GENERAL NOTES:

1. 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	887-2470

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

Cox Communications	262-4270
Kansas Gas Service	1-888-482-4950
Westar Energy	353-8650
Aquila 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.	529-8600
Phillips Pipeline Co.	1-800-766-8230
Jayhawk Pipeline Co.	1-888-542-9575

2. Utility service lines, poles, valve boxes, meters, and streets 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.

3. 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 or 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.

4. 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.

5. 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.

6. 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

7. 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

8. 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.

9. All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance 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.

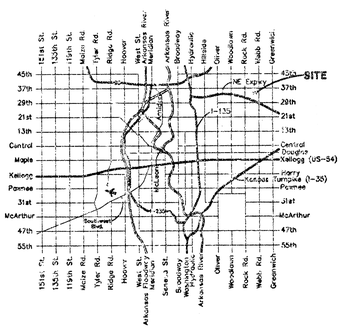
CITY OF WICHITA, KANSAS

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

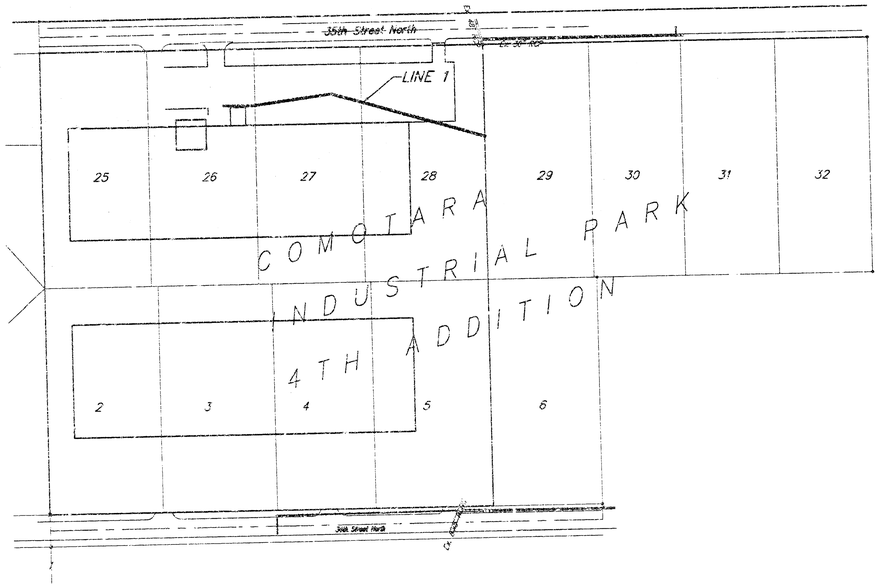
Private Project Number

1401 PPS (607881)

November 2004



Vicinity Map



Scale: 1" = 150'

Benchmark

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.

