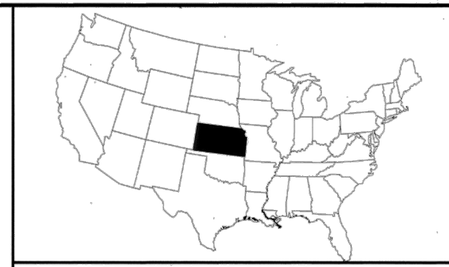
A NEW FACILITY FOR:

ACADEMY SPORTS + OUTDOORS
WICHITA KANSAS

1634 PPW (607853)

N. MAIZE ROAD & W. CENTRAL PARK STREET



STATE LOCATION MAP

AS BUILT PLANS
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-12-2012

COVER GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 24" (INCHES), WHICHEVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 479.464.8850 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL INCLUDE IN CONTRACT THE PRICE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT NEEDED TO ESTABLISH THE FINAL GRADES AND LANDSCAPING.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS DURING CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS OR WELLS, AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING BUT NOT LIMITED TO PROPERTY LINES, LEGAL DESCRIPTIONS, EXISTING UTILITIES, SITE TOPOGRAPHY INCLUDING SPOT ELEVATIONS, EXISTING STRUCTURAL LOCATIONS AND OUTSTANDING PHYSICAL FEATURES HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

OZARK CIVIL ENGINEERING INC.
RICK DAYTON
1008 N.W. "J" ST. STE. "C"
BENTONVILLE, AR 72712
(479) 464-8850 (V)

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

CONTACT LIST

ENGINEER
OZARK CIVIL ENGINEERING, INC.
13200 METCALF AVE., SUITE 260
OVERLAND PARK, KS 66213(913)
(973) 310-0470 (V)
SMCGEE@OZARKCIVIL.COM

CLIENT
ACADEMY SPORTS + OUTDOORS
1800 N MASON
KARY, TX 77449

DEVELOPMENT MANAGER
MELONY GAY
(281) 944-6214 (V)

CONSTRUCTION MANAGER
JASON AVERETT
(281) 646-5194 (V)
(281) 299-6541 (F)

DEVELOPER / SELLER
EAST SIDE INVESTMENTS LLC.
c/o CHRISTIAN ABLAH
8200 E. 32ND ST. STE. 150
WICHITA, KS 67226
(316) 634-2600 (V)
(316) 393-3456 (F)

ARCHITECT
SEEBERGER ARCHITECTURE
BRYAN CATER
255 CENTRAL PARKWAY
HOUSTON, TX 77092
(731) 977-5400 (V)

LOWE'S HOME CENTERS
CHARLES STURDIVANT
1605 CURTIS BRIDGE ROAD
WILKESBORO, NC 28697
(336) 658-4822
charles.w.sturdivant@lowes.com

CITY OF WICHITA, KS
455 N. MAIN
WICHITA KS 67202-1688
(316) 268-4421 (V)
(316) 268-4390 (F)

CITY PLANNING DEPT.
SENIOR PLANNER
JESS McNEELY
(316) 352-4864 (V)
JMCNEELY@WICHITA.GOV

CENTRAL INSPECTIONS
RICHARD CHAMBERLIN
(316) 268-4477 (V)
RCHAMBERLIN@WICHITA.GOV

WATER AND SEWER
JULIANNE KALLMAN
(316) 268-4236 (V)
JKALLMAN@WICHITA.GOV

STORM WATER MANAGMENT
SCOTT LINDEBAK
(316) 268-4545 (V)
SLINDEBAK@WICHITA.GOV

GAS
BLACK HILLS ENERGY
DARYL KELLER
2330 N HOOVER
WICHITA, KS 67205
(575) 236-6502 ext.88464 (V)

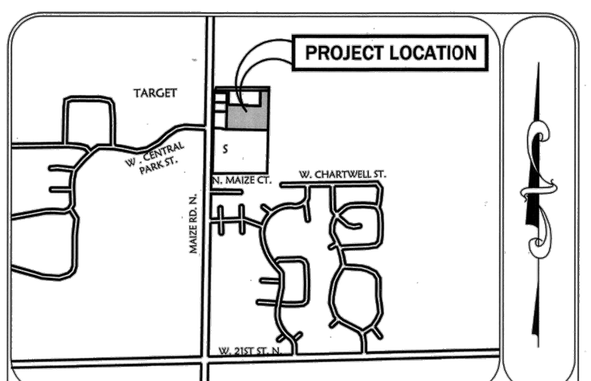
TELEPHONE
AT&T
CHRISTOPHER DIEKER
154 N. BROADWAY, ROOM 210
WICHITA, KS 67202
(316) 268-3180 (V)

ELECTRIC
WESTAR ENERGY
MARSHA JESSE
1900 E. CENTRAL
WICHITA, KS 67201
(316) 261-6315 (V)

GEOTECH & ENVIRONMENTAL
SCHNABEL ENGINEERING
RICH WARGO - GEOTECH
APRIL ROGERS - ENVIRONMENTAL
104 CORPORATE BLVD, SUITE 240
WEST COLUMBIA, SC 29169
(803) 796-6250 (V)

DRAWING INDEX

		DATE	DESCRIPTION
1.0	COVER SHEET	03/08/2012	PPW PLANS
2.0	SITE PLAN	03/08/2012	PPW PLANS
3.0	SURVEY	01/31/2012	PPW PLANS
6.0	UTILITY PLAN	03/08/2012	PPW PLANS
6.1	WATERLINE "A" PLAN AND PROFILE	03/08/2012	PPW PLANS
6.2	WATERLINE "A" PLAN AND PROFILE	03/08/2012	PPW PLANS
6.3	WATERLINE "B" PLAN AND PROFILE	03/08/2012	PPW PLANS
6.4	UTILITY DETAIL SHEET	03/08/2012	PPW PLANS
6.7	CITY OF WICHITA (STANDARD WATER ASSEMBLY DETAIL)	03/08/2012	PPW PLANS
6.8	CITY OF WICHITA (STANDARD WATER SERVICE DETAIL)	03/08/2012	PPW PLANS
6.9	CITY OF WICHITA (STANDARD VAULT & METER ASSEMBLIES)	03/08/2012	PPW PLANS
6.10	CITY OF WICHITA (MISCELLANEOUS WATER DETAILS)	03/08/2012	PPW PLANS



VICINITY MAP
NOT TO SCALE

APPROVED AS NOTED BY CITY ENGINEER OF WICHITA

PUBLIC WORKS Julianne Kallman 3-9-12
WATER Greg Hadley 3-12-12
SEWER
FIRE Bob Thompson 3-13-2012

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 ENGINEERS OFFICE).

DATE	DESCRIPTION	BY

Academy SPORTS+OUTDOORS

LICENSED BUTLER 15661 KANSAS PROFESSIONAL ENGINEER 3/8/12

Civil Engineering Inc.
Bentonville • Kansas City

COVER SHEET

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Project Cset
DATE:	01/31/2012
JOB NO:	10-1003
SHEET NO:	1.0

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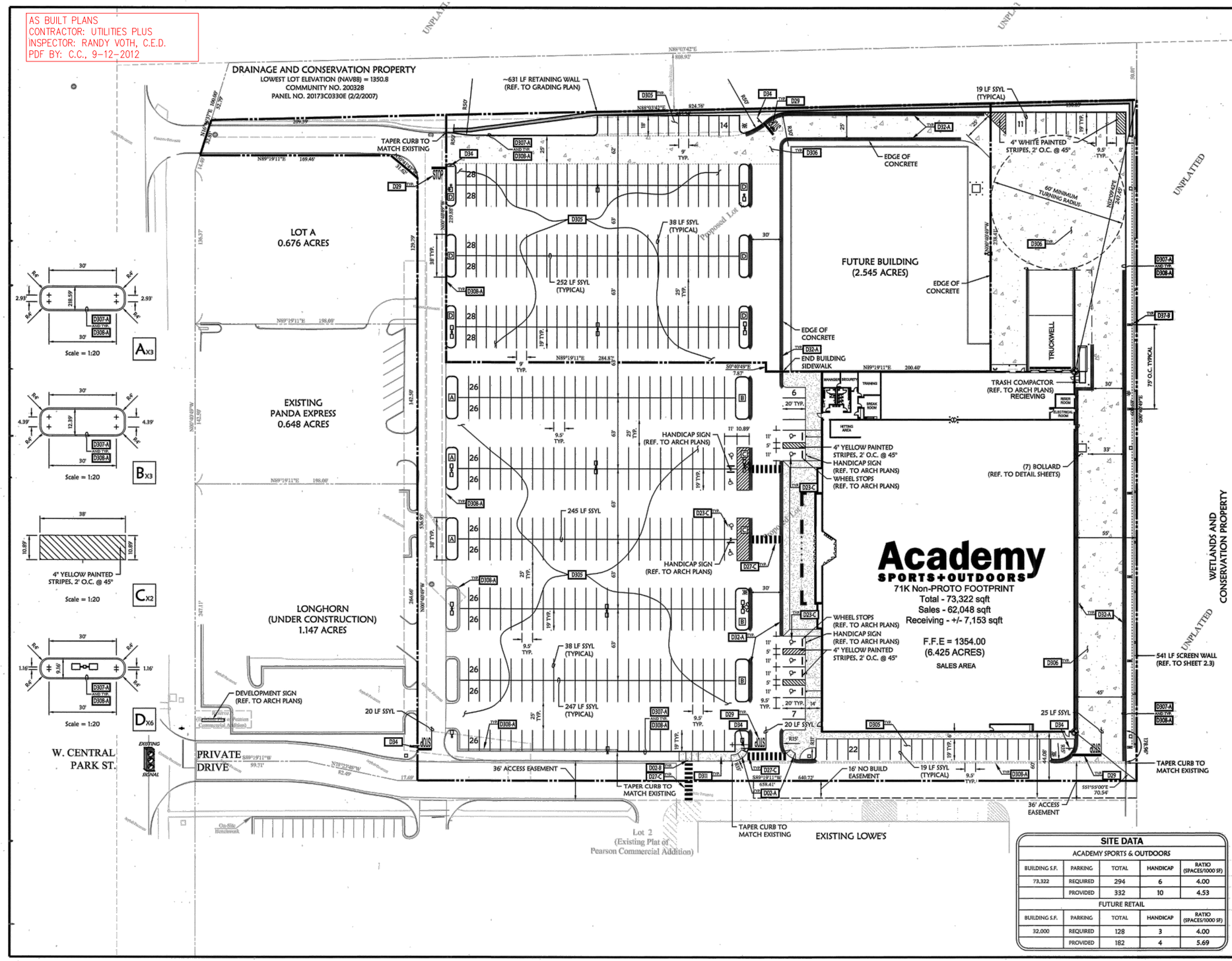
AS BUILT PLANS
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-12-2012



811 Know what's below. Call before you dig.

SCALE IN FEET 0 40' 60' 80'

SITE PROPOSED FEATURES

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- FENCE
- GUARD RAIL
- RETAINING WALL
- FIRE LANE STRIPING
- LOCATION OF BUILDING CONTROL POINT
- 25 PROPOSED PARKING SPACE COUNTER
- DRAINAGE STRUCTURES (SEE GRADING PLAN FOR TYPE)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH GUARD POSTS
- UTILITY POLE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SIDEWALK
- 4" (SSW/L & SSYL)
- 4" (DSYL)
- 4" (SBW/L & SBYL)
- 4" (SDW/L)

SSW/L - SINGLE SOLID WHITE LINE
SSYL - SINGLE SOLID YELLOW LINE
DSYL - DOUBLE SOLID YELLOW LINE
SBW/L - SINGLE BROKEN WHITE LINE
SDW/L - SINGLE DASHED WHITE LINE

SITE GENERAL NOTES

COORDINATE LISTS (IF ANY) ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS BEFORE CONSTRUCTION STARTS.

EXCEPT WHERE INDICATED OTHERWISE, PAVING SHALL BE STANDARD DUTY CONCRETE PAVEMENT.

UNLESS OTHERWISE NOTED, ALL CURB INDICATED SHALL BE 24" CONCRETE CURB AND GUTTER.

ALL PARKING SPACES INDICATED AS HANDICAPPED SPACES SHALL RECEIVE HANDICAP PAVEMENT MARKINGS AND SIGNS AS INDICATED ON THE DETAIL SHEETS. STALLS LABELED "VAN" TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.

THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, SLOPED PAVING EXIT, PORCHES, RAMPS, TRUCK DOCK, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.

PAINTED TRAFFIC ARROWS AND ALL SIGNS, PAVEMENT MARKINGS ETC. SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 1B OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).

GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.

FOR SITE UTILITIES, SEE UTILITY PLAN.

ALL RADII SHALL BE 4' (FOOT) UNLESS OTHERWISE NOTED.

ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.

ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS.

SITE DETAIL LIST

D#### Items labeled by the following symbols are shownon this sheet and referenced on detail sheets, which are included as part of this set of plans.

