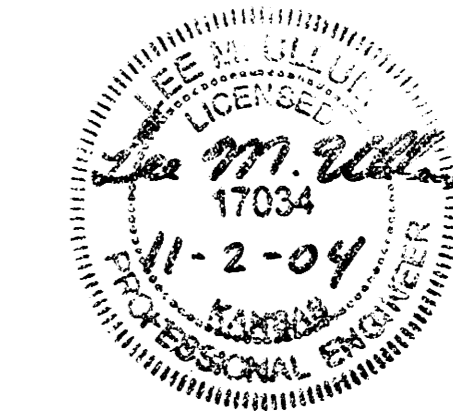


APPROVED AS NOTED
 BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 11/2/04

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).



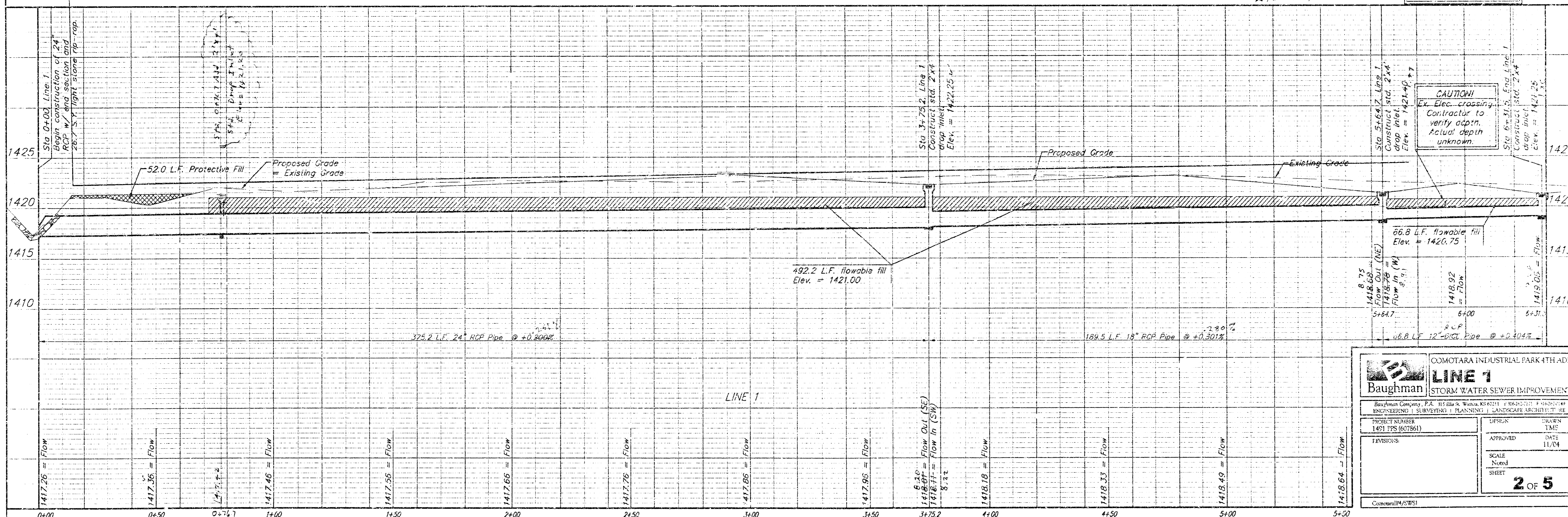
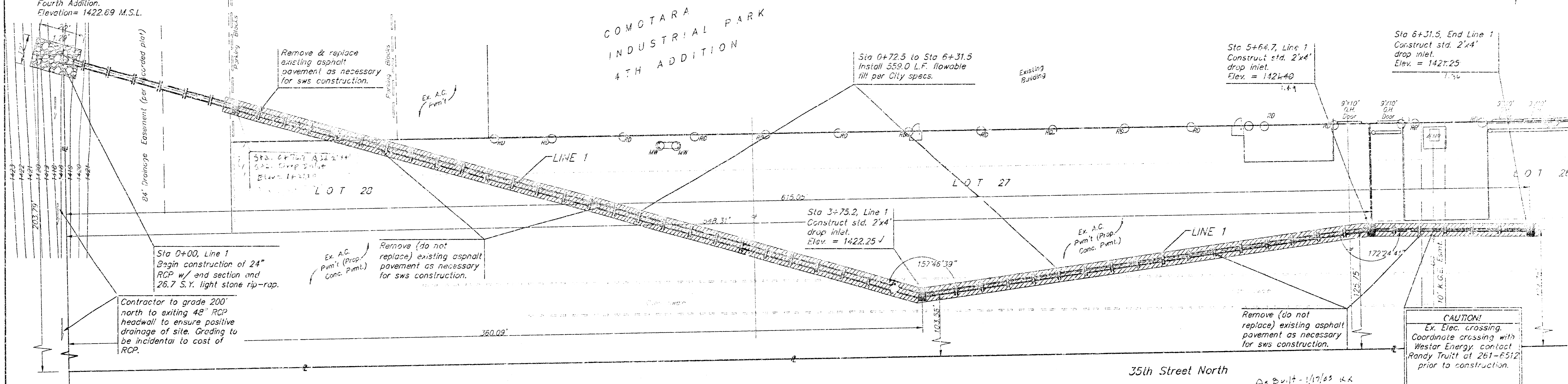
BENCHMARKS

BM #1: "□" Cut Chiseled on Top of Curb on East Side of Drive Approach to Lot 26, Comotara Industrial Park Fourth Addition. Elevation = 1421.55 M.S.L.

BM #2: "□" Cut Chiseled on Top of Catch Basin near NE Corner of Lot 28, Comotara Industrial Park Fourth Addition. Elevation = 1422.69 M.S.L.

Note: Protective Fill to be Placed and Compacted per City Specs Prior to SWS Line Installation.