Sheet Index

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

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 11/2/04

NOTE TO CONTRACTORS

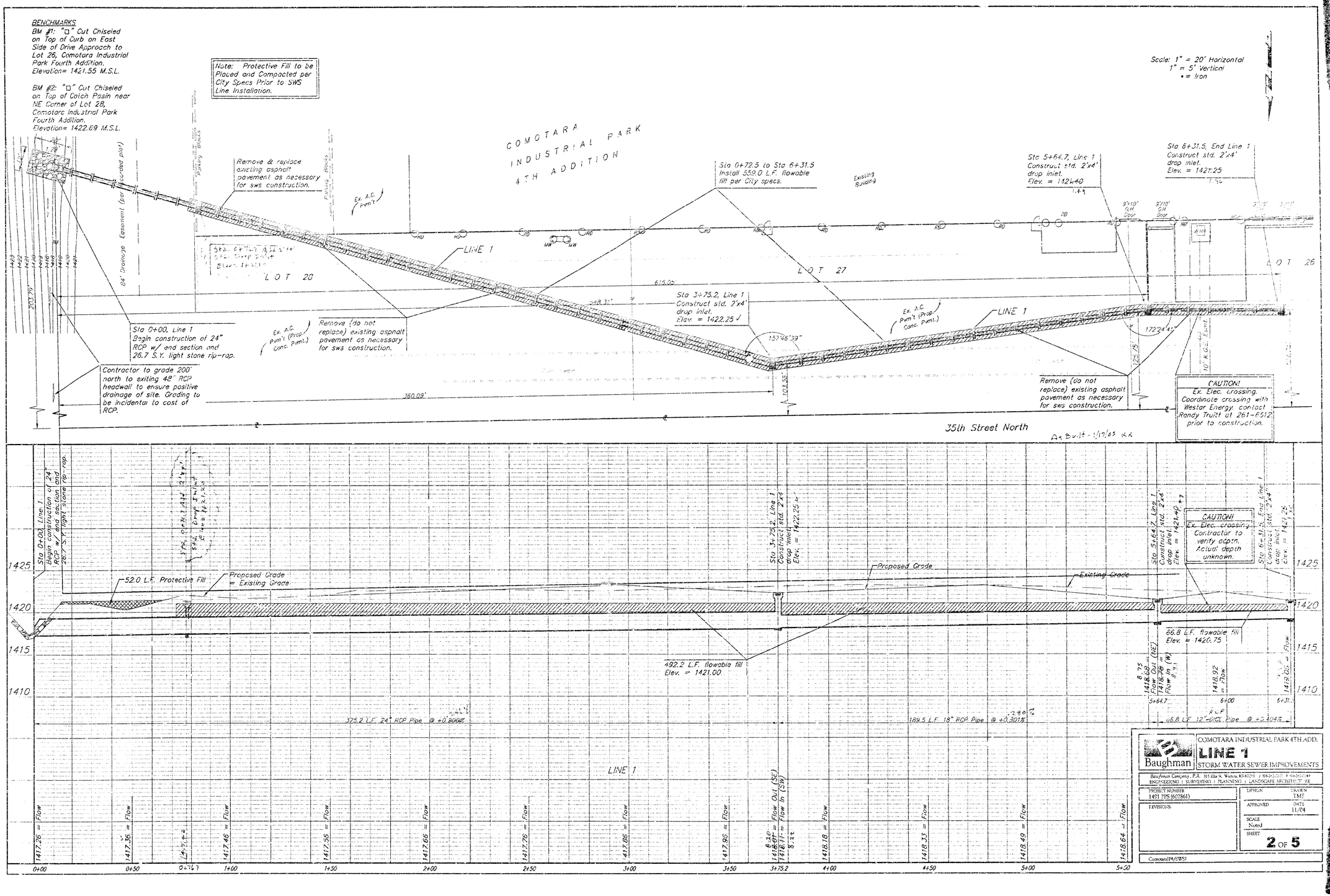
Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional 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).

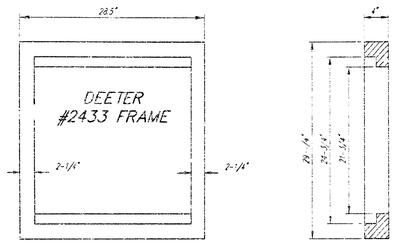
Lee M. Eddy
17034
11-2-04
KANSAS
PROFESSIONAL ENGINEER

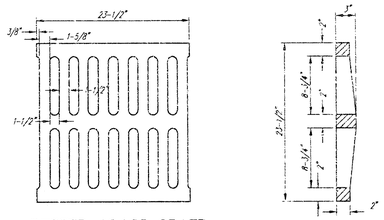
As Built- 1/17/05 KH

Baughman

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.6149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE


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 ADDITION
Remove & replace existing asphalt pavement as necessary for sws construction.
Sta 0+72.5 to Sta 6+31.5 Install 559.0 L.F. flowable fill per City specs.
Sta 5+64.7, Line 1 Construct std. 2'x4' drop inlet. Elev. = 1421.40
Sta 6+31.5, End Line 1 Construct std. 2'x4' drop inlet. Elev. = 1421.25
LINE 1
LOT 28
LOT 27
LOT 26
Sta 3+75.2, Line 1 Construct std. 2'x4' drop inlet. Elev. = 1422.25
Sta 0+00, Line 1 Begin construction of 24" RCP w/ end section and 26.7 S.Y. light stone rip-rap.
Remove (do not replace) existing asphalt pavement as necessary for sws construction.
Contractor to grade 200' north to exiting 48" RCP headwall to ensure positive drainage of site. Grading to be incidental to cost of RCP.
Remove (do not replace) existing asphalt pavement as necessary for sws construction.
CAUTION! Ex. Elec. crossing. Coordinate crossing with Westar Energy contact Randy Truitt at 261-6512 prior to construction.
35th Street North
84' Drainage Easement (per recorded plat)
Existing Building
Sta 0+00, Line 1 Begin construction of 24" RCP w/ end section and 26.7 S.Y. light stone rip-rap.
52.0 L.F. Protective Fill
Proposed Grade = Existing Grade
Sta 3+75.2, Line 1 Construct std. 2'x4' drop inlet. Elev. = 1422.25
Proposed Grade
Existing Grade
Sta 5+64.7, Line 1 Construct std. 2'x4' drop inlet. Elev. = 1421.40
CAUTION! Ex. Elec. crossing. Contractor to verify depth. Actual depth unknown.
Sta 6+31.5, End Line 1 Construct std. 2'x4' drop inlet. Elev. = 1421.25
66.8 L.F. flowable fill Elev. = 1420.75
492.2 L.F. flowable fill Elev. = 1421.00
375.2 L.F. 24" RCP Pipe @ +0.200%
189.5 L.F. 18" RCP Pipe @ +0.301%
66.8 L.F. 12" RCP Pipe @ +0.404%
LINE 1
1425
1420
1415
1410
1417.26 = Flow
1417.36 = Flow
1417.46 = Flow
1417.56 = Flow
1417.66 = Flow
1417.76 = Flow
1417.86 = Flow
1417.96 = Flow
1418.18 = Flow
1418.33 = Flow
1418.49 = Flow
1418.64 = Flow
0+00
0+50
1+00
1+50
2+00
2+50
3+00
3+50
3+75.2
4+00
4+50
5+00
5+50
Baughman
COMOTARA INDUSTRIAL PARK 4TH ADD.
LINE 1
STORM WATER SEWER IMPROVEMENTS
PROJECT NUMBER 1491 PPS (607861)
DESIGN
DRAWN TMS
APPROVED
DATE 11/04
SCALE Noted
SHEET 2 OF 5