D02-A	CURB RAMP DETAIL
D02-B	CURB RAMP DETAIL
D02-C	CURB RAMP DETAIL
D23-C	HANDICAP SYMBOL DETAIL
D27-C	STANDARD CROSSWALKS
D29	STOP BAR DETAIL
D32-A	FIRE LANE STRIPING
D34	STOP SIGN DETAIL
D37-B	DOUBLE SIDED "NO PARKING-FIRE LANE" SIGN
D305	STANDARD DUTY CONCRETE PAVEMENT SECTION
D306	HEAVY DUTY CONCRETE PAVEMENT SECTION
D307-A	24" CONCRETE CURB AND GUTTER DETAIL
D308-A	CONCRETE STAND CURB DOWELED JOINT DETAIL
D311	SIDEWALK DETAIL

SITE DATA

ACADEMY SPORTS & OUTDOORS

BUILDING S.F.	PARKING	TOTAL	HANDICAP	RATIO (SPACES/1000 SF)
73,322	REQUIRED	294	6	4.00
	PROVIDED	332	10	4.53

FUTURE RETAIL

BUILDING S.F.	PARKING	TOTAL	HANDICAP	RATIO (SPACES/1000 SF)
32,000	REQUIRED	128	3	4.00
	PROVIDED	182	4	5.69

ON SITE BENCHMARK

ON-SITE BENCHMARK No. 1: Top of curb at end approximately 7' west of east end of retaining wall at north line of property. ELEVATION: 1356.23 (DATUM NAVD88)

ON-SITE BENCHMARK No. 2: Square cut top of curb at NW corner Lowe's parking lot. ELEVATION: 1353.41 (DATUM NAVD88) See site plan or survey for location.

BY	DESCRIPTION	DATE

Academy SPORTS+OUTDOORS

TODD A. BUTLER LICENSED 15661 KANSAS PROFESSIONAL ENGINEER 9/12/12

Civil Engineering Inc.
Bentonville • Kansas City

SITE PLAN

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Project Cset
DATE:	01/31/2012
JOB NO:	10-1003
SHEET NO:	2.0

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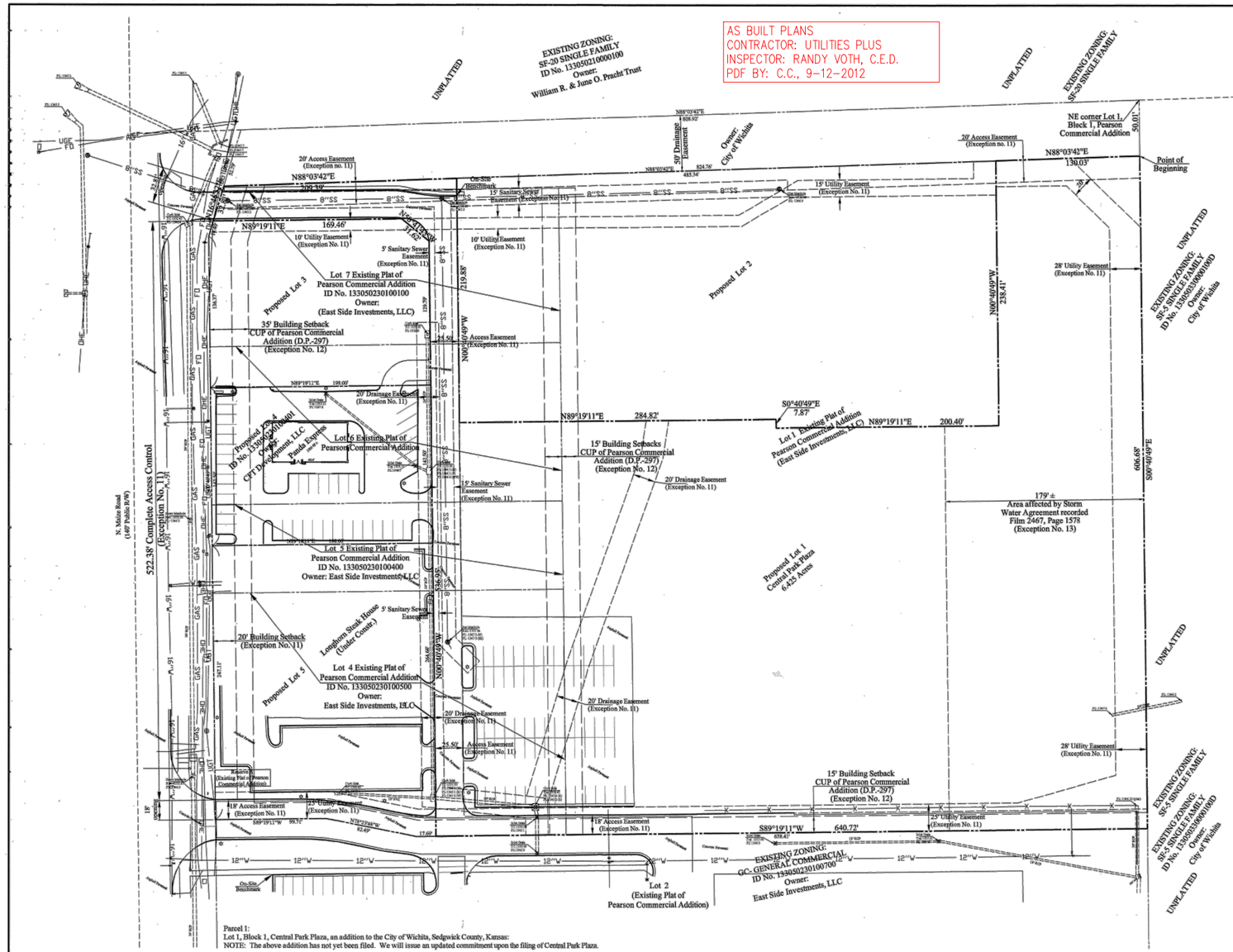
AS BUILT PLANS
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-12-2012

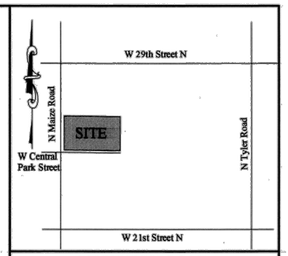


LEGEND

- FOUND BOUNDARY MONUMENT AS NOTED
- SET BOUNDARY MONUMENT AS NOTED
- POWER POLE W/ GUY
- SANITARY MANHOLE
- LIGHT POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- ELECTRIC TRANSFORMER
- PROPERTY LINE
- SS — SANITARY SEWER
- T — TELEPHONE LINE
- OHT — OVERHEAD TELEPHONE
- GAS — GAS LINE
- W — WATER LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC
- X — X — FENCE
- MONITORING WELL
- STREET CENTERLINE
- (M) MEASURED DISTANCE
- (D) DEED OR DESCRIBED DISTANCE
- (P) PLAT DISTANCE

0 50' 75' 100'
SCALE IN FEET

BASIS OF BEARINGS & VERTICAL:
KANSAS STATE PLANE GRID, SOUTH ZONE, NAD 83
CONTROL STATION - FLOOD
1,702,140.88 (N) 1,635,855.87 (E) (US SURVEY FEET) (GRID)
ELEVATION: 1340.95 (NAVD 88)
DATE OF ADJUSTMENT: OCTOBER 1998
GRID FACTOR: 0.9998811 (AT SITE)



VICINITY MAP
NOT TO SCALE

LAT: 37°43'58" N
LONG: 97°27'39" W

NOTES:

FIRM NOTE:
By graphic scaling only this property is located within Flood Zone "A" (Areas with a 1% chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.) as determined from the National Flood Insurance Program, Flood Insurance Rate Map, Map No. 20173C0330E, Effective Date: February 2, 2007.

UTILITY NOTE:
This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warranty that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
Kansas One Call Ticket No. 11368090

ZONING NOTE:
The present zoning for this site was not provided to the surveyor by the title company as required by the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys. Any zoning information shown was obtained from City maps or verbally from City representives. The surveyor does not warrant this information as complete or correct.

NOTE: The topographic information shown on this survey reflects the conditions at the time of the field survey (October 6, 2011). There has been ongoing construction and earthwork since that date.

ON-SITE BENCHMARK No. 1: Top of curb at end approximately 7 west of east end of retaining wall at north line of property.
ELEVATION: 1356.23

ON-SITE BENCHMARK No. 2: Square cut top of curb at NW corner Lowe's parking lot.
ELEVATION: 1353.41

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR BOUNDARY SURVEYS" IN THE STATE OF KANSAS.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

CITY OF WICHITA
SEDGWICK COUNTY
KANSAS

ALTA/ACSM LAND TITLE SURVEY

DATE OF LAST REVISION:
1-10-12 Updated title commitment

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO. 2040158 (Revision A) EFFECTIVE DATE: December 23,2011 at 7:30 A.M.

SCHEDULE B - SECTION II (EXCEPTIONS)

ITEM #	ITEM DESCRIPTION	EFFECT
1.	Rights or claims of parties in possession not shown by the Public Records.	Not survey related
2.	Easements, or claims of easements, not shown by the Public Records.	None known
3.	Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.	None known
4.	Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.	Not survey related
5.	Taxes, or special assessments, if any, not shown as existing liens by the Public Record.	Not survey related
6.	Loss or damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the efective date of the final Policy.	Not survey related
7 - 10	General taxes and special assessments for the fiscal year 2011.	Not survey related
11.	The following maters shown or disclosed by the filed or recorded map of Central Park Plaza: 20' building setback line over the west line; access control over a portion of Maize Road; 20' access easement across the north; 15' sanitary sewer easement across the north and west; 5' sanitary sewer easement across the west; 10' utility easement across the north; 25.5' access easement across the west; 20' drainage easement across the west and middle; 25' utility easement on the south; 28' utility easement across the east; utility easements located in the northeast corner and southeast corner. Said plat also contains the following: a. A drainage plan has been developed for the described property and all drainage easements, rights of way, or reserves shall remain at established grades or as modified with the approvals of the City Engineer; and unobstructed to allow for the conveyance of storm water. b. Pursuant to the Community Unit Plan, the "Sign Easement" shown as part of Lot 5 is for shared signage. This easement shall be maintained by the owner of Lot 1. c. Central Park Plaza is subject to the conditions of the Pearson Commercial Addition Community Unit Plan (CUP 2006-00016, DP-297) d. The Base Flood Elevation for this property has been determined to be 1350.8 (NAVD 88). All lots in this subdivision shall have a minimum finished floor elevation of 1351.8 (NAVD 88).	As shown hereon
12.	Building setback lines established by the recorded plat of said subdivision by the unrecorded Pearson Commercial Community Unit Plan DP Number 297.	As shown hereon
13.	The terms and provisions contained in the document entitled "Storm Water Agreement" recorded on Film 2467, Page 1578 of Official Records.	See Note No. 1
14.	The terms and provisions contained in the document entitled "Notice of Community Unit Plan" recorded as DOC.#/FLM-PG: 28881139 of Official Records.	Not survey related
15.	Covenants and Restrictions contained in/on DOC/FLM-PG: 28881141 and DOC/FLM-PG: 28881142.	See Note No. 2
16.	The terms and provisions contained in the document entitled "Storm Water Easement Agreement" filed as DOC /FLM-PG: 28970709.	See Note No. 3
17.	The terms and provisions contained in the document entitled "Easements, Covenants, Conditions and Restrictions" filed as DOC /FLM-PG: 28970711.	See Note No. 6
18.	Deleted. (Formerly - The terms and provisions contained in the document entitled "Dedication of Storm Sewer Easement" filed as DOC /FLM-PG: 28983059.)	
19.	Deleted. (Formerly - The terms and provisions contained in the document entitled "Dedication of Drainage Easement" filed as DOC /FLM-PG: 28983060.)	
20.	Deleted. (Formerly - The terms and provisions contained in the document entitled "Dedication of Sanitary Sewer Easement" filed as DOC /FLM-PG: 28983061.)	
21.	Deleted. (Formerly - The terms and provisions contained in the document entitled "Dedication of Water Line Easement" filed as DOC /FLM-PG: 28983062.)	
22.	Terms and provisions of the Findings and Orders of the Division of Water Resources, Kansas Department of Agriculture regarding water rights, as disclosed by the instrument filed on DOC /FLM-PG: 29091333.	Not survey related
23.	Covenants and restrictions contained in/on Doc/Flm-Pg: 29197388.	Not survey related
24.	The terms and provisions contained in the document entitled "Access Easement Agreement" filed as Doc /Flm-Pg: 29197389.	See Note No. 5
25.	Deleted. (Formerly - An easement for drainage recorded in/on Doc/Flm-Pg: 29208115.)	
26.	Deleted. (Formerly - An easement for sanitary sewer recorded in/on Doc/Flm-Pg: 29222504.)	
27.	Deleted. (Formerly - An easement for access recorded in/on Doc/Flm-Pg: 29235029.)	
28.	Subject property may become subject to special assessments for various capitol improvements as evidenced by numerous governmental filings of notice in the form of a certificate filed on DOC.#/FLM-PG: 28881140 and resolutions filed on DOC.#/FLM-PG: 28885765; DOC.#/FLM-PG: 28885766; DOC.#/FLM-PG: 28941848; DOC.#/FLM-PG: 29017301; DOC.#/FLM-PG: 29100415; DOC.#/FLM-PG: 29159454 and DOC.#/FLM-PG: 29163058.	Not survey related
29.	Terms and provisions of a restriction contained in a Lease or Notice of Lease dated April 11, 2011 executed by East Side Investments, L.L.C., as lessor, and RARE Hospitality of Kansas, Inc., as lessee, recorded August 1, 2011 as Doc /Flm-Pg: 29232074.	Not survey related
30.	Rights of parties in possession under unrecorded leases.	Not survey related
31.	Covenants and restrictions contained in/on Doc/Flm-Pg: 29256764.	See Note No. 7
32.	The following matters disclosed by a survey made by Ozark Civil Engineering, Inc. on October 5-6, 2011, designated Job No. S110261: a. To be determined.	
33.	The following exception will be used when the special assessments are spread: Special taxes and assessments now assessed or levied, but payable in future installments, to-wit:	Not survey related

Parcel 1:
Lot 1, Block 1, Central Park Plaza, an addition to the City of Wichita, Sedgwick County, Kansas:
NOTE: The above addition has not yet been filed. We will issue an updated commitment upon the filing of Central Park Plaza.