Scale: 1" = 20' Horizontal
1" = 5' Vertical
• = Iron



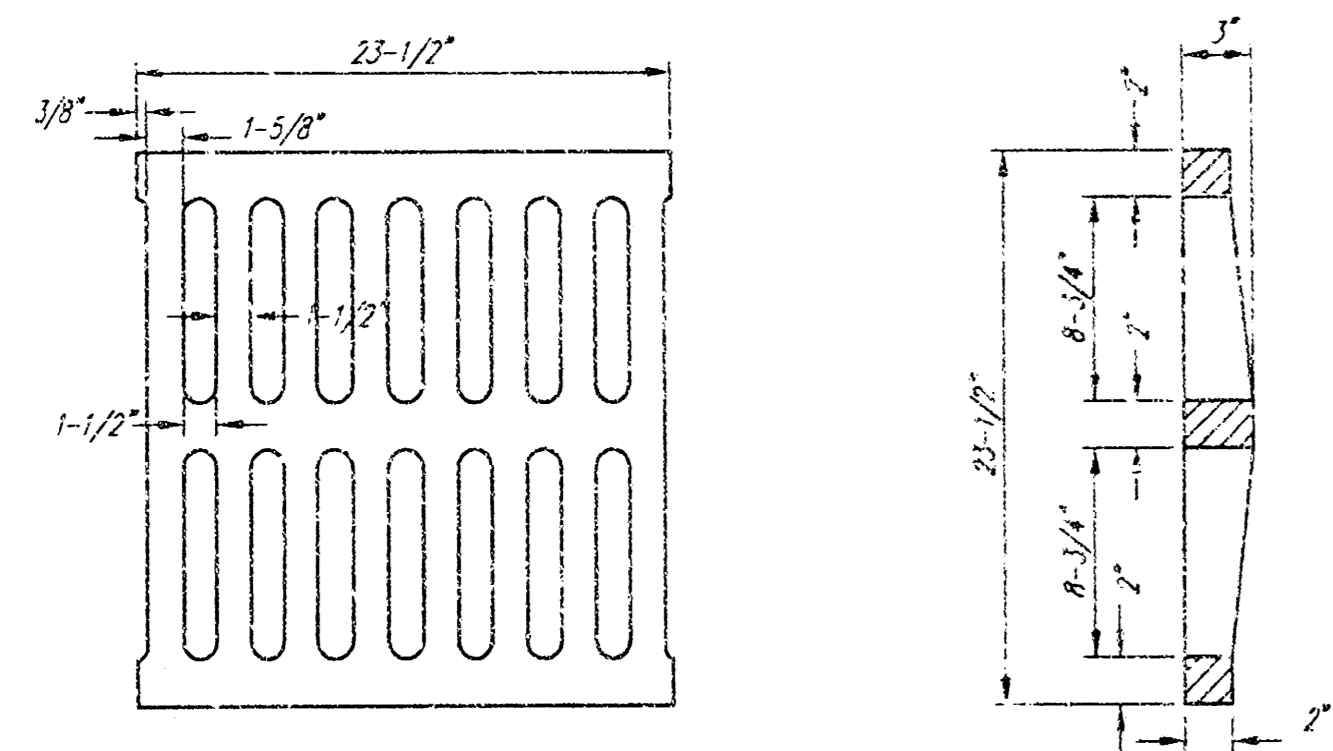
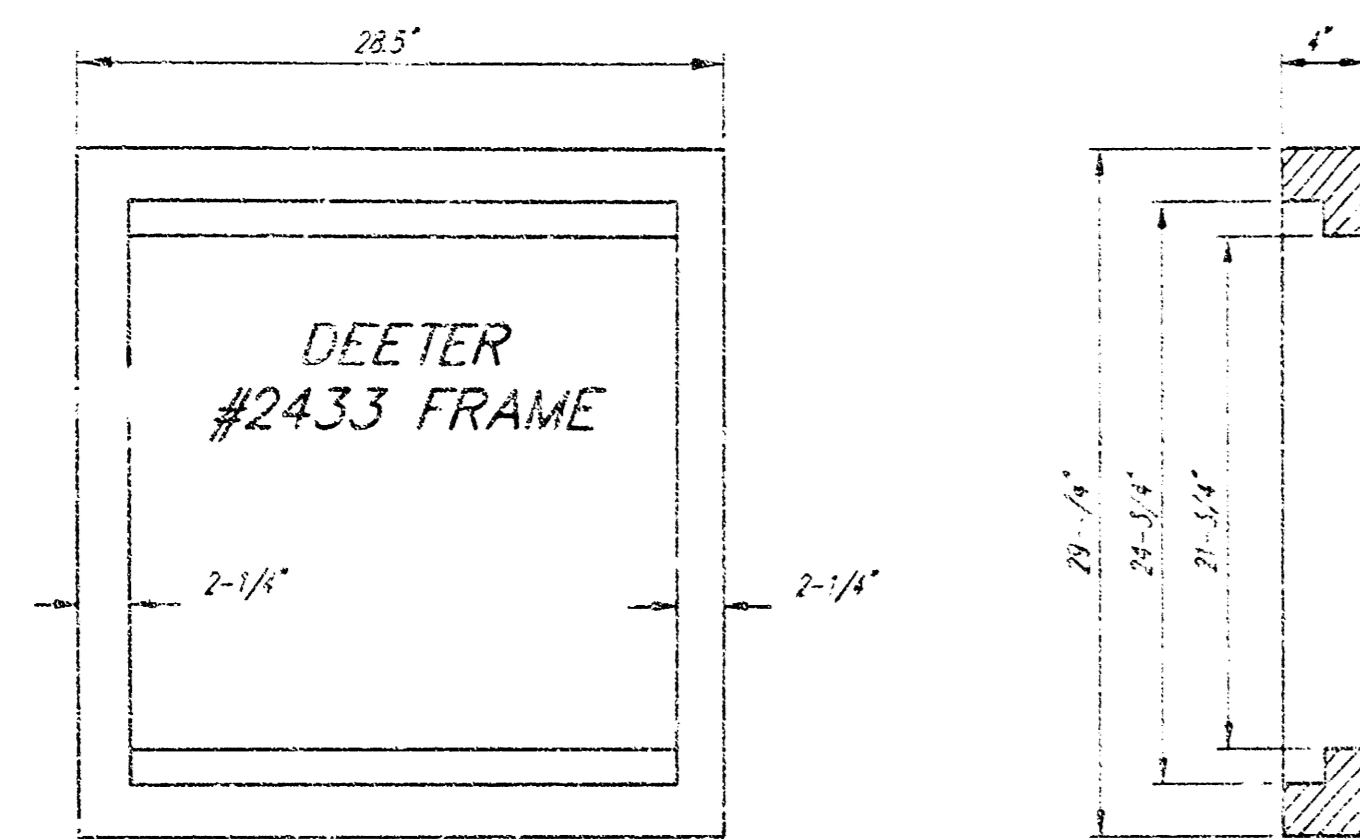
COMOTARA INDUSTRIAL PARK 4TH ADD.

LINE 1

Baughman
STORM WATER SEWER IMPROVEMENTS

Project Number: 1451 TFS (027861)
Design: []
Approved: []
Scale: Noted
Sheet: 2 OF 5