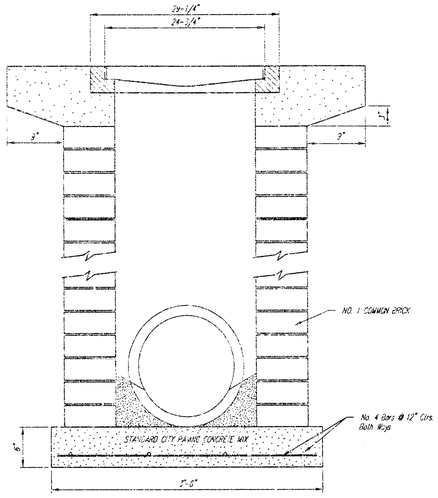


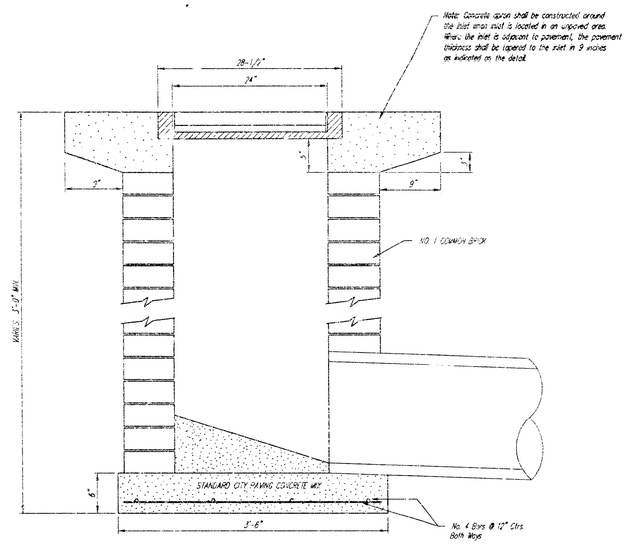


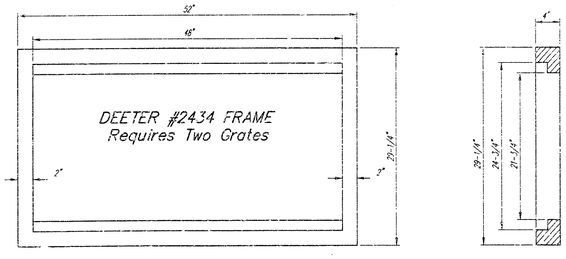
DEETER #2433 GRATE

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.

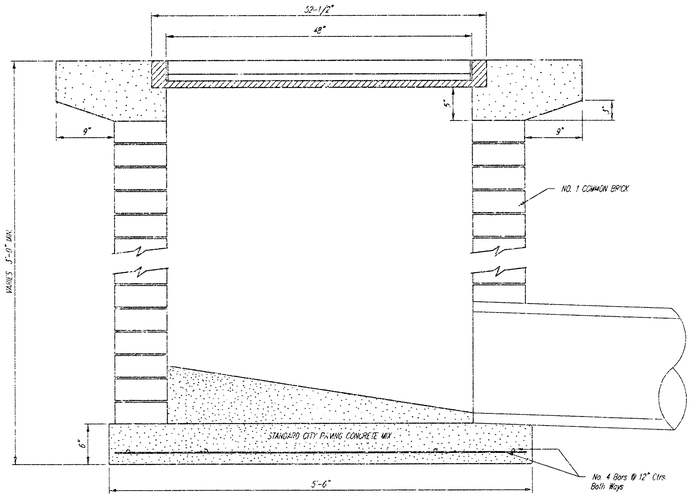
24" x 24" Frame and Grate Detail







Double 24" x 24" Frame Detail



Baughman

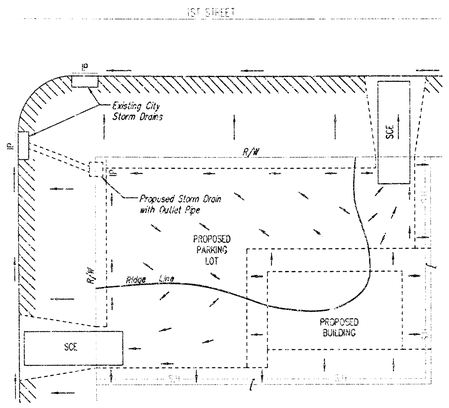
City of Wichita Standard

Drop Inlet Detail

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7171 F 316-262-7149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

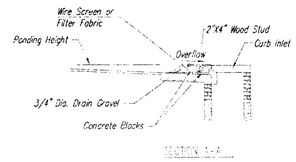
PROJECT NUMBER: 1491 PPS (6078611)	DESIGN: C.O.W.	DRAWN: Staff
REVISIONS:	APPROVED	DATE: 11/04
	SCALE: None	
	SHEET: 3 OF 5	

Michaelis Warehouse Resort\DROPINT2.DWG 04-09-E062

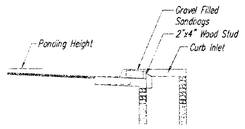


General Notes

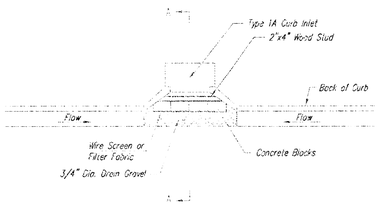
1. This standard detail sheet is a part of your building permit. The BMP's shown on this sheet are considered minimum standards. Whenever sediment enters the streets, storm sewers, ditches, or ponds, contractor will install additional BMP's, as needed, to correct the problem.
2. Follow these general 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 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.