Parcel 2:
A non-exclusive easement for the benefit of Parcel 1 as created by the instrument filed on DOC/FLM-PG: 28970711 and as amended on DOC/FLM-PG: 29257742 for ingress and egress over and across the following described property:
Lots 1, 2, 3, 4, 5, 6, 7, Block 1 and Reserves A and B, Pearson Commercial Addition to the City of Wichita, Sedgwick County, Kansas; except that part platted as Central Park Plaza, an addition to the City of Wichita, Sedgwick County, Kansas; TOGETHER WITH Lots 1, 2, 3, 4 and 5, Block 1, Central Park Plaza, an addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 3:
A non-exclusive easement for the benefit of Parcel 1 as created by the instrument filed on DOC/FLM-PG: _____for _____ over and across the following described property: To be determined.

PARCEL 1 ALSO DESCRIBED AS:

Part of Lots 1, 4, 5, 6 and 7, Block 1, Pearson Commercial Addition to the City of Wichita, Sedgwick County, Kansas according to the plat recorded as Doc. No. 28910462, and further described as follows:

Commencing at the Northeast corner of said Lot 1; thence South 0°40'49" East, 50.01 feet along the East line of said Lot 1 to a point on the South line of a platted 50 foot drainage easement said point being the point of beginning; thence continuing South 0°40'49" East, 606.68 feet along the East line of said Lot 1 to the Southeast corner thereof; thence South 89°19'11" West, 640.72 feet along the South line of said Lots 1 and 4; thence North 0°40'49" West, 536.95 feet; thence North 50°41'43" West, 31.62 feet; thence South 89°19'11" West, 169.46 to a point on the West line of said Lot 7; thence North 16°46'37" East, 32.81 feet along the West line of said Lots 7 and 1 to a point on the South line of said 50 foot drainage easement; thence North 88°03'42" East, 209.39 feet along said South line; thence South 0°40'49" East, 219.88 feet; thence North 89°19'11" East, 284.82 feet; thence South 0°40'49" East, 7.87 feet; thence North 89°19'11" East, 200.40 feet; thence North 0°40'49" West, 238.41 feet to a point on the South line of said 50 foot drainage easement; thence North 88°03'42" East, 130.03 feet along said South line to the point of beginning.
Contains 6.425 Acres of land, more or less.

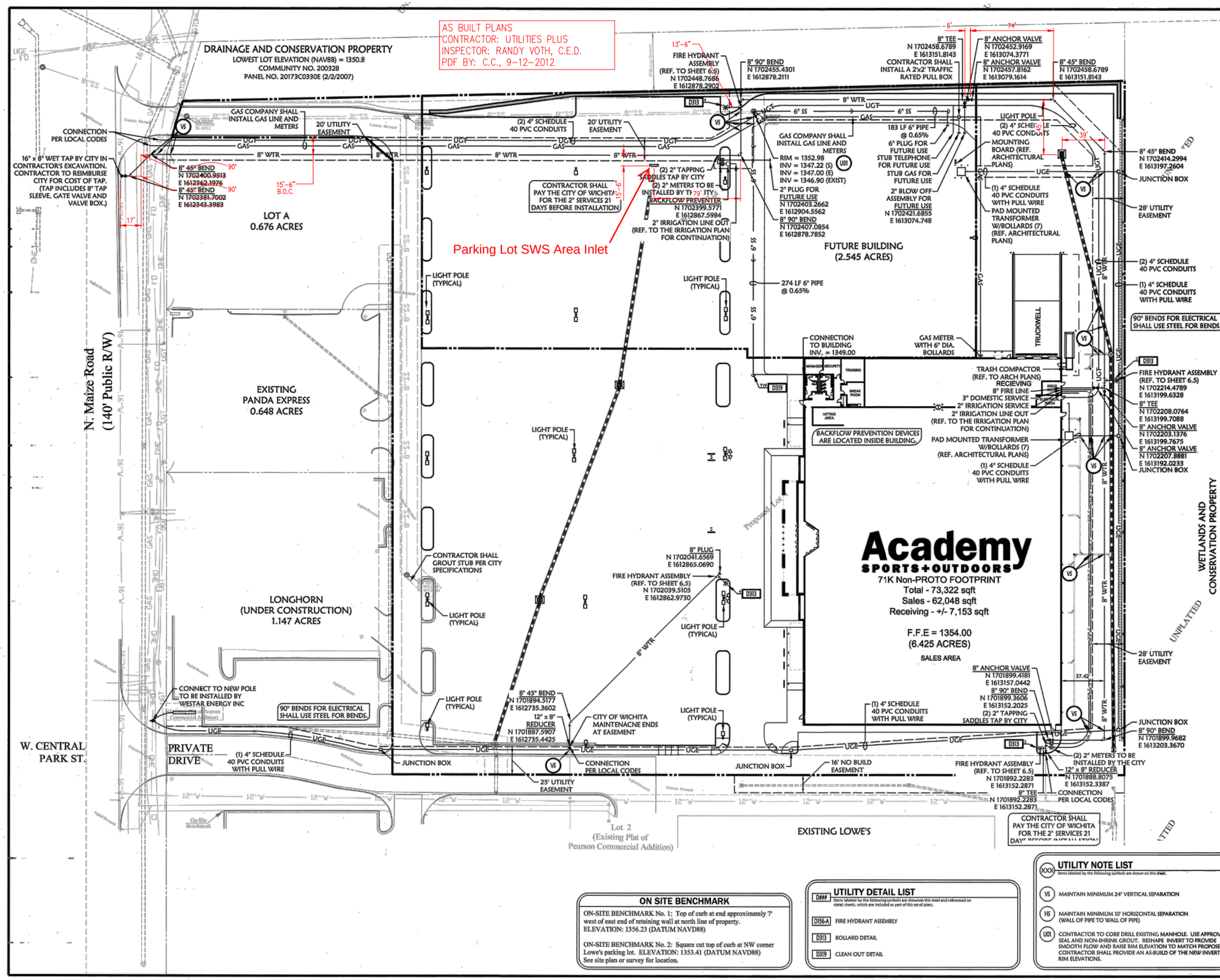
To: Academy, LTD, a Texas limited partnership and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-9, 11, 13, 14 and 16 of Table A thereof.
The field work was completed on October 6, 2011.

RICHARD L. DAYTON, KS LS-972 — 1-31-12 DATE

Notes:
1. The Storm Water Agreement recorded in Bk 2467, Pg 1578 allows the owner of property to the South of the described property to drain surface water over the S 1/2, NW 1/4, Sect. 5, T 27 S, R 1 W except the West 730 feet thereof.
2. The declarations recorded as Doc.#/Flm-Pg: 28881141 & 28881142 grant various reciprocal easements between Lots 1-7, Block 1, Pearson Commercial Addition. The easements are not defined and therefore cannot be shown on the survey.
3. The Storm Water Easement Agreement recorded as Doc.#/Flm-Pg: 28970709 grants to the owners of all of Pearson Commercial Addition the right to use the property adjacent to the East as drainage easement and detention areas.
4. DELETED
5. The Access Easement in Doc/Flm-Pg: 29197389 does not give an exact description of the access easement granted but the graghic representation of the easement follows the access easements as shown on the CUP.
6. The ECCR Agreement in Doc/Flm-Pg: 28970711 grants reciprocal easements for use of common areas, ingress/egress, access roads, utilities, etc. but does not define exact locations for these easements (except as shown on any recorded document).
7. The Document recorded as DOC/FLM-Pg: 29256764 was not provided to the surveyor and therefore no comment can be made.

Ozark Civil Engineering Inc.
Bentonville • Kansas City

DATE OF FIELD SURVEY - OCTOBER 5-6, 2011	
SCALE: 1"=40'	
DRAWN BY: RD	DATE: 12-15-11
FIELD CREW: INDIAN CREEK	DRAWING NO. S110261
CHECKED BY: RLD	SHEET 1 OF 1



ON SITE BENCHMARK

ON-SITE BENCHMARK No. 1: Top of curb at end approximately 7' west of east end of retaining wall at north line of property. ELEVATION: 1356.23 (DATUM NAVD88)

ON-SITE BENCHMARK No. 2: Square cut top of curb at NW corner Lowe's parking lot. ELEVATION: 1353.41 (DATUM NAVD88) See site plan or survey for location.

UTILITY DETAIL LIST

D###	Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.
D156-A	FIRE HYDRANT ASSEMBLY
D313	BOLLARD DETAIL
D319	CLEAN OUT DETAIL

UTILITY NOTE LIST

XXX	Items labeled by the following symbols are shown on this sheet.
VS	MAINTAIN MINIMUM 24" VERTICAL SEPARATION
HS	MAINTAIN MINIMUM 10' HORIZONTAL SEPARATION (WALL OF PIPE TO WALL OF PIPE)
U01	CONTRACTOR TO CORE DRILL EXISTING MANHOLE. USE APPROVED SEAL AND NON-SHRINK GROUT. RESHAPE INVERT TO PROVIDE SMOOTH FLOW AND RAISE RIM ELEVATION TO MATCH PROPOSED GRADES. CONTRACTOR SHALL PROVIDE AN AS-BUILD OF THE NEW INVERTS AND RIM ELEVATIONS.

811 Know what's below. Call before you dig.

0 40' 60' 80'
SCALE IN FEET

UTILITY PROPOSED FEATURES

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- FENCE
- GUARD RAIL
- RETAINING WALL
- STORM DRAIN (SEE GRADING PLAN FOR SIZE)
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD TELEPHONE SERVICE
- FIBER OPTIC CABLE SERVICE
- GAS SERVICE
- DRAINAGE STRUCTURES (SEE GRADING PLAN FOR TYPE)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH GUARD POSTS
- UTILITY POLE
- WATER LINE TEE, BEND, VALVE, AND PLUG

UTILITY GENERAL NOTES

ALL WATER LINES SHALL HAVE A MINIMUM OF 3'-6" COVER ABOVE TOP OF PIPE.

ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM COVER OF 3'-0" COVER ABOVE TOP OF PIPE.

PROPOSED UTILITIES TO BE BURIED IN THE SAME TRENCH INSTALLATION SHALL BE COORDINATED AND APPROVED BY LOCAL UTILITY COMPANIES.

VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY.

CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TWENTY FEE (20'-0").

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM OZARK CIVIL ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. OZARK CIVIL ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING IN ACCORDANCE WITH THE CITY'S UTILITY DEPARTMENT STANDARDS (REFER TO DETAIL SHEETS).

ALL WATER AND SEWER LINE PIPE BEDDING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S UTILITY DEPARTMENT STANDARDS (REFER TO DETAIL SHEETS).

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY CONSTRUCTION DIVISION TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK ON THIS PROJECT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM OR DESIGNATED UTILITY COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND LINES OR STRUCTURES.

FIRE HYDRANT ASSEMBLYS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S UTILITY DEPARTMENT STANDARDS (REFER TO DETAIL SHEETS).

CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING WATER AND SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM THE CITY'S INSPECTOR. CONTRACTOR IS RESPONSIBLE FOR AVOIDING SPILLAGE OF RAW SEWAGE. CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE. CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS.

THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS. AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.

IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY MENTION WORK WHICH IS REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.

CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IF SANITARY SEWER MANHOLE IS LOCATED IN A GRASS AREA OR SLOPE, CONTRACTOR SHALL CONSTRUCT MANHOLE TOP TO AN ELEVATION 6 INCHES HIGHER THAN THE PROPOSED GRADE. IF THIS CANNOT BE ACHIEVED THEN CONTRACTOR SHALL USE A WATER TIGHT MANHOLE COVER THAT MEETS OR EXCEEDS THE OWNER'S/DEVELOPER'S STANDARD SITE SPECIFICATIONS.

ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.

CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD AND ARCHITECT SHOULD ANY LIGHT POLE OR SIGN FOUNDATIONS CONFLICT WITH ANY UTILITY AND / OR STORM SEWER SYSTEM.

GENERAL CONTRACTOR SHALL PROVIDE 2' x 2' x 6" THICK CONCRETE APRON AT ALL CLEANOUTS, VALVES, AND METER ETC. OUTSIDE OF BUILDING.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.

ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.

UTILITY CONTRACTOR SHALL PURNISH (2) - 4" TELEPHONE CONDUIT(S) AS SHOWN ON PLAN. VERIFY LOCATION OF TIE IN AT TELEPHONE COMPANIES SERVICE LINE. PROVIDE NYLON PULL CORD INSIDE CONDUIT.

ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE CENTERLINE OF PIPE OR FITTING, FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) .

ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' (FEET) OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END. EXCEPT THE FIRE LINE SHOULD BE STUBBED UP 1' ABOVE F.F.E. IN SPRINKLER ROOM. REFER TO FIRE PROTECTION SHEETS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN.

REFER TO PLUMBING SHEETS FOR LOCATION OF SEWER, DOMESTIC, AND IRRIGATION CONNECTIONS.

ALL TRENCHING, PIPE LAYING, AND BACK FILLING PROCEDURES SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS.

DATE	DESCRIPTION	BY

Academy SPORTS+OUTDOORS

Civil Engineering Inc.
Bentonville • Kansas City

UTILITY PLAN

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS

N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Project CSet
DATE:	01/31/2012
JOB NO:	10-1003
SHEET NO:	6.0

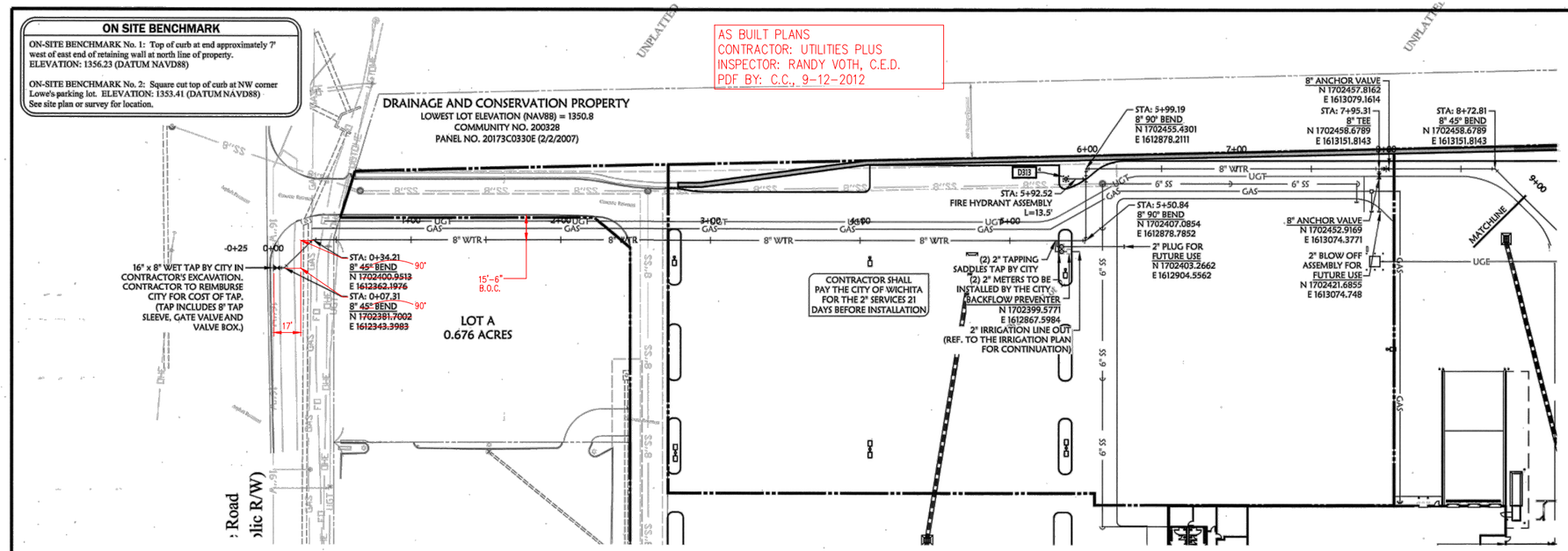
c:\my box files\ooo projects\10-1003 wichita ks academy sport\dwg\project\const set\10-1003 project cset.dwg - Plotted on 3/8/2012 10:19:34 AM @ a scale of 1:1 to pdf-xchange 4.0.pc3 by Jon Berry

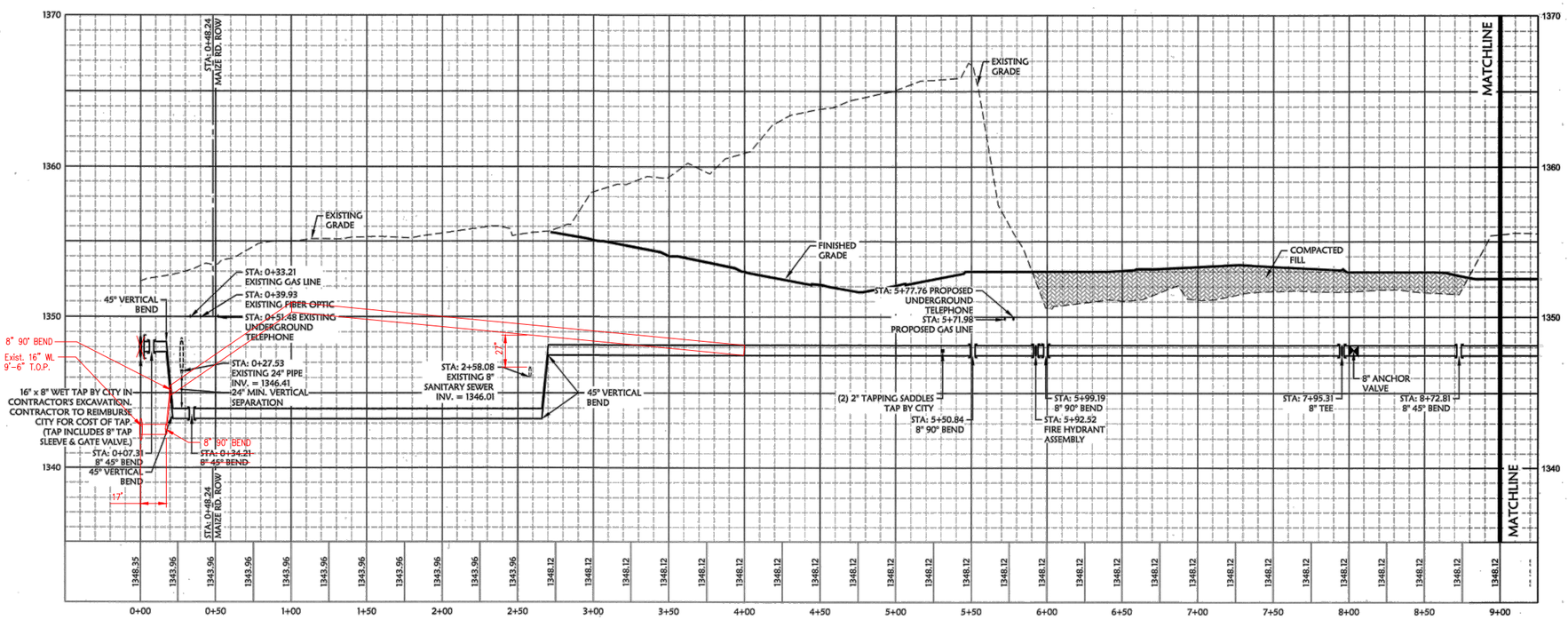
ON SITE BENCHMARK

ON-SITE BENCHMARK No. 1: Top of curb at end approximately 7' west of east end of retaining wall at north line of property.
ELEVATION: 1356.23 (DATUM NAVD88)

ON-SITE BENCHMARK No. 2: Square cut top of curb at NW corner Lowe's parking lot. ELEVATION: 1353.41 (DATUM NAVD88)
See site plan or survey for location.

AS BUILT PLANS
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-12-2012




1370
1360
1350
1340
EXISTING GRADE
FINISHED GRADE
COMPACTED FILL
MATCHLINE
STA: 0+48.24 MAIZE RD. ROW
STA: 0+33.21 EXISTING GAS LINE
STA: 0+39.93 EXISTING FIBER OPTIC
STA: 0+51.48 EXISTING UNDERGROUND TELEPHONE
STA: 0+27.53 EXISTING 24" PIPE INV. = 1346.41 (24" MIN. VERTICAL SEPARATION)
STA: 2+58.08 EXISTING 8" SANITARY SEWER INV. = 1346.01
45° VERTICAL BEND
8" 90° BEND
Exist. 16" WL 9'-6" T.O.P.
16" x 8" WET TAP BY CITY IN CONTRACTOR'S EXCAVATION. CONTRACTOR TO REIMBURSE CITY FOR COST OF TAP. (TAPLUDES 8" TAP SLEEVE & GATE VALVE.)
STA: 0+07.31 8" 45° BEND
STA: 0+34.21 8" 45° BEND
17'
STA: 5+77.76 PROPOSED UNDERGROUND TELEPHONE
STA: 5+71.98 PROPOSED GAS LINE
(2) 2" TAPPING SADDLES TAP BY CITY
STA: 5+50.84 8" 90° BEND
STA: 5+99.19 8" 90° BEND
STA: 5+92.52 FIRE HYDRANT ASSEMBLY
STA: 7+95.31 8" TEE
8" ANCHOR VALVE
STA: 8+72.81 8" 45° BEND
1348.35 1343.96 1343.96 1343.96 1343.96 1343.96 1343.96 1343.96 1343.96 1343.96 1348.12 1348.12 1348.12

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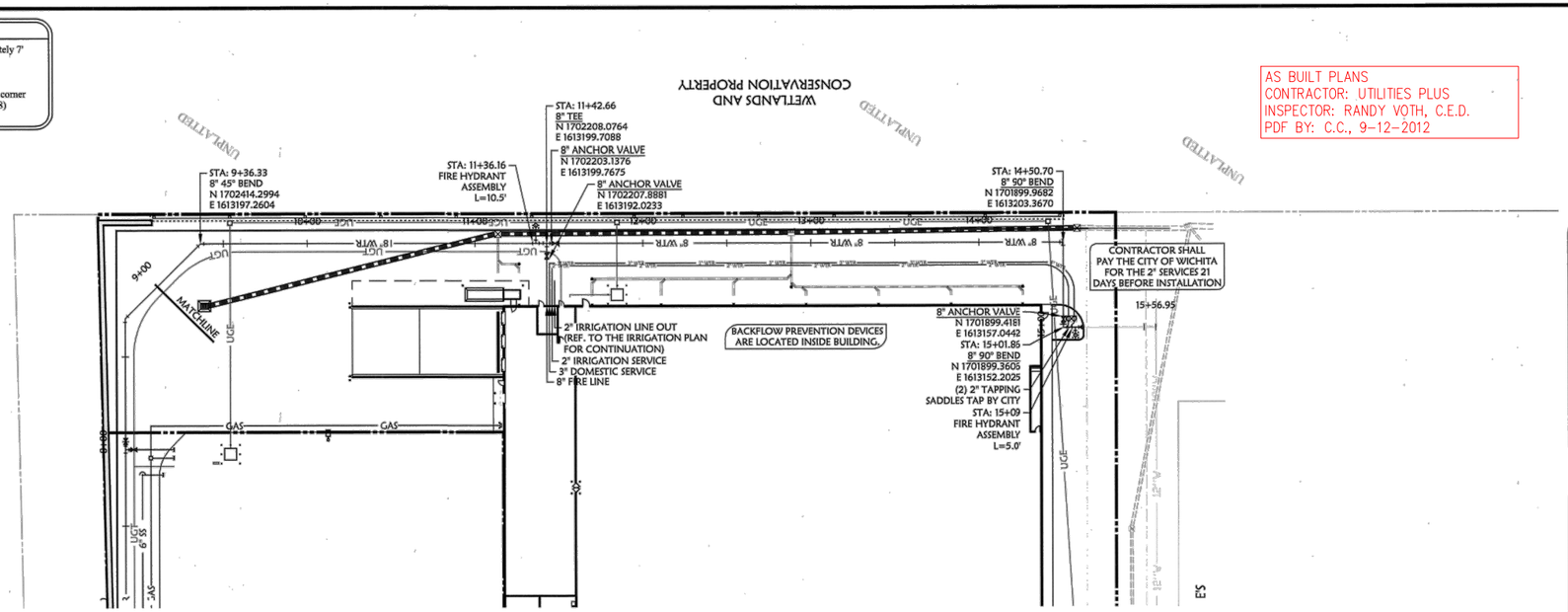
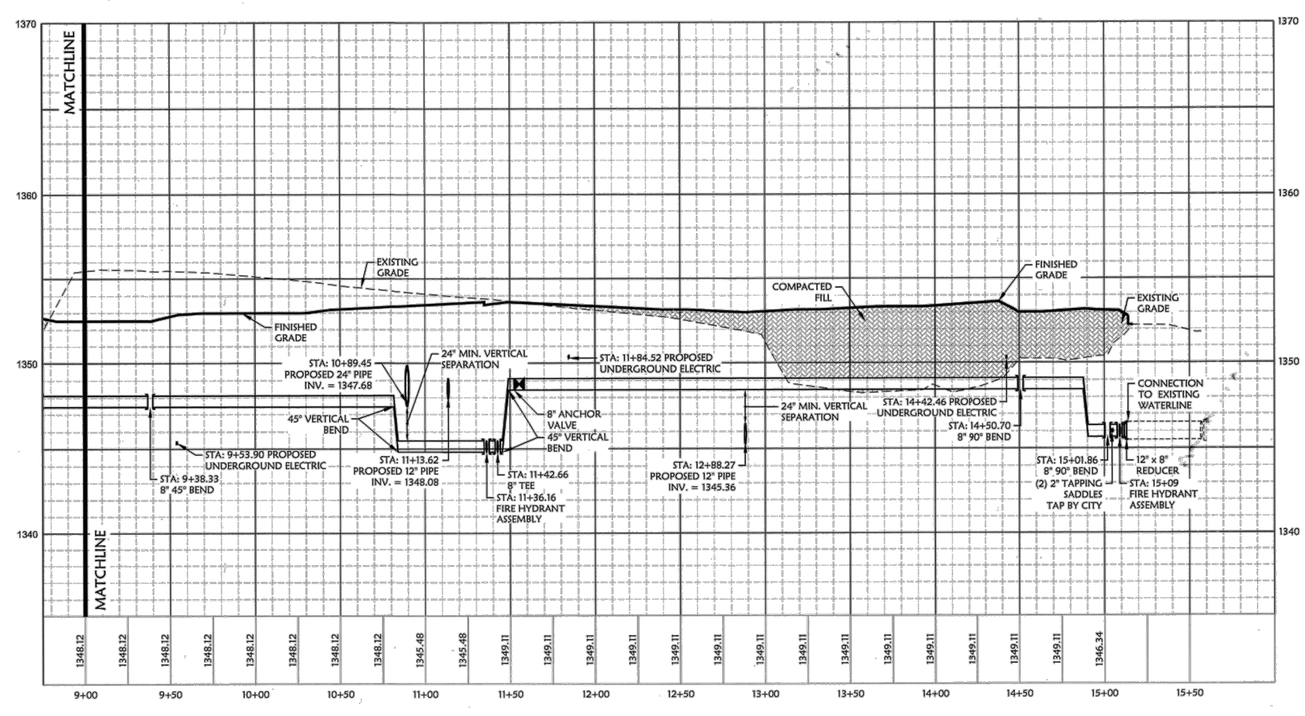
811 Know what's below. Call before you dig.