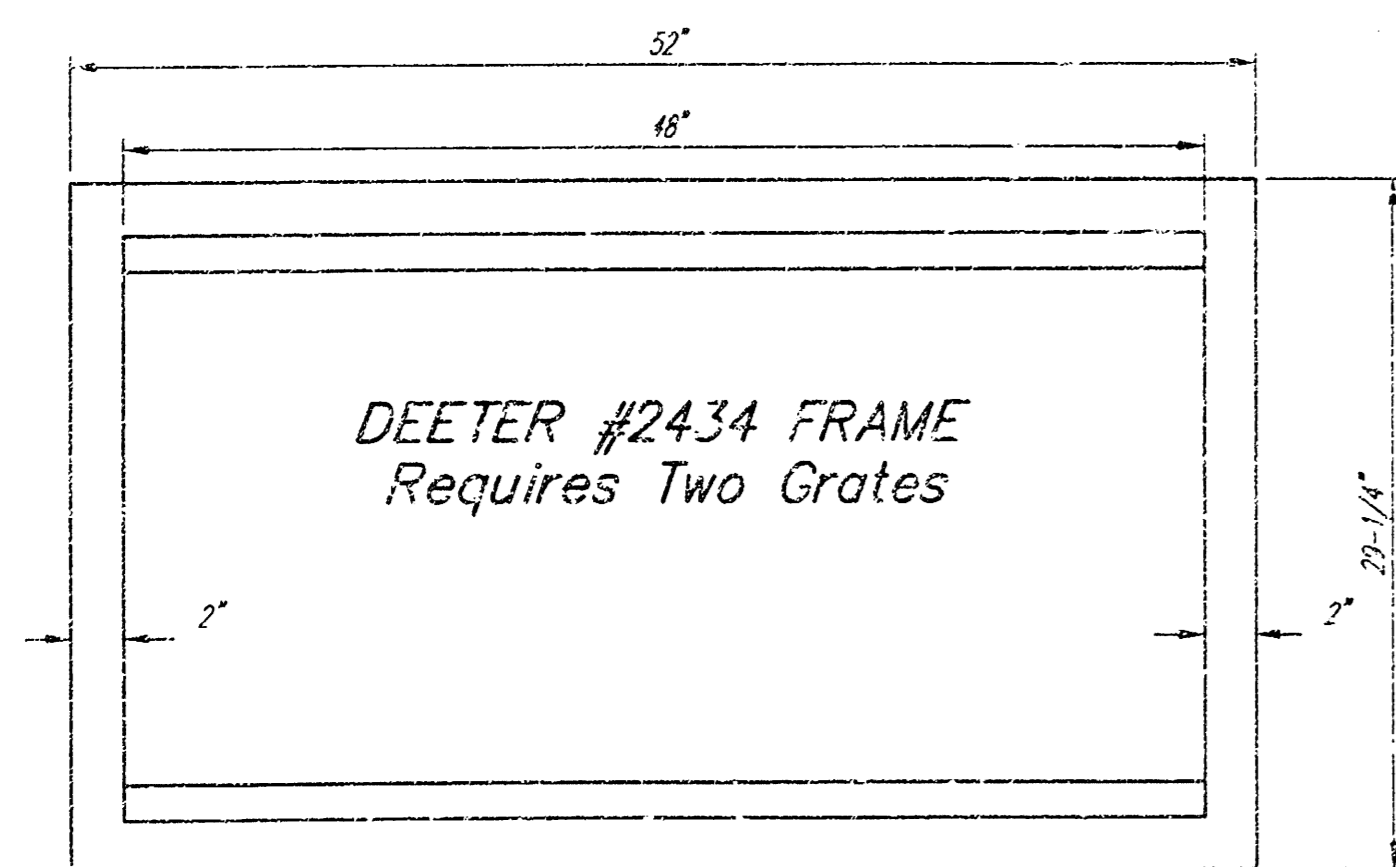
11/04



DEETER #2433 GRATE

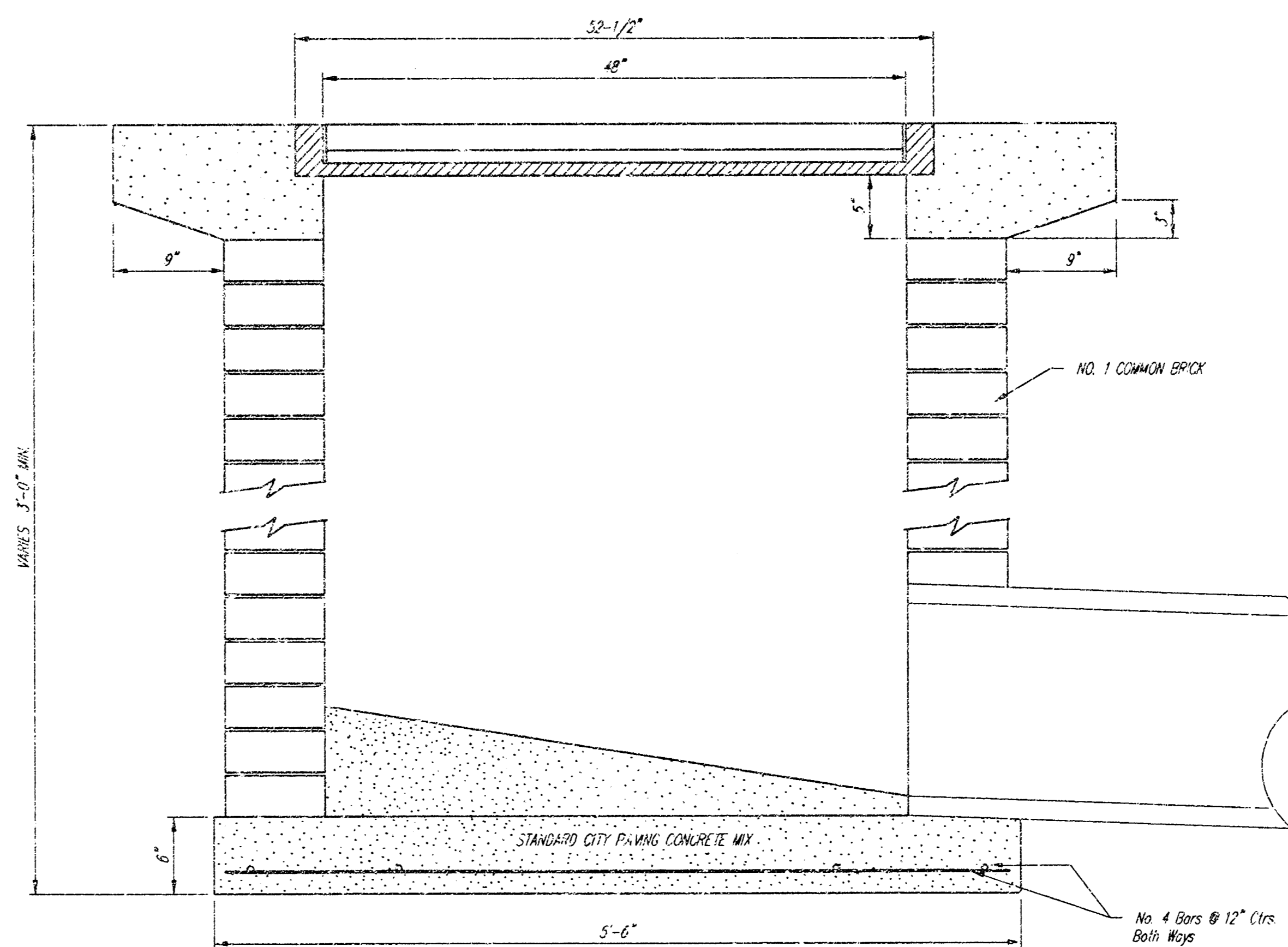
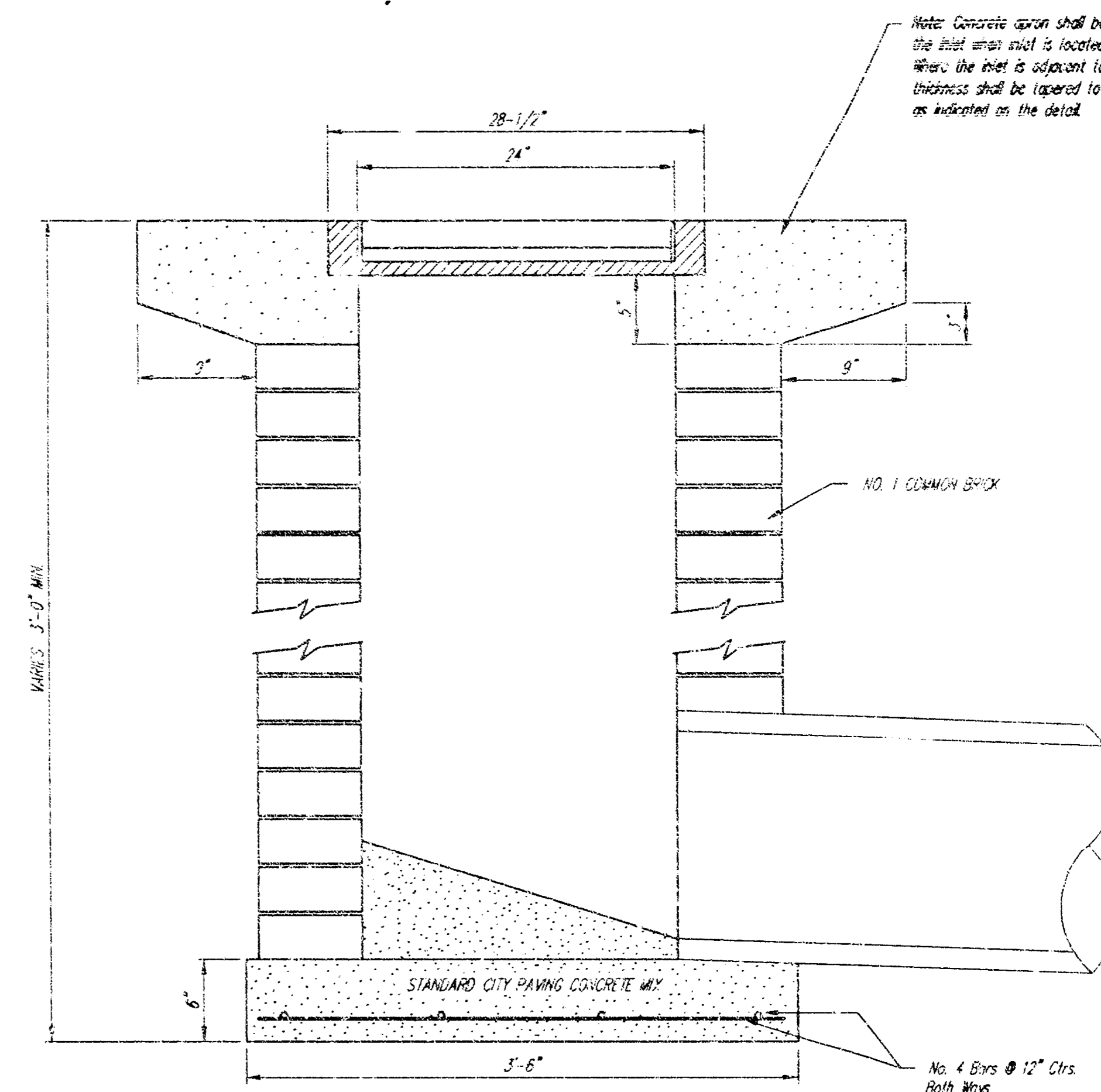
