

GENERAL NOTES

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call	687-2470
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The Contractor must notify the following in case of an emergency:

AT&T	1-800-246-8464
Black Hills Energy	1-800-694-8989
City of Wichita Water	1-316-268-4555
City of Wichita Sewer	1-316-268-4073
City of Wichita Stormwater	1-316-268-4090
City of Wichita Traffic	1-316-268-4034
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-482-4950
Westar Energy	1-800-544-4857
- Utility service lines, poles, etc. 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. Location information has been obtained from various companies and is either from company utility drawings or company provided field locations. The plan locations shown are not guaranteed. Additional existing utilities may be encountered. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction. Any and all utility system components damaged during construction shall be repaired at the contractor's expense. The contractor shall field verify the location and depth of all utilities prior to construction and report findings to the project engineer.
- Rubble from the removal of miscellaneous structures and excess excavation shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that 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 will 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 will require additional archaeological investigations unless buried in a previously approved borrow location.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage. Equipment and construction materials shall remain out of and away from tree drip lines so as not to compact the root zone or damage trees.
- 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 notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- The Water Distribution Division shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades.
- The Contractor shall notify the consultant engineer and Tom Mason with the City at 316-268-4574 with the anticipated construction start date and notify them of project completion. Staking, testing, inspection and shop drawing review for this project will be the responsibility of the Contractor. Inspection, testing and shop drawing documents shall be provided to the engineering firm for records.
- If traffic is impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractor's responsibility.
- All elevations shown are NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat top of the mound shall be 0.4 foot below the top of the manhole.
- Geotechnical report available upon request.

- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- City maintenance of storm sewer ends at right-of-way or easement line. Lines 1 and 2 are privately owned & maintained.
- Any sidewalk, drive approach, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- The inspecting firm shall submit to the City Stormwater Maintenance Division a digital copy of the CCTV inspection of the conduits and structures following construction. The digital file formation shall be compatible with the City input template. A copy of the template is available upon request at 316-268-4090.
- All trenching in pavement or driveways, which will be required to carry traffic until permanent paving replacement, shall be topped with a minimum of 6" crushed rock (compacted) to be incidental to the project. The Contractor shall be required to maintain temporary crushed rock until permanent pavement is installed.
- The Contractor shall restore all ditches, swales, road shoulders, entrances and bank lines to their original slopes and grades except as shown otherwise.
- Site restoration and preparation shall be subsidiary to the project.
- The Contractor shall use best management practices (BMP's) to prevent eroded soil from entering ditches, culverts and drainage areas. The Contractor shall follow the intent of the BMP's which act as a guideline.
- Each bidder shall visit the site of the project before submitting a proposal in order to become better informed of the existing field conditions and obstacles which might be encountered during construction. Each bidder should understand that no additional compensation will be awarded for extra work that should have been evaluated prior to bidding.

SAFETY NOTICE TO CONTRACTOR

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WARRANTY / DISCLAIMER

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BENCHMARKS

BM #1: CHISELED "SQUARE" ON TOP OF CURB AT NOSE OF WEST END CURB ISLAND CLOSEST TO GREENWICH ROAD BETWEEN LOTS 7 & 8.
ELEV=1368.58

BM #2: CHISELED "SQUARE" ON TOP CURB INLET LOCATED EAST OF NORTHEAST CORNER LOT 7 AT CENTER OF INLET AND BACK OF CURB
ELEV=1370.35

BM #3: CHISELED "SQUARE" ON TOP LIGHT POLE BASE EAST OF LOT 3 ON EAST SIDE OF ACCESS DRIVE AND ACROSS ACCESS DRIVE HEADING SOUTH.
ELEV=1368.32

AS BUILTS

Contractor: Ewartz Excavation	Project Inspector: Matt Perez
10/20/2015	KEMILLER ENGINEERING PA 117 E. Lark, Wichita, KS 67202 (316)264-0242