0 40' 60' 80'
SCALE IN FEET





WATERLINE A

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

UTILITY PROPOSED FEATURES

	BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	CONCRETE CURB AND GUTTER
O O	FENCE
	GUARD RAIL
	RETAINING WALL
	STORM DRAIN (SEE GRADING PLAN FOR SIZE)
8"SS	SANITARY SEWER SERVICE
12"W	WATER SERVICE
UGE	UNDERGROUND ELECTRIC SERVICE
UGT	UNDERGROUND TELEPHONE SERVICE
OHE	OVERHEAD ELECTRIC SERVICE
OHT	OVERHEAD TELEPHONE SERVICE
FO	FIBER OPTIC CABLE SERVICE
GAS	GAS SERVICE
	DRAINAGE STRUCTURES (SEE GRADING PLAN FOR TYPE)
	SANITARY SEWER MANHOLE
	FIRE HYDRANT WITH GUARD POSTS
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PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM OZARK CIVIL ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. OZARK CIVIL ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

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IF SANITARY SEWER MANHOLE IS LOCATED IN A GRASS AREA OR SLOPE, CONTRACTOR SHALL CONSTRUCT MANHOLE TOP TO AN ELEVATION 6 INCHES HIGHER THAN THE PROPOSED GRADES. IF THIS CANNOT BE ACHIEVED THEN CONTRACTOR SHALL USE A WATER TIGHT MANHOLE COVER THAT MEETS OR EXCEEDS THE OWNERS/DEVELOPERS STANDARD SITE SPECIFICATIONS.

ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.

CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD AND ARCHITECT SHOULD ANY LIGHT POLE OR SIGN FOUNDATIONS CONFLICT WITH ANY UTILITY AND / OR STORM SEWER SYSTEM.

GENERAL CONTRACTOR SHALL PROVIDE 2' x 2' x 6" THICK CONCRETE APRON AT ALL CLEANOUTS, VALVES, AND METER ETC. OUTSIDE OF BUILDING.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.

ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.

UTILITY CONTRACTOR SHALL FURNISH (2) - 4" TELEPHONE CONDUIT(S) AS SHOWN ON PLAN. VERIFY LOCATION OF TIE IN AT TELEPHONE COMPANIES SERVICE LINE. PROVIDE NYLON PULL CORD INSIDE CONDUIT.

ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE CENTERLINE OF PIPE OR FITTING, FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK (THE FACE/CORNER OF THE BUILDING(S)).

ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' (FEET) OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END. EXCEPT THE FIRE LINE SHOULD BE STUBBED UP 1' ABOVE F.F.E. IN SPRINKLER ROOM. REFER TO FIRE PROTECTION SHEETS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN.

REFER TO PLUMBING SHEETS FOR LOCATION OF SEWER, DOMESTIC, AND IRRIGATION CONNECTIONS.

ALL TRENCHING, PIPE LAYING, AND BACK FILLING PROCEDURES SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS.

DATE	DESCRIPTION	BY

Academy SPORTS+OUTDOORS

LICENSED PROFESSIONAL ENGINEER DAVID A. BUTLER 15681 KANSAS

Civil Engineering Inc.
Bentonville • Kansas City

WATERLINE "A" PLAN AND PROFILE
A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Profiles CSet
DATE:	01/31/2012
JOB NO:	10-1003
SHEET NO:	6.2

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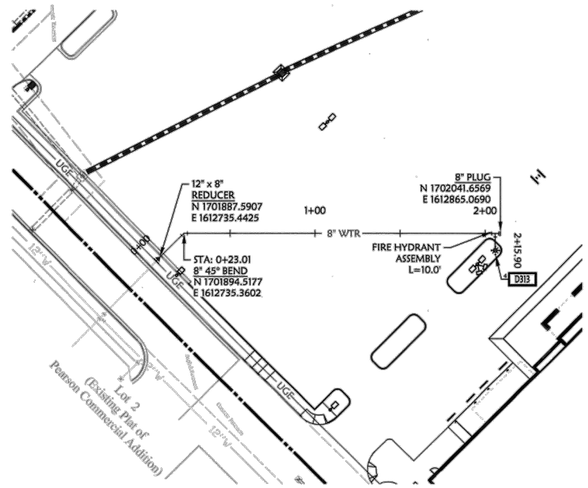
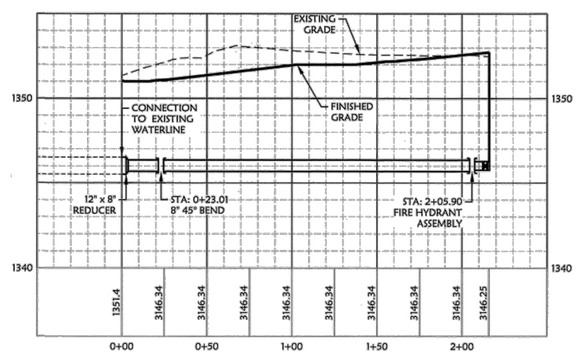
ON SITE BENCHMARK

ON-SITE BENCHMARK No. 1: Top of curb at end approximately 7' west of east end of retaining wall at north line of property.
ELEVATION: 1356.23 (DATUM NAVD88)

ON-SITE BENCHMARK No. 2: Square cut top of curb at NW corner Lowe's parking lot. ELEVATION: 1353.41 (DATUM NAVD88)
See site plan or survey for location.

AS BUILT PLANS
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-12-2012





WATERLINE B

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

811 Know what's below. Call before you dig.

SCALE IN FEET: 0, 40', 60', 80'

UTILITY PROPOSED FEATURES

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- FENCE
- GUARD RAIL
- RETAINING WALL
- STORM DRAIN (SEE GRADING PLAN FOR SIZE)
- 8"SS — SANITARY SEWER SERVICE
- 10"W — WATER SERVICE
- UGE — UNDERGROUND ELECTRIC SERVICE
- UGT — UNDERGROUND TELEPHONE SERVICE
- OHE — OVERHEAD ELECTRIC SERVICE
- OHT — OVERHEAD TELEPHONE SERVICE
- FO — FIBER OPTIC CABLE SERVICE
- GAS — GAS SERVICE
- DRAINAGE STRUCTURES (SEE GRADING PLAN FOR TYPE)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH GUARD POSTS
- UTILITY POLE
- WATER LINE TEE, BEND, VALVE, AND PLUG

UTILITY GENERAL NOTES

ALL WATER LINES SHALL HAVE A MINIMUM OF 3'-0" COVER ABOVE TOP OF PIPE.

ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM COVER OF 3'-0" COVER ABOVE TOP OF PIPE.

PROPOSED UTILITIES TO BE BURIED IN THE SAME TRENCH INSTALLATION SHALL BE COORDINATED AND APPROVED BY LOCAL UTILITY COMPANIES.

VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY.

CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TWENTY FOUR (24").

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM OZARK CIVIL ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF ONE HOUR PRIOR TO CONSTRUCTION. OZARK CIVIL ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING IN ACCORDANCE WITH THE CITY'S UTILITY DEPARTMENT STANDARDS (REFER TO DETAIL SHEETS).

ALL WATER AND SEWER LINE PIPE BEDDING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S UTILITY DEPARTMENT STANDARDS (REFER TO DETAIL SHEETS).

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY CONSTRUCTION DIVISION TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK ON THIS PROJECT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM OR DESIGNATED UTILITY COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND LINES OR STRUCTURES.

FIRE HYDRANT ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S UTILITY DEPARTMENT STANDARDS (REFER TO DETAIL SHEETS).

CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING WATER AND SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM THE CITY'S INSPECTOR. CONTRACTOR IS RESPONSIBLE FOR AVOIDING SPILLAGE OF RAW SEWAGE. CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE. CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS.

THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS. AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.

IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY MENTION WORK WHICH IS REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.

CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IF SANITARY SEWER MANHOLE IS LOCATED IN A GRASS AREA OR SLOPE, CONTRACTOR SHALL CONSTRUCT MANHOLE TOP TO AN ELEVATION 6 INCHES HIGHER THAN THE PROPOSED GRADES. IF THIS CANNOT BE ACHIEVED THEN CONTRACTOR SHALL USE A WATER TIGHT MANHOLE COVER THAT MEETS OR EXCEEDS THE OWNER/DEVELOPERS STANDARD SITE SPECIFICATION.

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GENERAL CONTRACTOR SHALL PROVIDE 2' x 2' x 6" 5150.K CONCRETE APRON AT ALL CLEANOUTS, VALVES, AND METER ETC. OUTSIDE OF BUILDING.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED. AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.

ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.

UTILITY CONTRACTOR SHALL FURNISH (2) - 4" TELEPHONE CONDUIT(S) AS SHOWN ON PLAN. VERIFY LOCATION OF TIE IN AT TELEPHONE COMPANIES SERVICE LINE. PROVIDE NYLON PULL CORD INSIDE CONDUIT.

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DATE	DESCRIPTION	BY

Academy SPORTS+OUTDOORS

TODD A. BUTLER LICENSED 15681 PROFESSIONAL ENGINEER 5/8/12

Civil Engineering Inc.
Bentonville ✦ Kansas City

WATERLINE "B" PLAN AND PROFILE

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Profiles CSet
DATE:	01/31/2012
JOB NO:	10-1003
SHEET NO:	6.3

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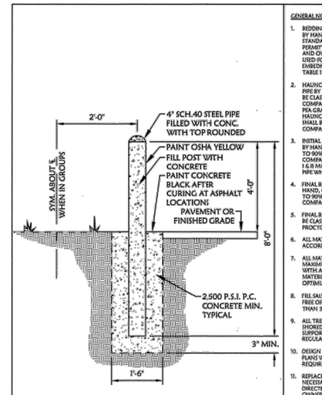
AS BUILT PLANS
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-12-2012



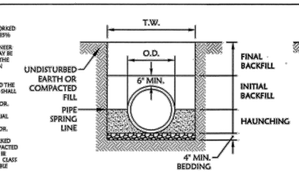
BOLLARD DETAIL

N.T.S.

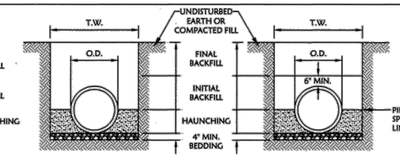
D313

GENERAL NOTES:

1. BEDDING SHALL BE DEFINED CLASS I-A WORKED BY HAND, OR CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. LOCAL CODE PERMITTING WITH GEOTECHNICAL ENGINEER AND OWNER APPROVAL, NATIVE SOIL MAY BE USED FOR BEDDING PROVIDED IT MEETS THE EMBEDMENT AND BACKFILL MATERIALS IN TABLE 1 EXCLUDING CLASS IV-A.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND. THE HAUNCHING MATERIAL AND SHALL BE CLASS I-A, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR. PEA GRAVEL SHALL NOT BE USED AS A HAUNCHING MATERIAL. CLASS III MATERIAL SHALL BE ALLOWED FOR RIGID PIPE COMPACTED AT 95% STANDARD PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B COMPACTED TO 85% STANDARD PROCTOR, OR CLASS II COMPACTED 95% STANDARD PROCTOR. CLASS I & III MATERIAL SHALL BE USED FOR FLEXIBLE PIPE WHEN FILL HEIGHTS EXCEED 8'.
4. FINAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 90% STANDARD PROCTOR, OR CLASS III COMPACTED TO 95% STANDARD PROCTOR.
5. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
6. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D-2321. (SEE TABLE 1)
7. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 4" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
8. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
9. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.
10. DESIGN ENGINEER SHALL DESIGNATE ON THE PLANS WHERE WATERTIGHT JOINTS ARE TO BE REQUIRED.
11. REPLACE WET OR UNSUITABLE SOIL AS NECESSARY TO PROVIDE A SUITABLE BASE, AS DIRECTED BY GEOTECHNICAL ENGINEER OR OWNER.
12. WHERE GAS AND WATER IS PRESENT CLASS I-A MATERIAL SHALL BE WRAPPED WITH A NON-WOVEN GEO-TEXTILE, EXCLUDING BEDDING MATERIAL BETWEEN 4" & 6" THICK.
13. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR SOIL TYPE AND CLASSIFICATIONS FOR THIS PROJECT.
14. CONTRACTOR SHALL REFER TO THE LATEST VERSION OF ASTM STANDARDS PRIOR TO CONSTRUCTION.