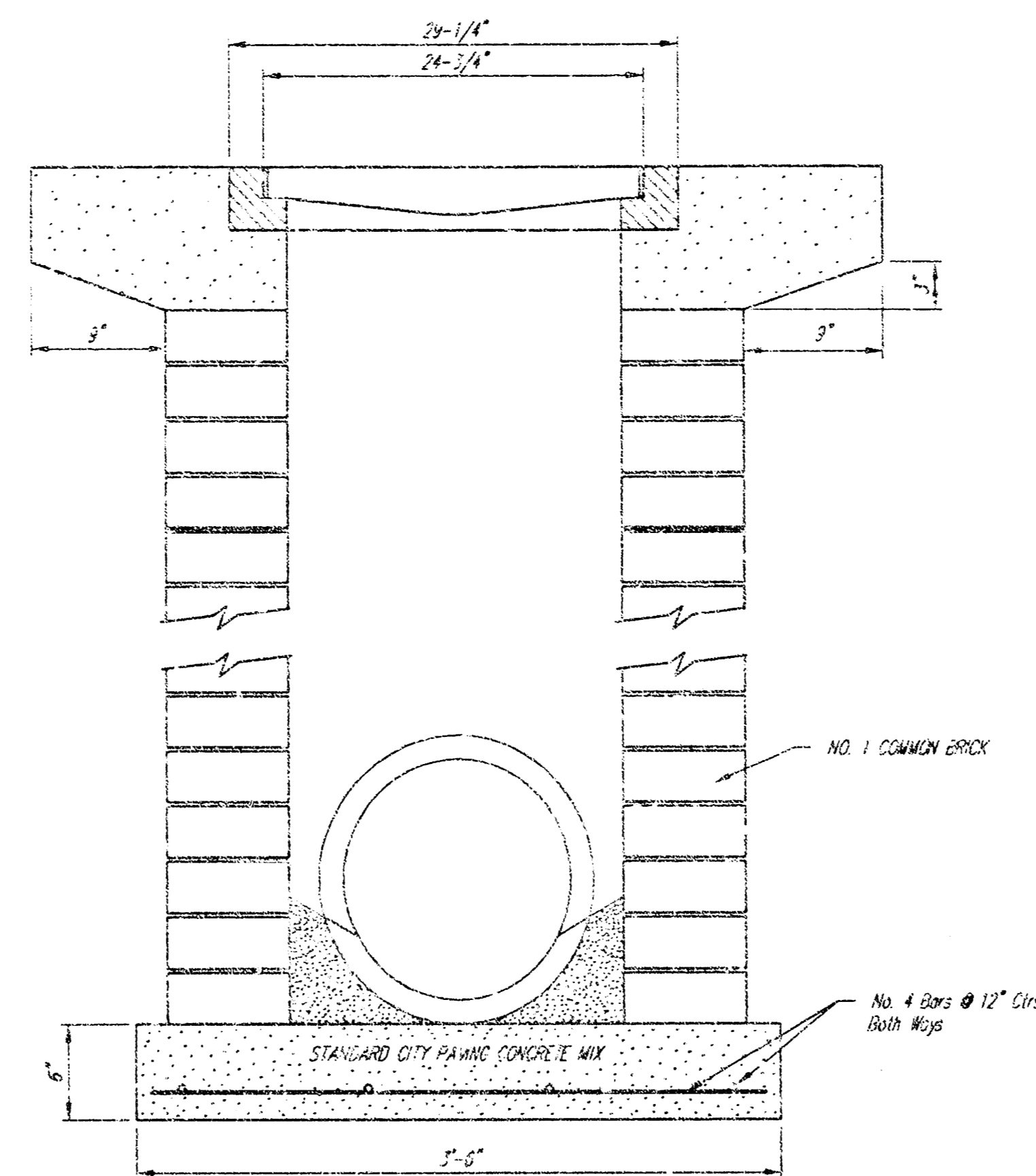
24" x 24" Frame and Grate Detail


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.