SECTION A-A



SECTION B-B



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 undue traffic hazard.

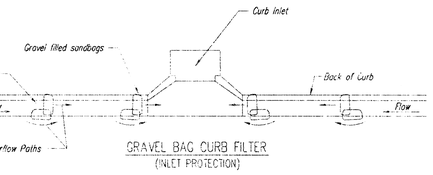
Instructions for installing:

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 2"x4" 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.

GRAVEL BAG CURB FILTER
(INLET PROTECTION)

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.

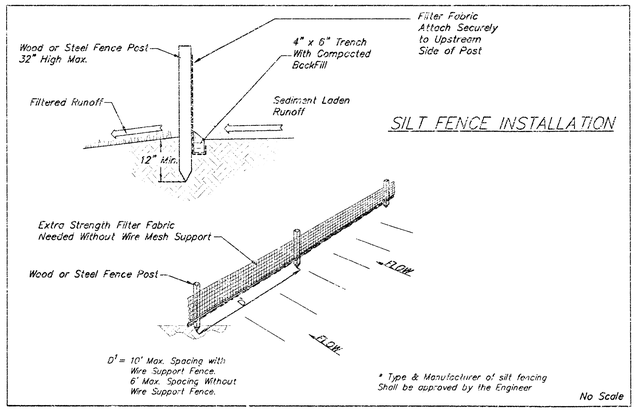
Spacing:

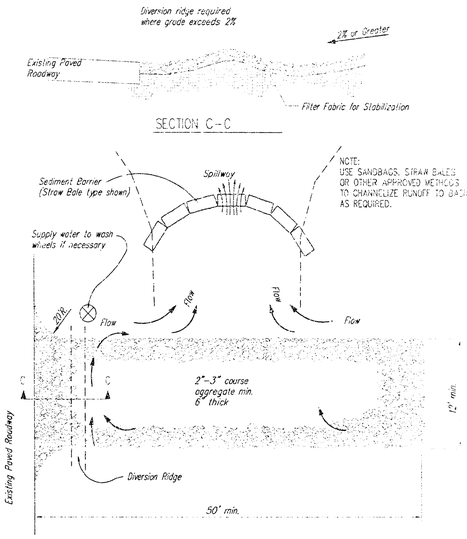
Gravel bags are to be placed according to street grades using the following table or graph that appears below.

GRADE (%)	SPACING (FEET)
C.S.	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.