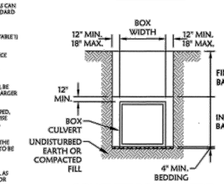
WATER & SANITARY SEWER LINES



RIGID PIPE
(RCP) OR (CMP & SPIRAL RIB ≤ 48"Ø)

FLEXIBLE PIPE
(HDPE) OR (PVC) OR (CMP > 48"Ø)

NOTE:
MINIMUM TRENCH WIDTH (T.W.) SHALL BE THE GREATER OF (1.25 O.D. + 12") OR (O.D. + 16")



CONCRETE BOX CULVERT

TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

ASTM D 2321 MATERIAL CLASS	ASTM D 2487 USCS SOIL GROUP	MATERIAL TYPE	% PASSING			ATTERBERG LIMITS	
			1 1/2 IN.	NO. 4	NO. 200	LL	PI
IA	NONE	MANUFACTURED OPEN GRADED AGGREGATES	100%	<10%	<5%	NON PLASTIC	
IB	NONE	MANUFACTURED OPEN GRADED AGGREGATES	100%	<50%	<5%	NON PLASTIC	
II	GW	COARSE-GRAINED SOILS CLEAN	100%	<50% OF "COARSE FRACTION"	<5%	NON PLASTIC	
	GP						
	SW			>50% OF "COARSE FRACTION"			
	SP						
III	GM	COARSE-GRAINED SOILS W/ FINES	100%	<50% OF "COARSE FRACTION"	12% TO 50%		<30
	GC						<7 OR >"A" LINE
	SM			>50% OF "COARSE FRACTION"			>4 OR <"A" LINE
	SC						>7 OR >"A" LINE
IV-A	ML	FINE-GRAINED SOILS	100%	100%	>50%	<50	<4 OR <"A" LINE
	CL						>7 OR >"A" LINE

TRENCH AND BEDDING DETAIL

N.T.S.

D321

BY | DESCRIPTION | DATE

Academy SPORTS+OUTDOORS

TODD A. BUTLER LICENSED 15661 PROFESSIONAL ENGINEER 2/8/12

Civil Engineering Inc.
Bentonville • Kansas City

UTILITY DETAIL SHEET

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS

N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Details CSet
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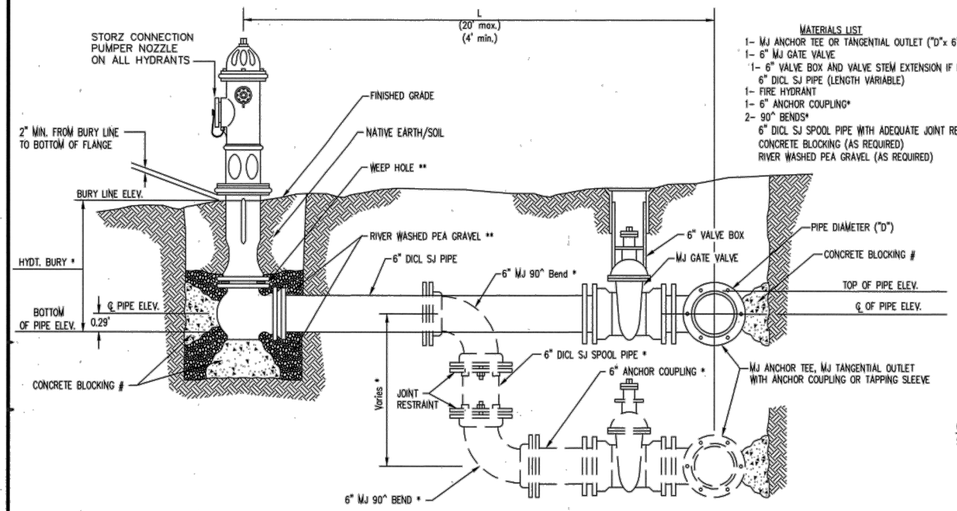


MATERIALS LIST
1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D"x 6")
1- 6" MJ GATE VALVE
1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
6" DICL SJ PIPE (LENGTH VARIABLE)
1- FIRE HYDRANT
1- 6" ANCHOR COUPLING*
2- 90° BENDS*
6" DICL SJ SPOOL PIPE WITH ADEQUATE JOINT RESTRAINT *
CONCRETE BLOCKING (AS REQUIRED)
RIVER WASHED PEA GRAVEL (AS REQUIRED)

* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DICL SPOOL PIPE AS NECESSARY FOR VERTICAL ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING AT HYDRANT AND MEGALUGS, ROD AND LUG OR SIMILAR RESTRAINT BETWEEN 90° BENDS TO SECURE ALL FITTINGS DURING TESTING AND OPERATION. THE CONTRACTOR SHALL PROVIDE A VALVE STEM EXTENSION PER DETAIL THIS SHEET.

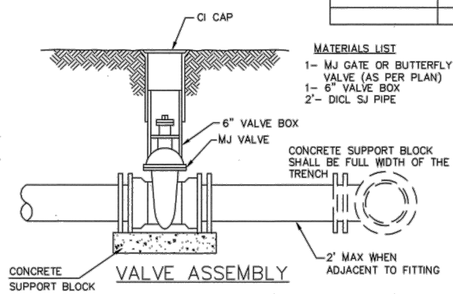
** CAUTION WEEP HOLES TO BE KEPT CLEAR DURING CONSTRUCTION AND BACKFILL. CONCRETE FOR THRUST BLOCKING SHALL NOT OBSTRUCT WEEP HOLES. PLACE 1 CUBIC FOOT OF RIVER WASHED PEA GRAVEL AROUND EACH WEEP HOLE.

\# CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.

FIRE HYDRANT ASSEMBLY

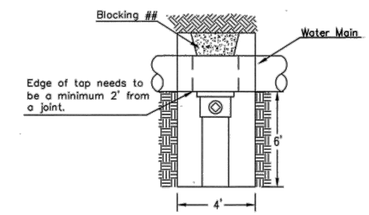
PER CITY OF WICHITA SPECIFICATIONS

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
LINE "A" 5+92.52	1354.00	1348.04	5.96	1 FT
LINE "A" 11+36.16	1353.50	1345.33	5.0* (8.17)	0 FT
LINE "A" 15+09	1353.25	1346.25	7.0	2 FT
LINE "B" 2+05.90	1352.35	1346.25	6.1	1 FT



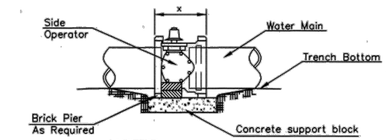
MATERIALS LIST
1- MJ GATE OR BUTTERFLY
VALVE (AS PER PLAN)
1- 6" VALVE BOX
2'- DICL SJ PIPE

VALVE ASSEMBLY



CITY TAP

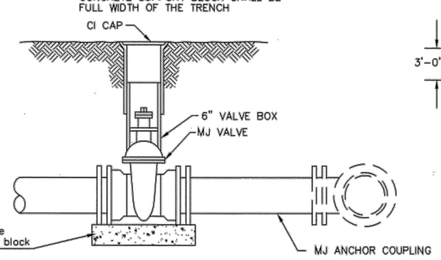
When the City of Wichita makes tap, blocking is to be done by Contractor



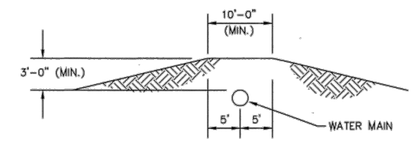
NOTES
1. This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
2. 6" Valve Box and Cover required per City of Wichita Std. Specifications.
3. Conc. Support Block to be full width of trench.

CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION

MATERIALS LIST
1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
1-MJ ANCHOR COUPLING (12" OR SMALLER)
1-6" VALVE BOX
CONCRETE SUPPORT BLOCK SHALL BE
FULL WIDTH OF THE TRENCH

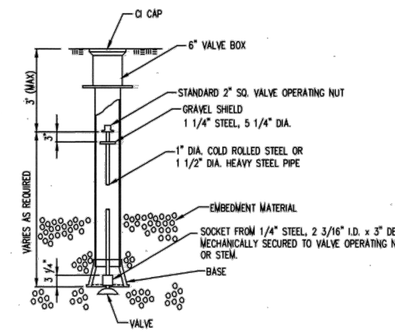


ANCHORED VALVE ASSEMBLY



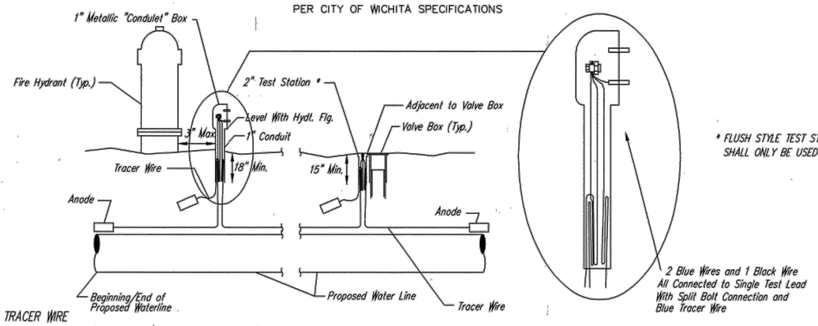
PROTECTIVE FILL DETAIL

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3'.
(COST SUBSIDIARY TO PIPE INSTALLATION)



VALVE STEM EXTENSION DETAIL

NOTE: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'.



* FLUSH STYLE TEST STATIONS SHALL ONLY BE USED IN PAVEMENT.

TRACER WIRE

Conductive type pipe locator/tracer wire shall be installed to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. Split-bolt connectors shall be used at splice locations. Electrical tape shall cover all splices so no bare wire is exposed. Test stations shall be installed adjacent to all fire hydrants along the waterline and at blowoffs or valves near the ends of the waterlines. Any exceptions to the location of test stations shall be approved by the engineer. At each test station, the tracer wire shall be connected to a 3 lb. Zinc or magnesium anode. Anodes shall also be attached to the tracer wire at both the beginning and the end of the proposed waterline. A typical layout of the tracer wire and test station is provided in the above figure.

WIRE

The tracer wire shall be Blue No. 12 THHN annealed soft copper wire with thermal plastic insulation or Blue No. 12 AWG CCS with 30 mil HDPE insulation. The insulation shall be heat, oil, and gasoline resistant as manufactured by Temple Electric or approved equal. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. The insulation sheathing shall be removed such that 1" bare copper wire at all points of connection. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

TEST STATIONS

The test station for fire hydrant applications shall be a 1 inch galvanized "conduiet" style test station as manufactured by AGRA Industries with a removable solid cover having two leads extending from the face or approved equal. The test station for valve applications shall be 2 inch flush style test station T2PS3B as manufactured by HANDLEY Industries or approved equal. The "conduiet" style test station shall be attached to a 1 inch rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. All test stations shall be manufactured using molded blue tops or sufficiently coated with blue enamel paint. The tracer wire and the anode wire shall be installed to allow 10 inches of wire within the test station. In concrete environments such as sidewalks or in the downtown area the contractor shall use the flush style test station. The location of all test stations shall be approved by the engineer, recorded, and shown in the as-built drawings.

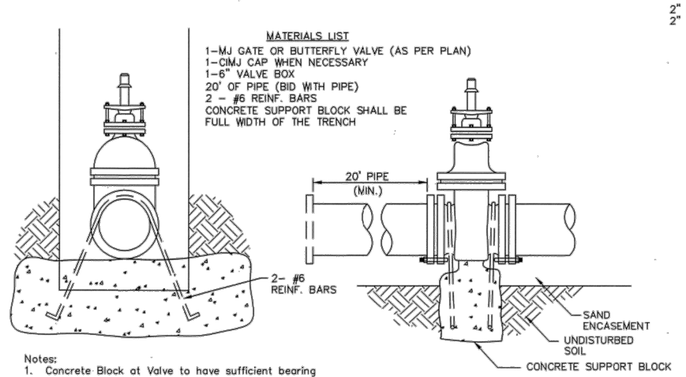
ANODES

The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to Black No. 12 THHN annealed soft copper wire which shall be extended to the test station.