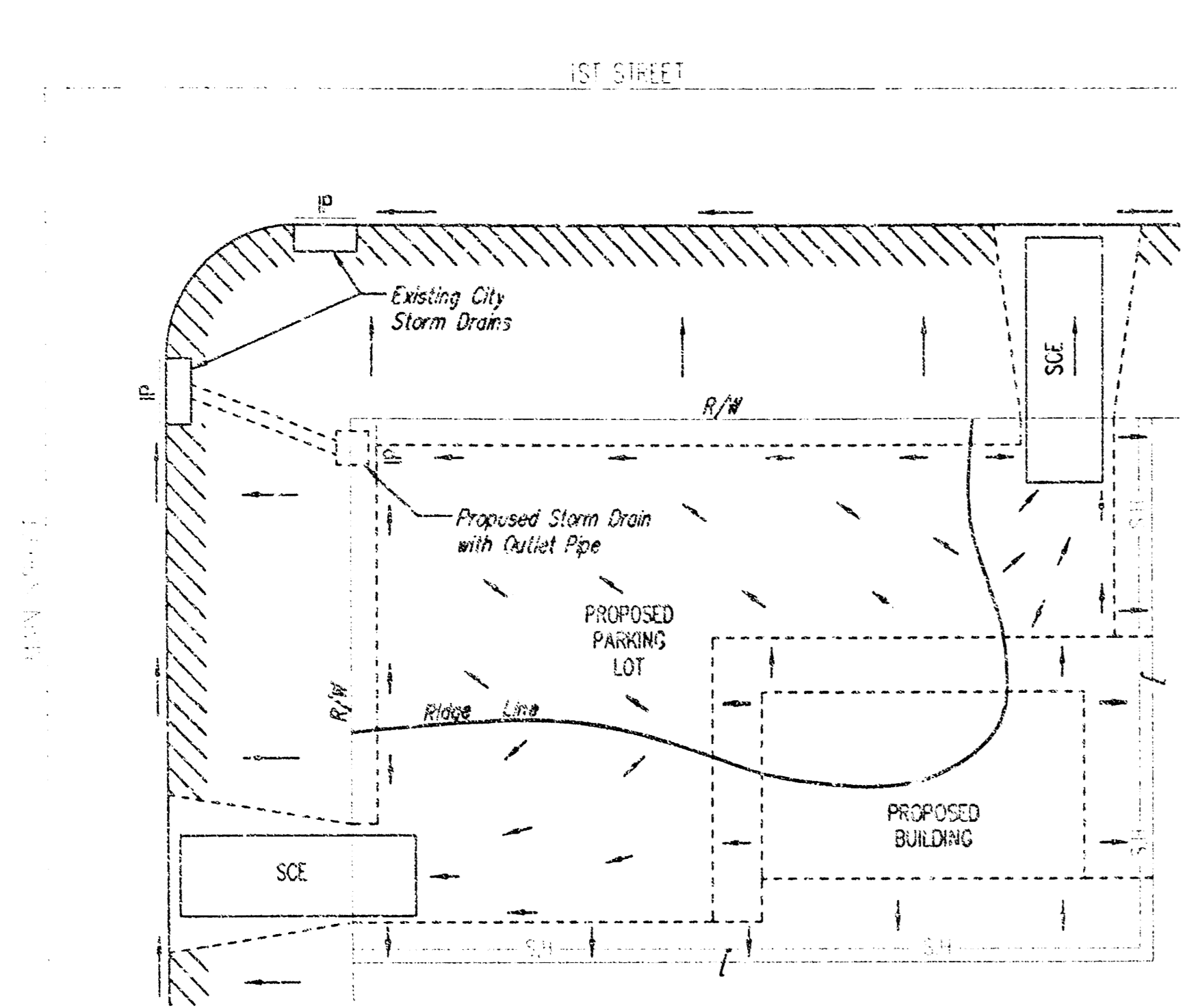


DEETER #2434 FRAME
Requires Two Grates

Double 24" x 24" Frame Detail



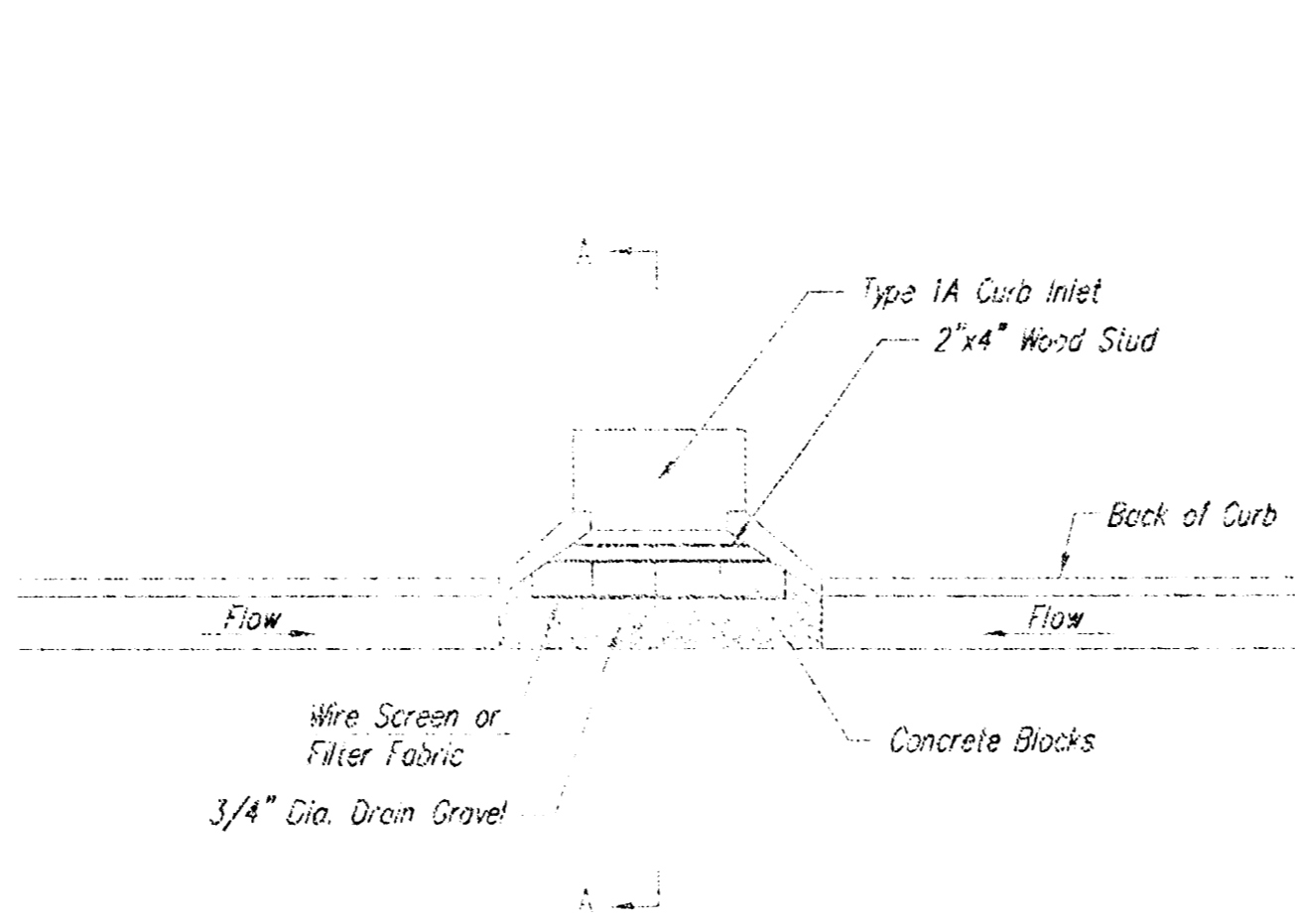
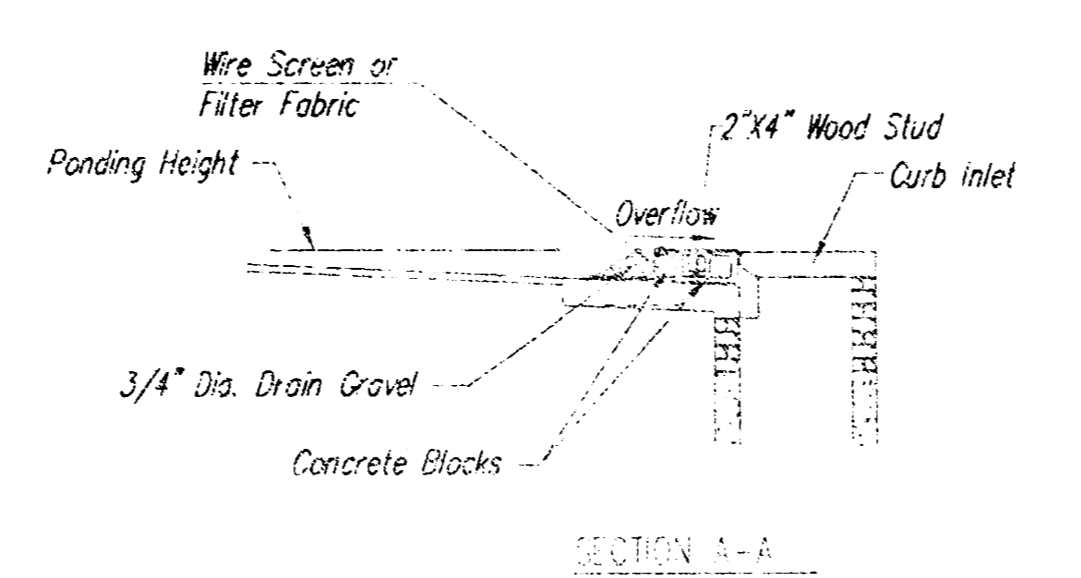
		City of Wichita Standard Drop Inlet Detail	
<small>Baughman Company, P.A. 3530 S.W. 48th St., Suite 100, Overland Park, KS 66204 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>			
PROJECT NUMBER 1491 PIS (607811)	DESIGN C.O.W.	DRAWN S.H.	DATE 11/04
REVISIONS	APPROVED	SCALE None	SUBJECT
			3 OF 5
<small>Michael W. House, Rev. 04/09/02</small>			<small>04/09/02</small>