CITY OF WICHITA

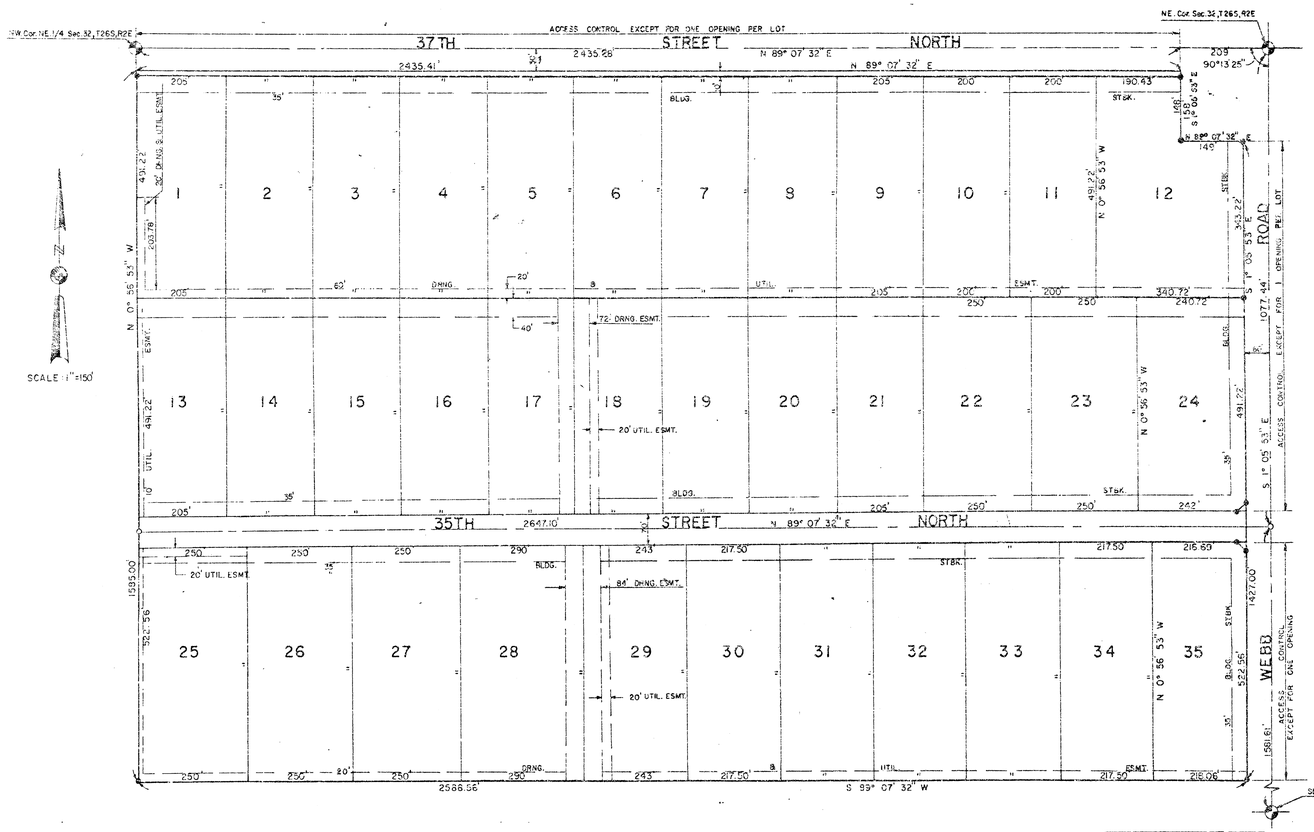
SOIL EROSION BMP DETAILS

CHRISTOPHER M. CARRIER, P.E.
STORM WATER ENGINEER

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

FINAL PLAT OF
COMOTARA INDUSTRIAL PARK FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, 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
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.

_____, Notary Public
Carolyn Owen

My Commission Expires _____ My Appointment Expires May 17, 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
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.

_____, Notary Public
Carolyn R. Owen

My Commission Expires _____ My Appointment Expires May 17, 1981

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

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 93.57 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-b.

STATE OF KANSAS
SEDGWICK COUNTY SS:

This is to certify that this plat was raflied for record in the office of the Register of Deeds this 27th day of NOVEMBER, 1978 to change the legal description in the Surveyor's Certificate from "Beginning at the northwest corner of Lot 2, Block 3 of Comotara Business Park Addition" to "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".

Steven E. Anderson
Steven E. Anderson
VAN DOREN-HAZARD-STALLINGS

Bette F. McCart
Bette F. McCart
Register of Deeds

Pat Kettler
Pat Kettler
Deputy

REFILE 415151

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

Jerry Greider, 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.

Connie A. Peters, Mayor

Donald C. Gisick, City Clerk

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

STEPHEN D. WRIGHT, County Clerk
ASS'T.

REFILE 20.00

20.00

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.

Everett G. Patrick, Chairman

Tom Scott, Commissioner

John Dale, Commissioner

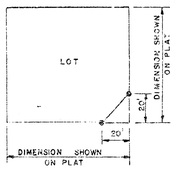
Attest: STEPHEN D. WRIGHT, County Clerk
ASS'T.

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.

Bette F. McCart, Register of Deeds

Pat Kettler, Deputy



TYPICAL INTERSECTION
RIGHT OF WAY DETAILS

#409014

Restrictive Covenants F 934 pg. 1438
Vacation Order E 811 Pg 799
Vacation Order F 934 pg 1849

H-1 3-22