TRACER WIRE DETAIL

COST IS SUBSIDIARY TO PIPE INSTALLATION

MATERIALS LIST
1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
1-CIMJ CAP WHEN NECESSARY
1-6" VALVE BOX
20' OF PIPE (BID WITH PIPE)
2 - #6 REINF. BARS
CONCRETE SUPPORT BLOCK SHALL BE
FULL WIDTH OF THE TRENCH



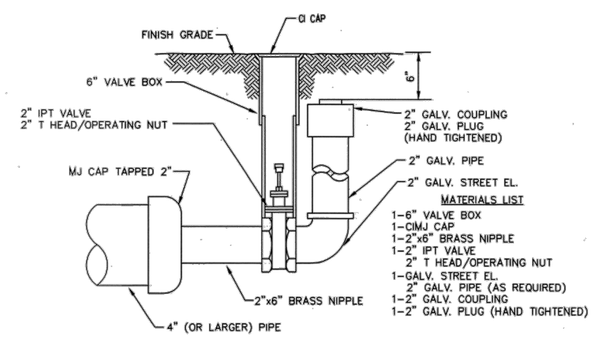
Notes:
1. Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.

2. The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.

3. All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.

THRUST AT VALVES	
VALVE	THRUST AT 150 #/in²
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

ANCHORED VALVE ASSEMBLY, SPECIAL



MATERIALS LIST
1-6" VALVE BOX
1-CIMJ CAP
1-2"x6" BRASS NIPPLE
1-2" IPT VALVE
2" T HEAD/OPERATING NUT
1-GALV. STREET EL.
2" GALV. PIPE (AS REQUIRED)
1-2" GALV. COUPLING
1-2" GALV. PLUG (HAND TIGHTENED)

2" BLOWOFF ASSEMBLY

WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

STANDARD
WATER ASSEMBLY
DETAIL

CITY ENGINEER
JAMES L. ARMOUR, P.E., L.S.

PROJECT NUMBER	OCA NUMBER	DATE
		12/2011

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET
_ of _

DATE	DESCRIPTION	BY

Academy SPORTS+OUTDOORS

Civil Engineering Inc.
Bentonville • Kansas City

CITY OF WICHITA DETAILS

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	JM
DWG. NAME:	10-1003 Details Cset
DATE:	01/31/2012
JOB NO:	10-1003
SHEET NO:	6.7

WI -101

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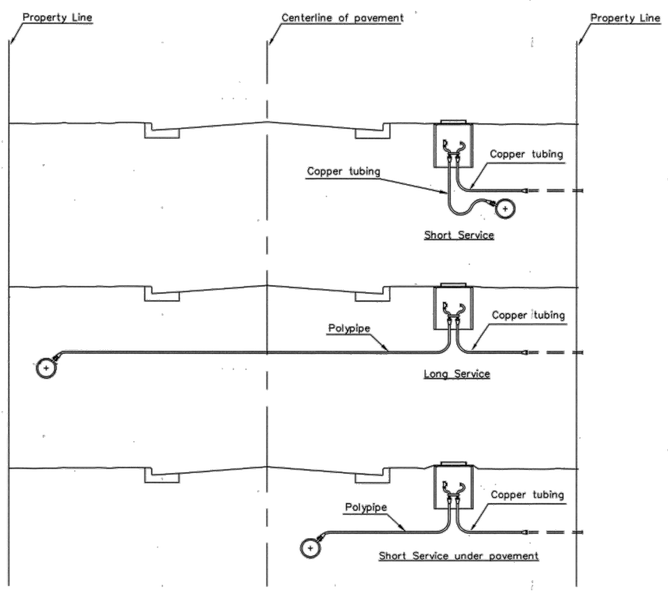
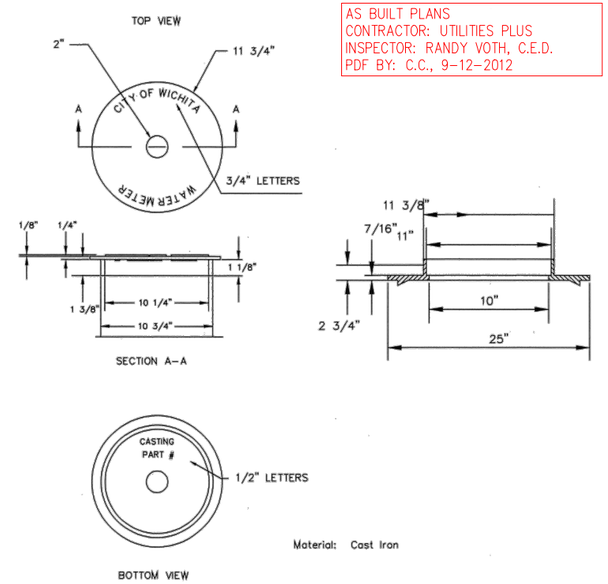
AS BUILT PLANS
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-12-2012

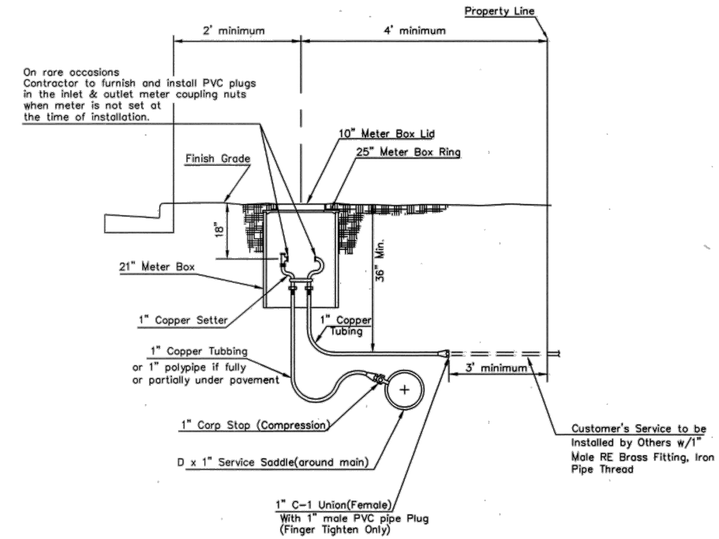


SERVICE TYPES



Material: Cast Iron

NOT TRAFFIC RATED RING & LID FOR 1" METER BOX

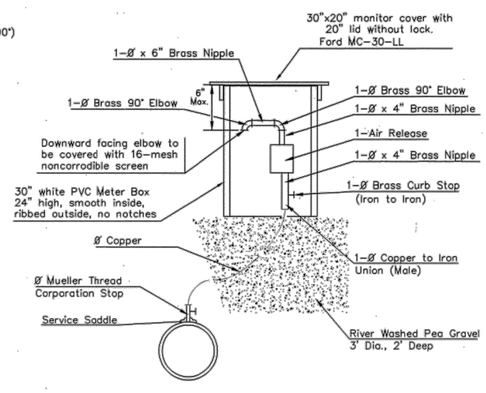


Minimum length of pigtail on consumer side is 36" of copper tubing from meter set.
Bore hole under paving shall be a maximum of 2" in diameter and a minimum of 36" below top of pavement.
Service Saddles are required on all mains.
Meter boxes will be located on each lot to be served, as indicated in the SPECIAL PROVISIONS

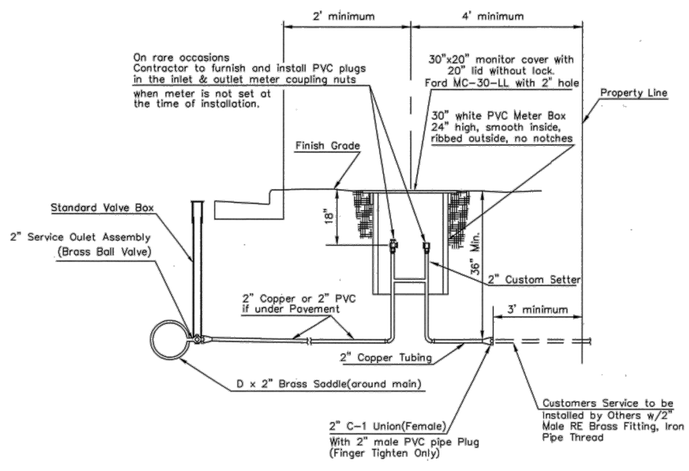
TYPICAL 1" METER SETTING

1 – Ø Mueller Thread Corporation Stop
– Ø Type "K" Copper Tubing
1 – Ø Copper to Iron Union (Male)
1 – Ø Brass Curb Stop (Iron to Iron)
2 – Øx4" Brass Nipple

Air Release
2 – Ø Brass Elbows (90°)
1 – 1"x6" Brass Nipple
1 – 30" Monitor Cover
1 – 20" Meter Lid

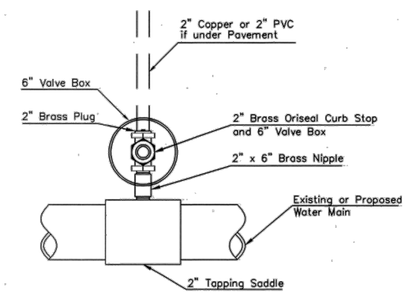


MATERIALS FOR 1" or 2" AIR RELEASE ASSEMBLY
Ø = 1" or 2"



TYPICAL 2" METER SETTING

Note: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'.



Note: Where the 2" Service Outlet Assembly is to be used to connect a 2" main to another main, the 2" valve shall be a 2" IPT Gate Valve. 2" ball or globe vavles shall not be approved for this use.

2" SERVICE OUTLET ASSEMBLY

WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

STANDARD WATER SERVICE DETAIL

CITY ENGINEER
JAMES L. ARMOUR, P.E., L.S.

PROJECT NUMBER	OCA NUMBER	DATE
		12/2011

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET _ of _

BY	DESCRIPTION	DATE

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Civil Engineering Inc.
Bentonville • Kansas City

CITY OF WICHITA DETAILS

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Details CSet
DATE:	01/31/2012
JOB NO:	10-1003
SHEET NO:	6.8

WI -102

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AS BUILT PLANS
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-12-2012

Notes For All Services – 3" thru 12":

1. When the standard vault dimensions are not applicable, such as when additional space is required for special pipe, fittings, additional meters, etc. the design engineer shall design a vault with the required dimensions for Public Works and Utilities approval.

2. The vault shall be poured concrete, cement blocks (voids to be completely filled with 2500 P.S.I. concrete), or approved precast structure (such as Clutter Inc. vaults approved 8/1/2000). The intent of these details shall not be limited by drawings or standards of precast structures.

3. Vault location to be determined by Public Works and Utilities prior to construction and approved by Department's field supervisor prior to installation. A final inspection will be required for acceptance. Vault location standards include but not limited to: not to be located where subjected to vehicular loads, not to be located in any right-of-way or utility easement, and must be located on the property being served.

4. The manhole ring and lid shall be Neenah R-6034 Frame with Type "C" Solid Lid and Drop Down Handle or US Foundry APS-30x30 (Aluminum). Where applicable the standard 10" Public Works and Utilities pattern meter reading lid and ring shall be located directly above water meter register. All meter registers shall have an approved lid directly vertical above. All joints of concrete to concrete or metal to concrete in the construction of the vault shall have an approved water tight mastic joint seal.

5. Any fittings or appurtenances required to achieve proper elevation of pipe through the vault shall be provided by the contractor and appropriately noted on as-builts submitted by the inspecting engineer. Such fittings shall be a minimum of 2' from the exterior wall of vault.

6. For all domestic services larger than 3" the contractor shall provide an outlet flange connection as shown 8" from the inside wall. Inlet and outlet wall sleeves shall be provided and installed by the contractor and shall be in alignment with one another. The inlet and outlet pipe shall be ductile iron pipe, cement lined, Class 150 per Standard Specifications and shall be continuous through vault wall and joint no less than 2' from the exterior wall of vault. Flanges of inlet and outlet pipes shall be in proper alignment and bolt pattern shall be rotated in such a way that valves and other fittings shall be in their proper vertical alignment when installed.

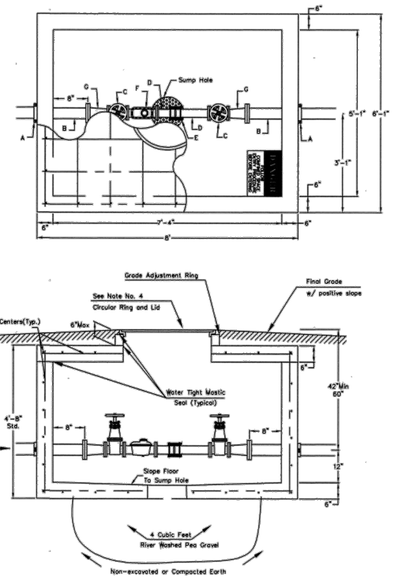
7. For all services 4" and larger the contractor shall install a mega lug, restrained joint, or approved equal on the exterior walls of the vault, which shall be manufactured of ductile iron conforming to ASTM A 536-80, heat treated to a minimum hardness of 370 BHN and have a working pressure of at least 250 P.S.I. For all services smaller than 4" the contractor shall install an approved vault clamp on the exterior walls of the vault.

8. All valves, meters, assemblies, and fittings shall be provided with sufficient concrete or other approved supports to the vault floor.