- LEGEND**
- Flow Direction
 - IP Inlet Protection - to be provided at all inlets subject to silt laden runoff.
 - - - 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 sides.
3. The soil erosion BMP's shown herein 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 violations 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. This sign is provided to assist you in the maintenance of BMP's.
5. Back of Curb Protection: Can 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 on any line that it would pose an undue traffic hazard.

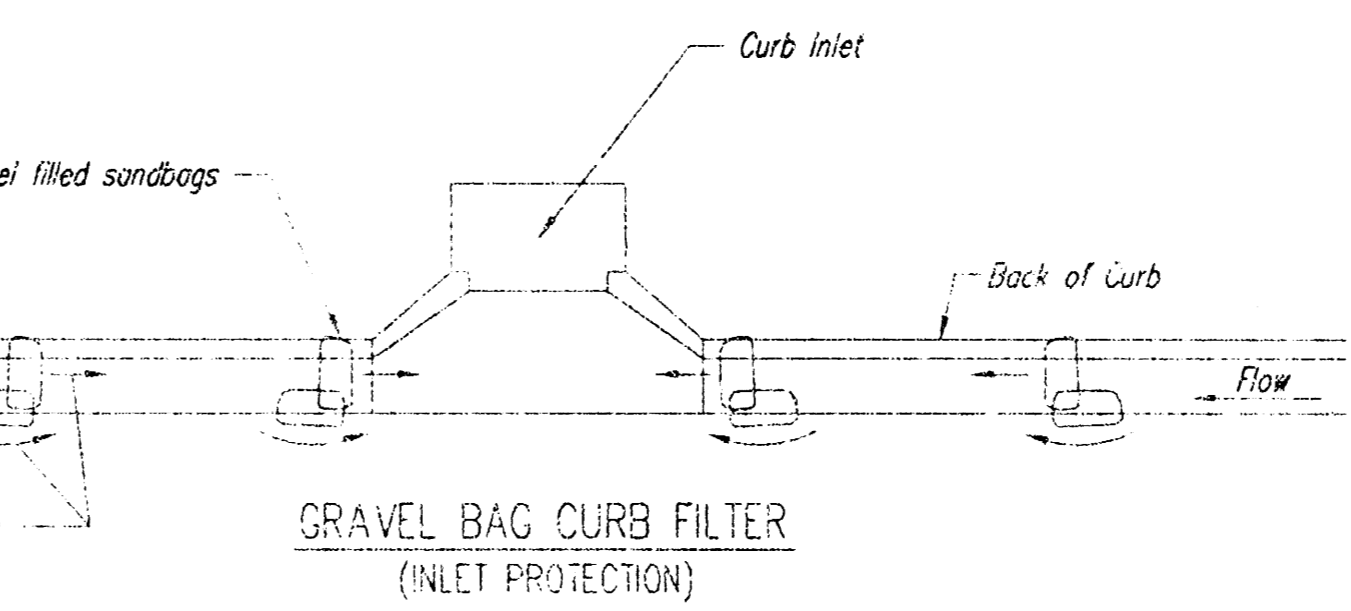
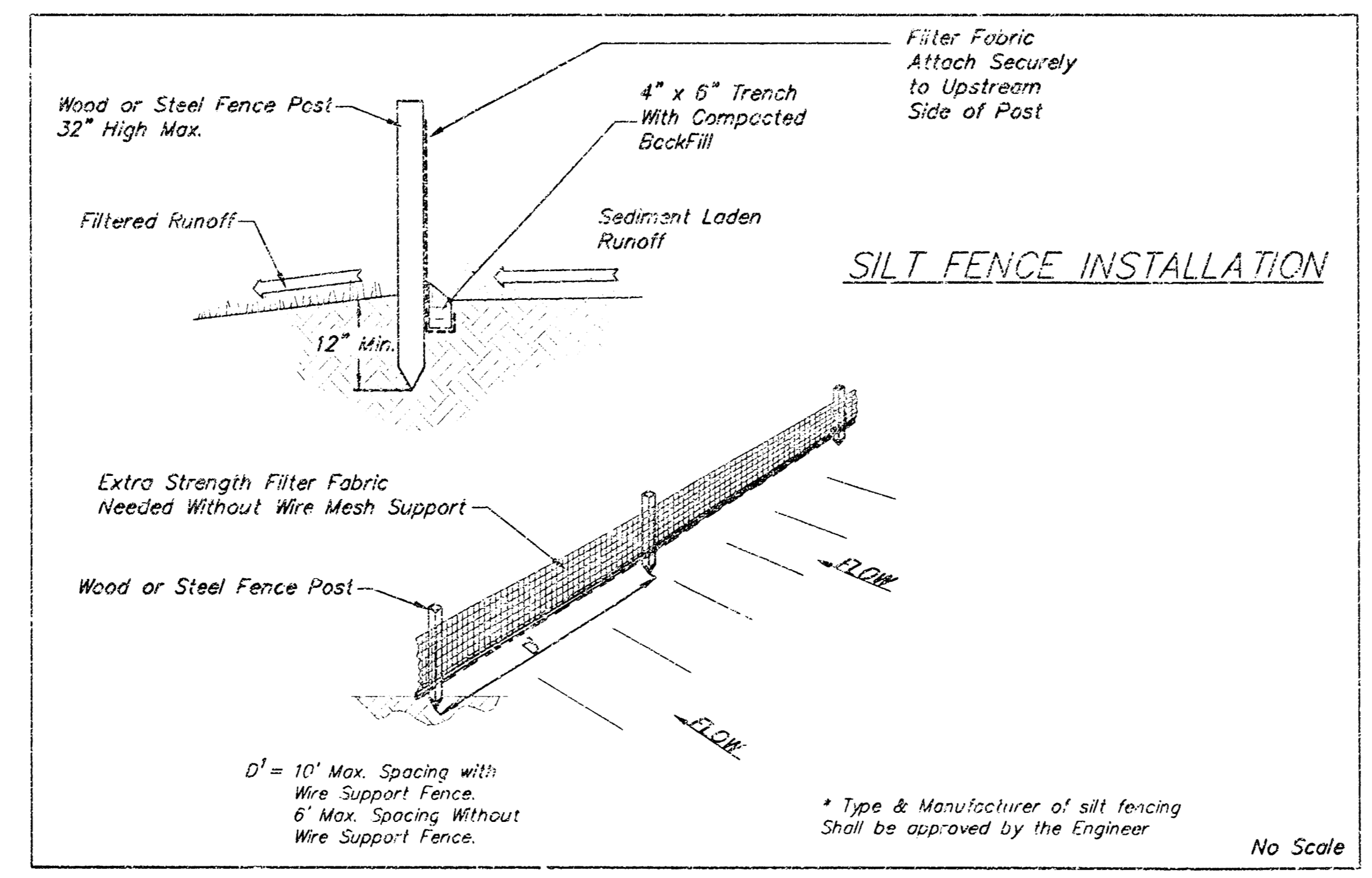
Instructions for installing:

- 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 roofs and streets.



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 completed 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.

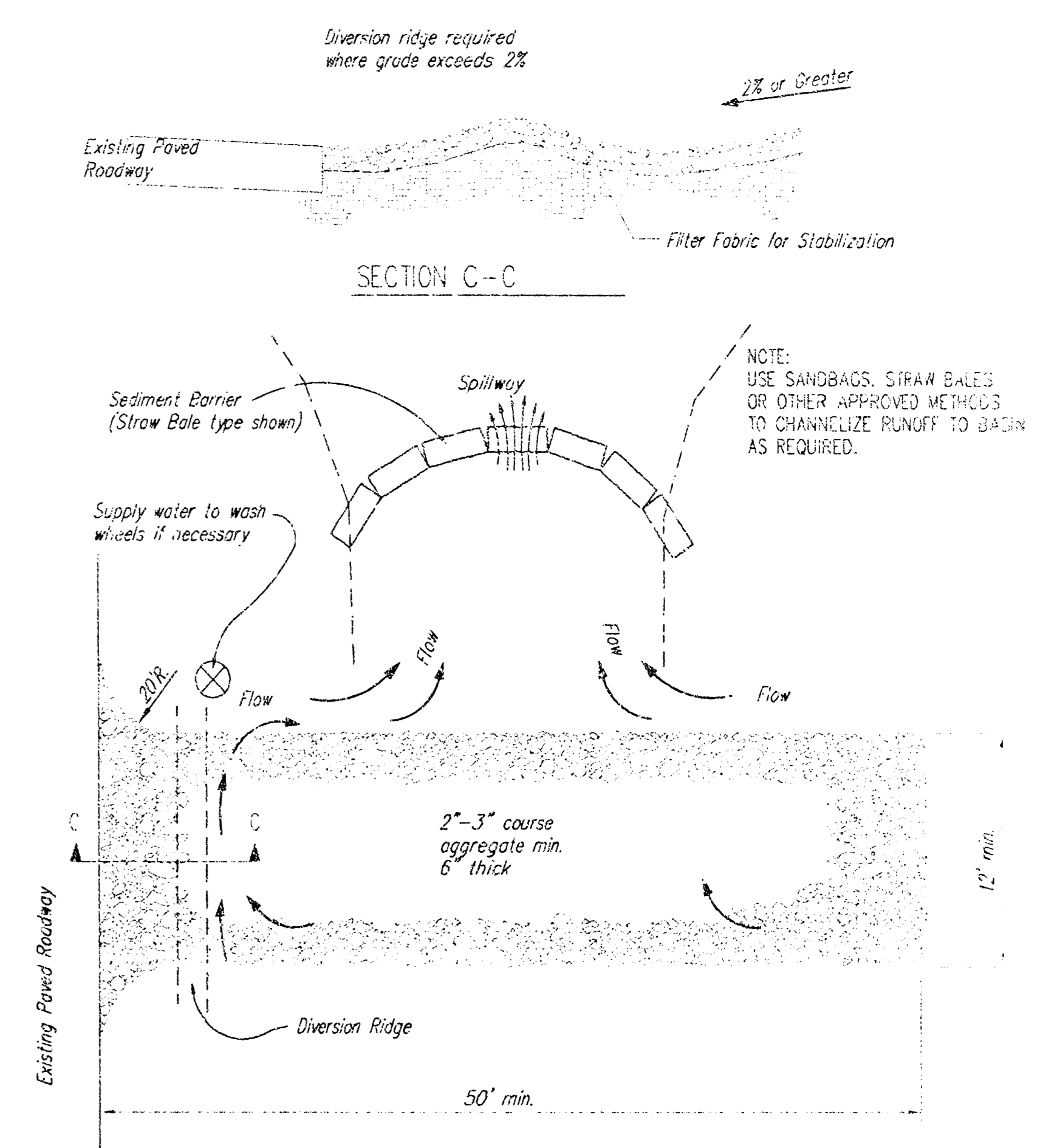
Spacing:

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, P.E.
STORM WATER ENGINEER

PROJECT NUMBER: 1491 PPS (607861) JOB NO: NA
DATE: 11/04 SHEET 4 OF 5

FINAL PLAT OF COMOTARA INDUSTRIAL PARK FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Steven E. Anderson a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Comotara Industrial Park Fourth Addition" to Wichita, Sedgwick County, Kansas, into lots and a street, the same being accurately set forth in the accompanying plat and described as follows:

A replat of part of Blocks 3 and 4, Comotara Business Park Addition to Wichita Sedgwick County, Kansas described as follows:

Beginning at a point on the west line of the northeast quarter, Section 32, T 26 S, R 2 E of the 6th P.M., 50.00 feet south of the northwest corner of said quarter; thence east along the south line of 37th Street North bearing N 89° 07' 32" E, 2435.41 feet; thence S 1° 05' 53" E, 158.00 feet; thence N 89° 07' 32" E, 149.00 feet to the west line of Webb Road; thence south along said west line bearing S 1° 05' 53" E, 1427.00 feet; thence S 89° 07' 32" W, 2588.56 feet to the east line of Comotara Industrial Park Second Addition; thence north along said east line bearing N 0° 56' 53" W, 1585.00 feet to the point of beginning. Containing 95.57 acres, more or less.

35th Street, as dedicated in plat of Comotara Business Park Addition, is hereby vacated by virtue of K.S.A. 12-512-8.

I hereby certify that the details of the plat are correct to the best of my knowledge and belief this 27th day of September, 1978.

By: Steven E. Anderson
Steven E. Anderson
Van Doren-Hazard-Stallings
Architects-Engineers
260 North Rock Road
Wichita, Kansas



Know all men by these presents, that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a street, the same to be known as "Comotara Industrial Park Fourth Addition" to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for drainage, and construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access across the south line of 37th Street North and across the west line of Rock Road are hereby granted to the City of Wichita, Kansas, provided, however, that the subdivision shall have access to 37th Street North at one location per lot and shall have access to Webb Road at one location per lot.

Wichita Development Company

By: Robert R. Fox
Robert R. Fox
Attorney in Fact for Wichita Development Company

State of Kansas, County of Sedgwick, ss:

Be it remembered that on this 27th day of September, 1978 before me, a Notary Public in and for said State and County, came the Wichita Development Company, by Robert R. Fox, Attorney in Fact for Wichita Development Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

By: Carolyn R. Owen Notary Public
Carolyn Owen
My Commission Expires May 22, 1981

We, the Citibank, N.A., New York City, New York, mortgagees on the above described property do hereby consent to the plat of "Comotara Industrial Park Fourth Addition".

The Citibank, N.A., New York, New York.