9. The "Confined Space Warning" sign shall be fastened to the top of all vaults. If necessary for landscaping or site considerations, the sign may be fastened to the vault lid if it does not impede access to the handle. Acceptable materials: Aluminum 73415HH, Plastic 73439HH, or S.A. Vinyl 73463HH.

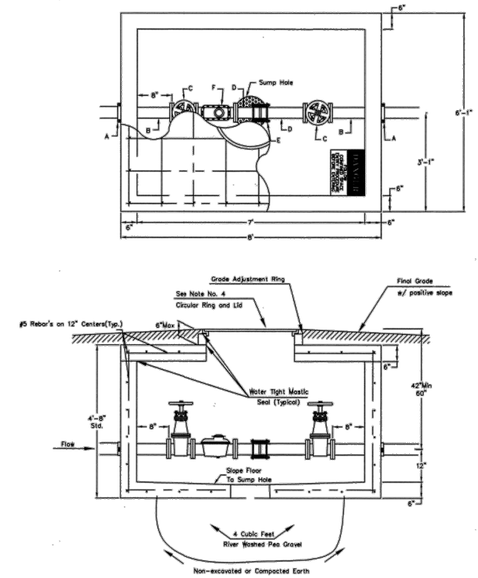
10. All meters shall have an electronic read register compatible with the current City of Wichita meter reading system. All detector meters shall be an 5/8 cubic foot Badger meter with ERT register or approved equal. Gallon meters shall not be accepted.

11. Additional Notes For Fire Services:
    A. A post indicator valve (PIV) is an option for the outlet valve and may be requested by the architect or owner. The PIV is not required by City of Wichita ordinance.
    B. When Siamese connections are required by the Wichita Fire Department, refer to the current City Code Section 15.
    C. If due to any reason the completed vault retains ground or drainage water in excess of 4" in depth from the floor of the vault, the property owner shall be responsible for providing and installing an appropriate automatic sump pump or approved equal, as well as any other appurtenances required to make such system function as intended.
    D. The property owner is responsible for completing an "Application for Private Fire Protection" prior to final acceptance of the project.



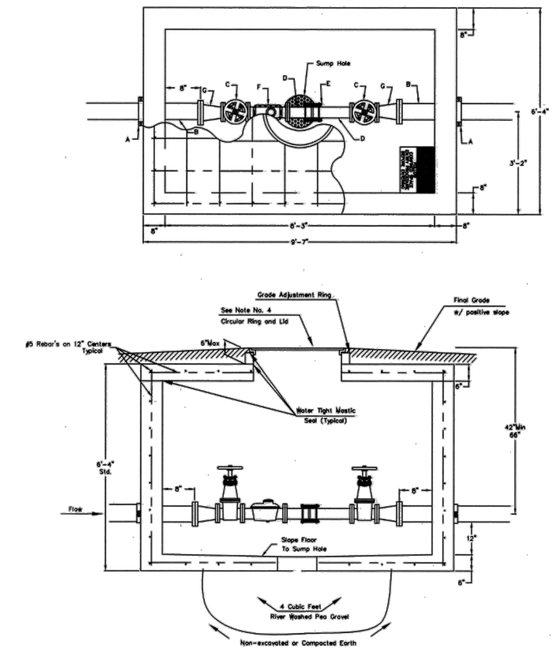
A – 4" Vault Clamp
B – Min. 3' Piece of 4" FL x PE DICL Pipe
C – 3" Flange Non-rising Stem Gate Wheel Valve
D – 3" FL x PE Pipe
E – 3" Flex Coupling
F – 3" Badger Recordall II Turbo Cubic Foot Meter with ERT Register or Sensus W-350DR Cubic Foot Meter with AMR Register.
G – 3" x 4" FL Reducer

3" Domestic Service



A – 4" Vault Clamp
B – Min. 3' Piece of 4" FL x PE DICL Pipe
C – 4" Flange Non-rising Stem Gate Wheel Valve
D – 4" FL x PE Pipe
E – 4" Flex Coupling
F – 4" Badger Recordall II Turbo Cubic Foot Meter with ERT Register or Sensus W-1000DR Cubic Foot Meter with AMR Register.

4" Domestic Service



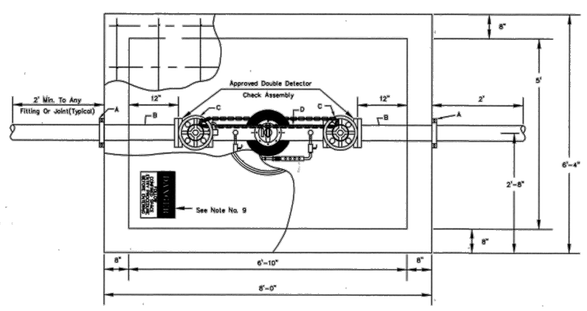
A – 6" Mega Lug (See Note 7)
B – Min. 3' Piece of 6" FL x PE DICL Pipe
C – 4" Flange Non-rising Stem Gate Wheel Valve
D – 4" FL x PE Pipe
E – 4" Flex Coupling
F – 4" Badger Recordall II Turbo Cubic Foot Meter with ERT Register or Sensus W-1000DR Cubic Foot Meter with AMR Register.
G – 6" x 4" Flange Reducer

6" Domestic Service with 4" meter

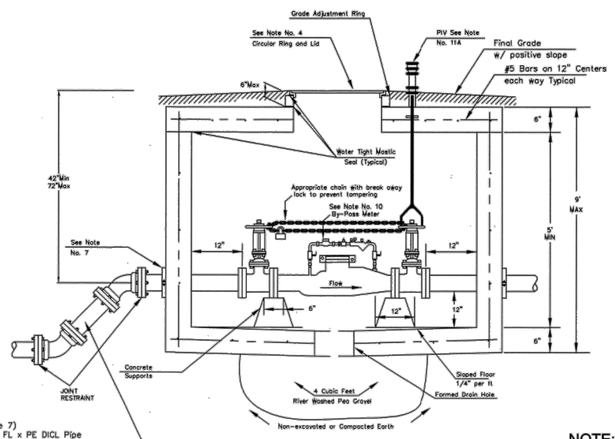
NOTE:

INSPECTOR FROM PUBLIC WORKS AND UTILITIES TO BE CONTACTED 24 HOURS PRIOR TO INSTALLATION TO SET VAULT.

CONTACT: 316-219-8928 OR 316-219-8929



A – Mega Lug (See Note 7)
B – Min. 3'-8" Piece of FL x PE DICL Pipe
C – Flange Gate Valve, Wheel Operated
D – Ames Model 3001SS or approved equal with metered(cubic foot) by-pass assembly



Use 45 degree fittings as necessary to keep depth of vault within 76 inch maximum. All fittings should be mega lug, restrained joint or approved equal.

4" thru 8" Fire Service

NOTE:

Domestic Services larger than 6" shall be custom designed by Engineer.

WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

STANDARD VAULT DETAILS AND METER ASSEMBLIES

CITY ENGINEER
JAMES L. ARMOUR, P.E., L.S.

PROJECT NUMBER	OCA NUMBER	DATE
		12/2011

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
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WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET _ of _

DATE	DESCRIPTION	BY

Academy SPORTS+OUTDOORS

Civil Engineering Inc.
Bentonville • Kansas City

CITY OF WICHITA DETAILS

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Details CSet
DATE:	01/31/2012
JOB NO:	10-1003
SHEET NO:	6.9

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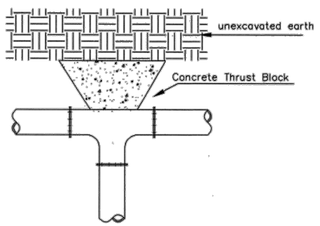
AS BUILT PLANS
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-12-2012



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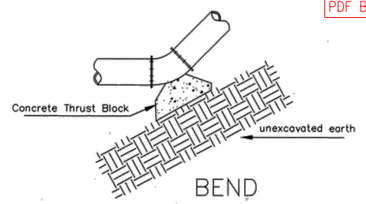
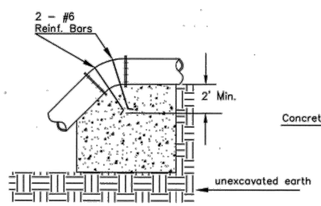
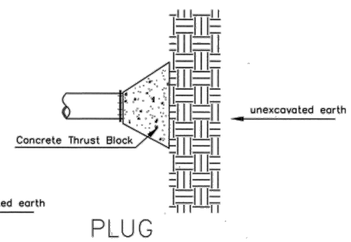


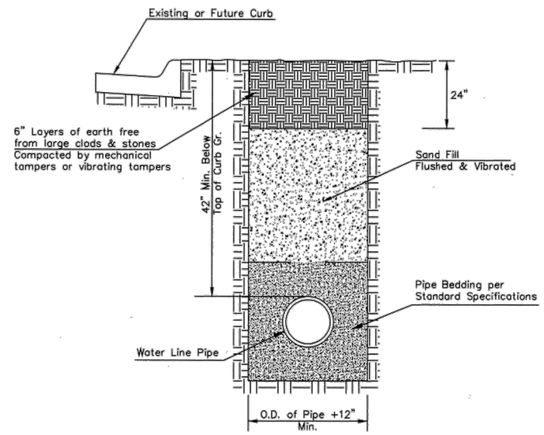
BEND



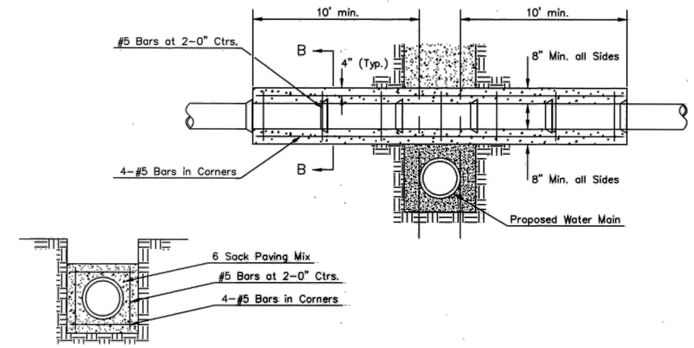
VERTICAL BEND



PLUG



TRENCH COMPACTION IN ROAD RIGHT-OF-WAY



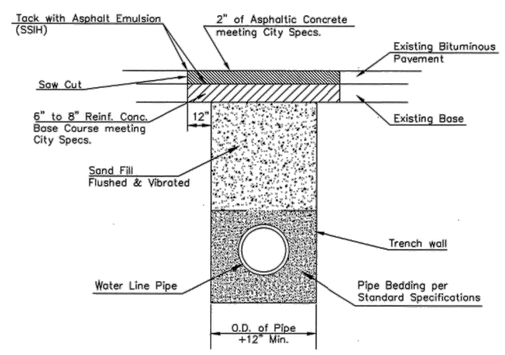
Note: Encasement to begin and end at a Bell on Sanitary Sewer Pipe.

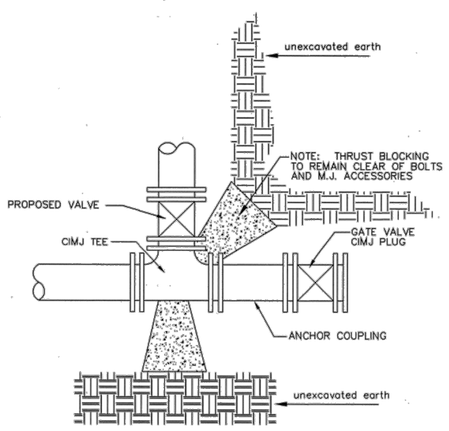
SECTION B-B

REINFORCED CONCRETE ENCASEMENT OF SANITARY SEWER

PIPE SIZE	THRUST AT FITTINGS IN TONS-AT 150#/IN^{2}P					
	PLUG	90°	45°	22 1/2°	11 1/4°	TEE
6"	2.8	3.95	2.15	1.09	.55	2.8
8"	4.9	6.95	3.75	1.90	.96	4.9
12"	11.4	16.1	8.75	4.45	2.25	11.4
16"	20.15	28.5	15.4	7.85	3.95	20.15
20"	31.15	44.0	23.85	12.15	6.10	31.15
24"	44.55	63.0	34.1	17.4	8.75	44.55

TYPICAL THRUST BLOCKS





KEY BLOCK DETAIL

PAVEMENT REPLACEMENT & TRENCH COMPACTION UNDER EXISTING AND PROPOSED CITY ROADS

* UNLESS OTHERWISE NOTED ON PLANS

WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

MISCELLANEOUS WATER DETAILS

CITY ENGINEER
JAMES L. ARMOUR, P.E., L.S.

PROJECT NUMBER	OCA NUMBER	DATE
		01/2012

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET
_ of _

BY	DESCRIPTION	DATE

Academy SPORTS+OUTDOORS

Civil Engineering Inc.
Bentonville • Kansas City

CITY OF WICHITA DETAILS

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Details CSet
DATE:	01/31/2012
JOB NO:	10-1003
SHEET NO:	6.10

c:\my box files\ace project\10-1003 wichita ks academy sport\dwg\project\const set\10-1003 details cset.dwg - Plotted on 3/8/2012 10:08:02 AM @ a scale of 1:1 to pdf-xchange 4.0.pc3 by Jon Berry