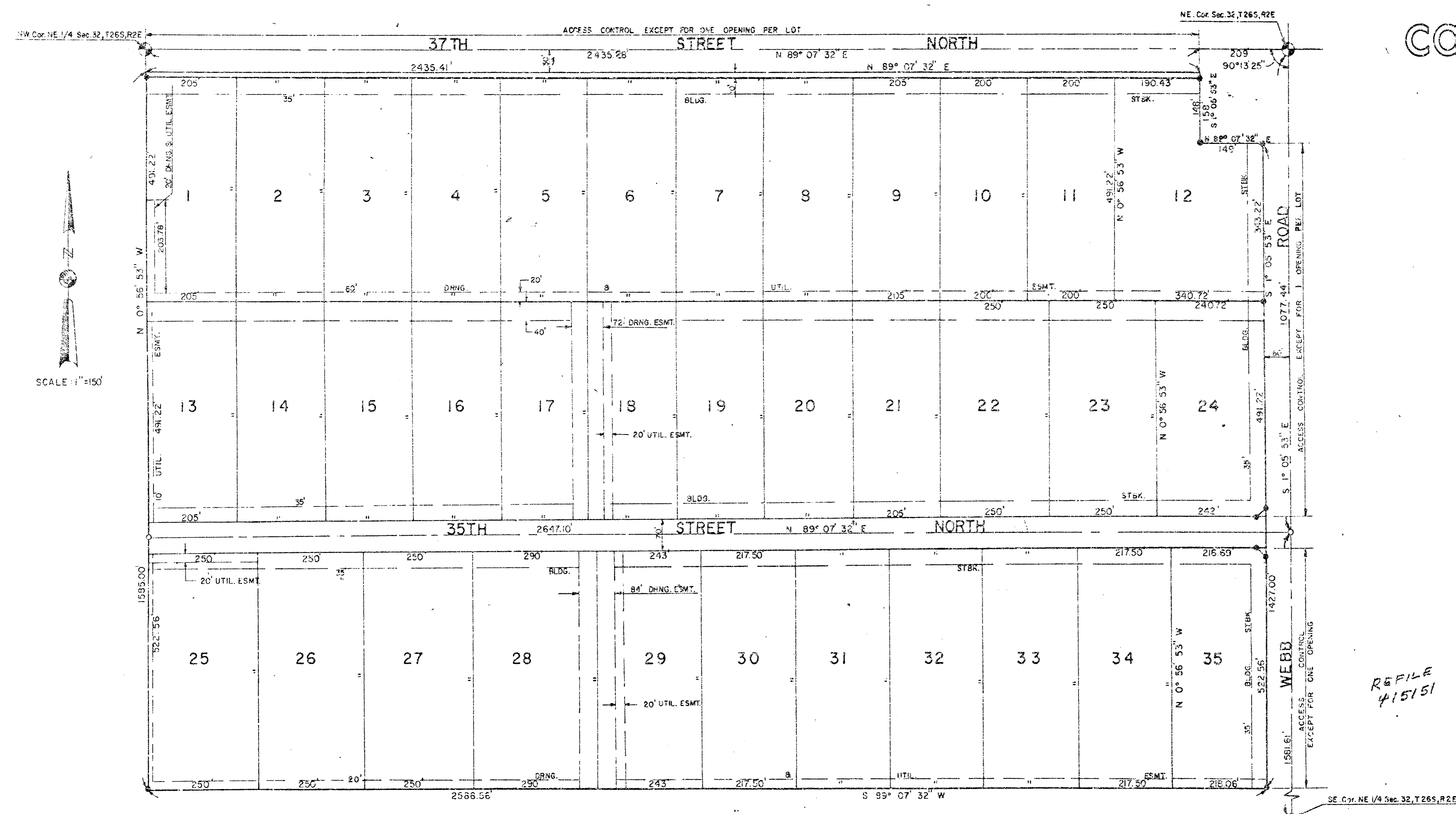
By: Robert R. Fox
Robert R. Fox
Attorney in Fact for Citibank, N.A.

Be it remembered on this 27th day of September, 1978 before me, a Notary Public in and for said State and County, came the Citibank, N.A., New York City, New York, by Robert R. Fox, Attorney in Fact for Citibank, N.A., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

By: Carolyn R. Owen Notary Public
Carolyn R. Owen
My Commission Expires May 22, 1981

By: Pat Kettler
Pat Kettler
Deputy

Restrictive Covenant F-334 pg. 1429
Vacation Order F-811 pg. 179
Vacation Order F-934 pg. 1649



This plat of "Comotara Industrial Park Fourth Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 22nd day of June, 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission
By: Ferry Graeber Vice-Chairman
Robert A. Lakin Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 16th day of OCTOBER, 1978.

By: Connie A. Peters Mayor
Donald G. Wisock City Clerk

Entered on transfer record this 16th day of October, 1978.

By: Stephen D. Wright County Clerk
STEPHEN D. WRIGHT ASS'Y

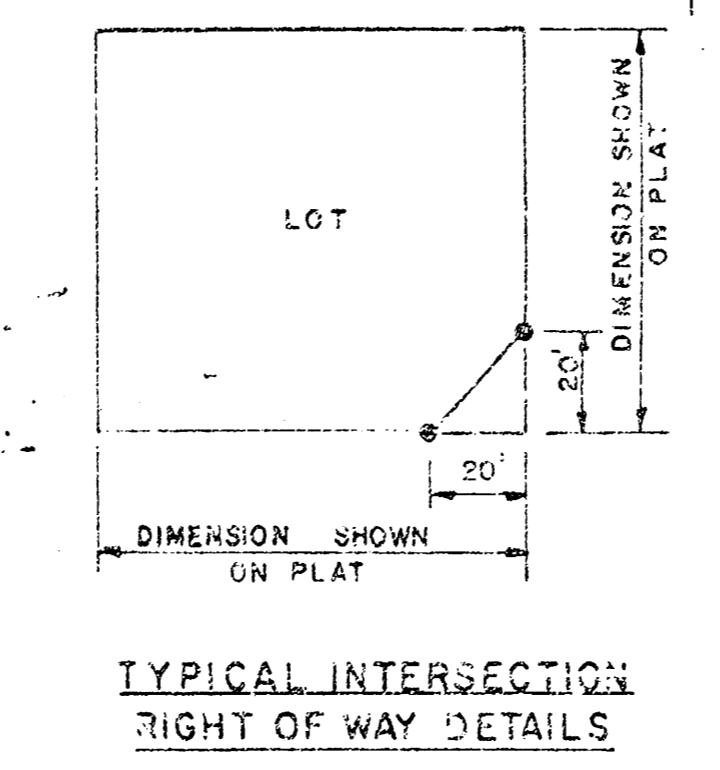
This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 16th day of OCTOBER, 1978.

By: Everett G. Patrick Chairman
Tom Scott Commissioner
John Hale Commissioner

Attest: Stephen D. Wright County Clerk
STEPHEN D. WRIGHT ASS'Y

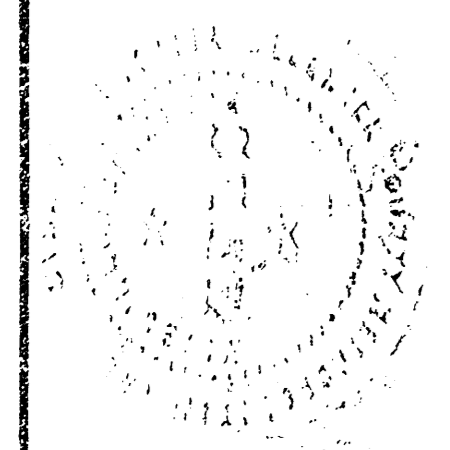
State of Kansas, County of Sedgwick, ss:
This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 P.M. on the 16th day of OCTOBER, 1978.

By: Bette F. McCart Register of Deeds
Pat Kettler Deputy



#409014

REFILE
415151



REFILE
20.00

20.00

WICHITA, KANSAS

-10 40 40 04