STORM SEWER IMPROVEMENTS

to serve

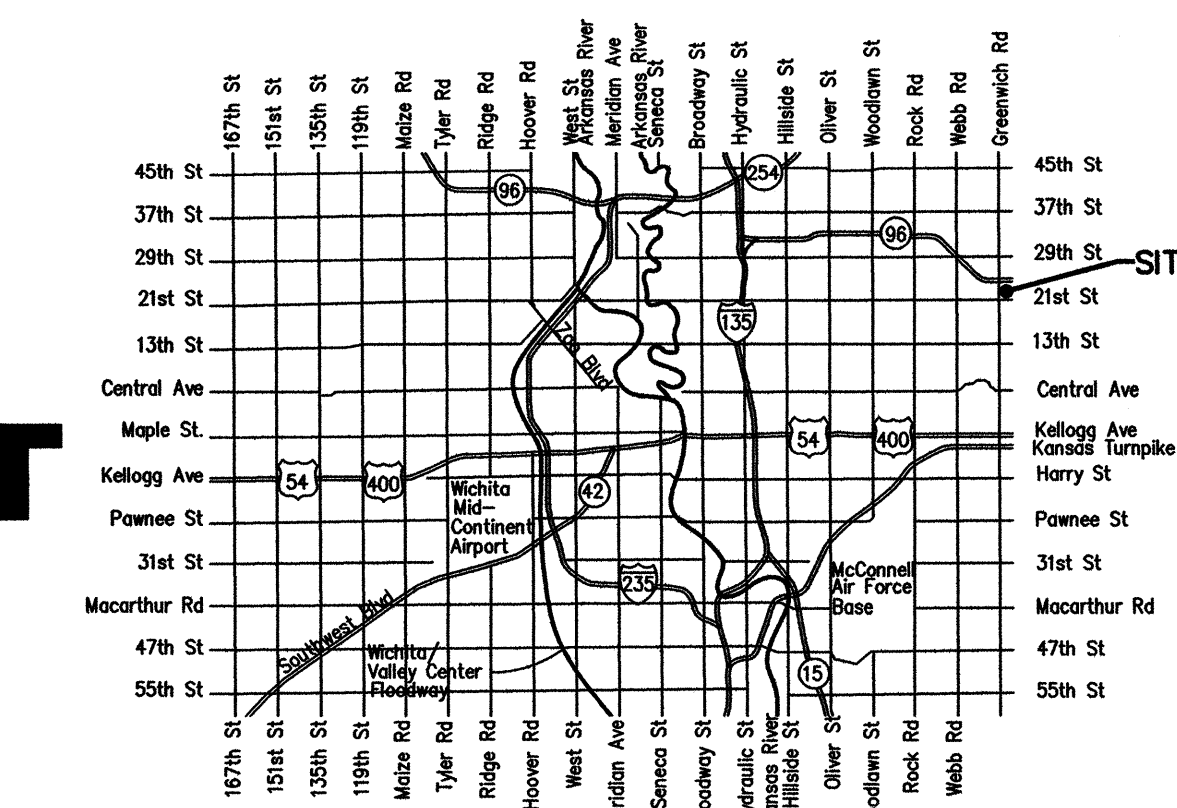
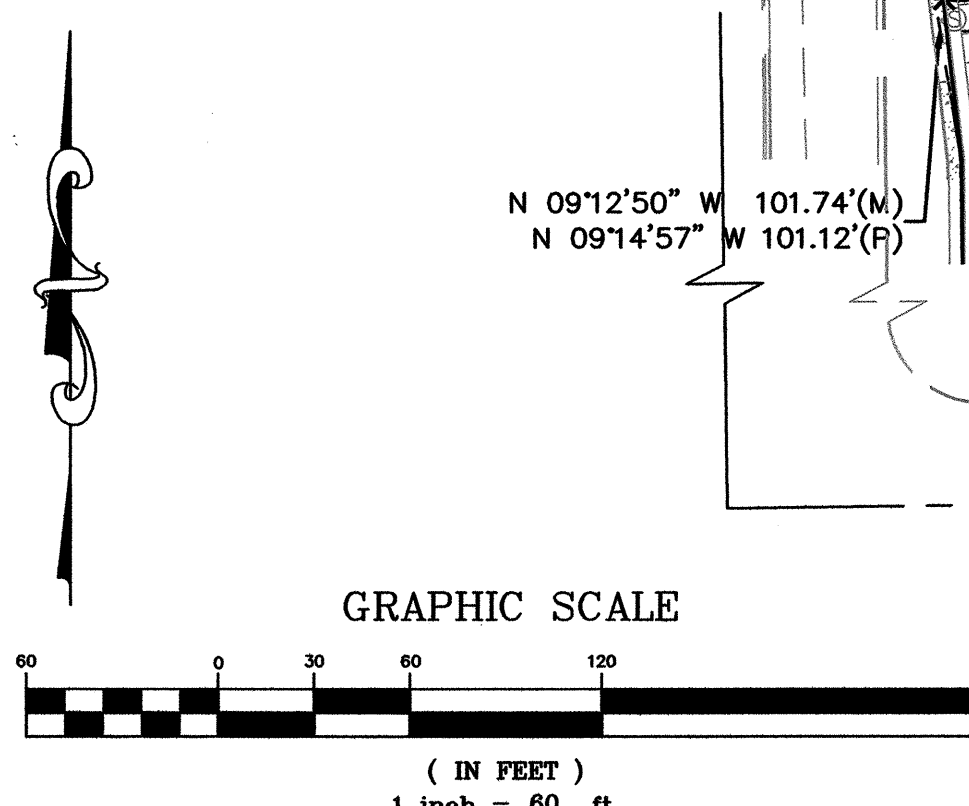
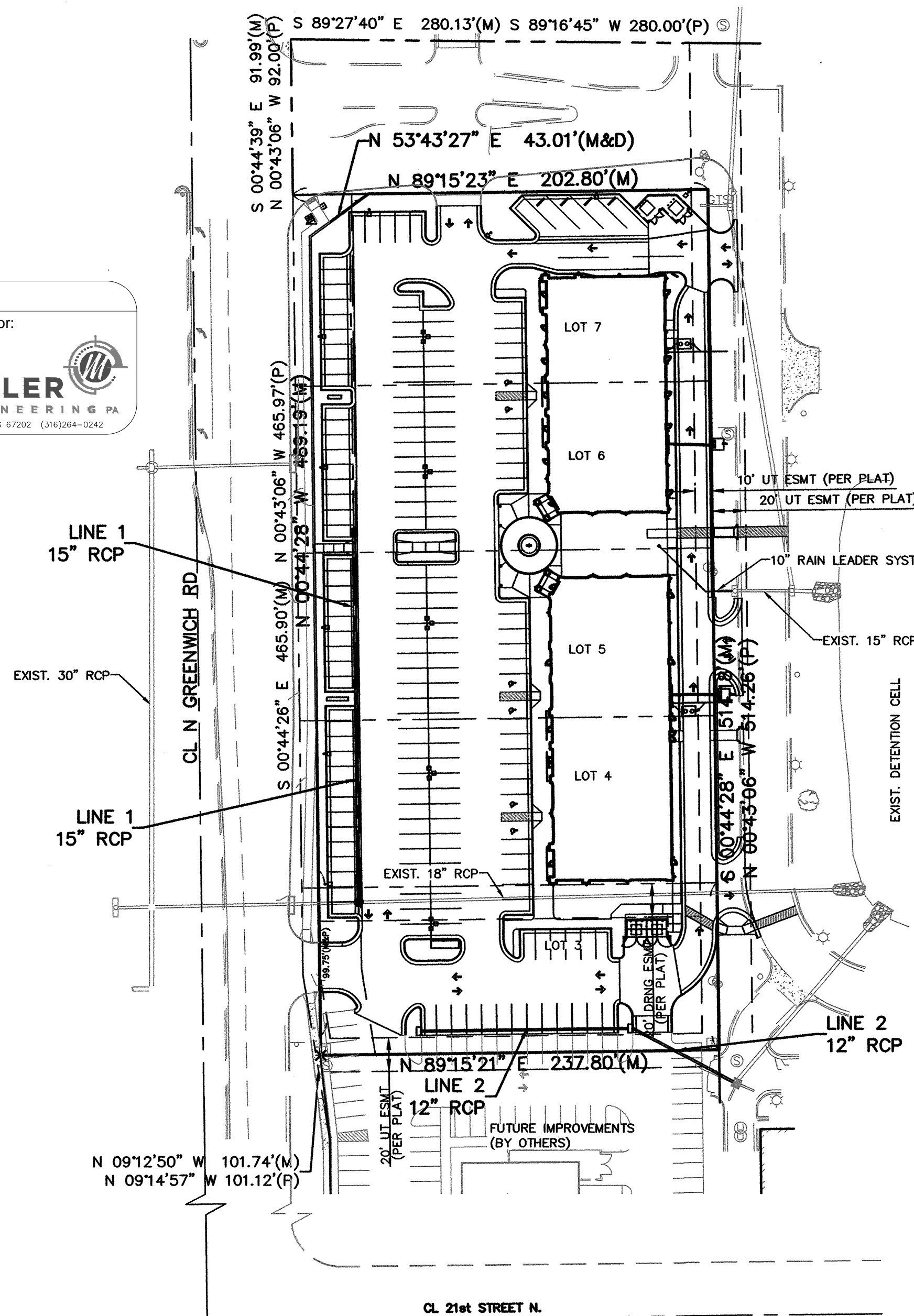
LOTS 3-7, BLOCK 1, VILLAGE AT GREENWICH ADDITION

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

Project Number

0326 PPD (607861)



VICINITY MAP

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LINE 2	3
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Stormwater Certification:
New Development

These construction plans were prepared in accordance with the current Stormwater Management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgewick County Stormwater Manual.

Disturbed Area = 121,835 SF (2.8 ACRES ±)
Water Quality Treatment: SNOOT BMP
Downstream Channel Protection: N/A
Detention: EXISTING REGIONAL DETENTION POND IN RESERVE "A", VILLAGE AT GREENWICH ADDITION
The BMP used for this development is: SNOOT BMP, SILT FENCE, INLET SEDIMENTATION BARRIERS.

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

Engineering: *Rebecca Guil* 8/6/2015
Stormwater: *[Signature]* 08-26-2015

NOTE TO CONTRACTORS

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 in the state of Kansas. No work shall be performed the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions. (on file and available at Wichita.gov).

An approved copy of these plans signed by City staff are required on-site.

JULY 2015

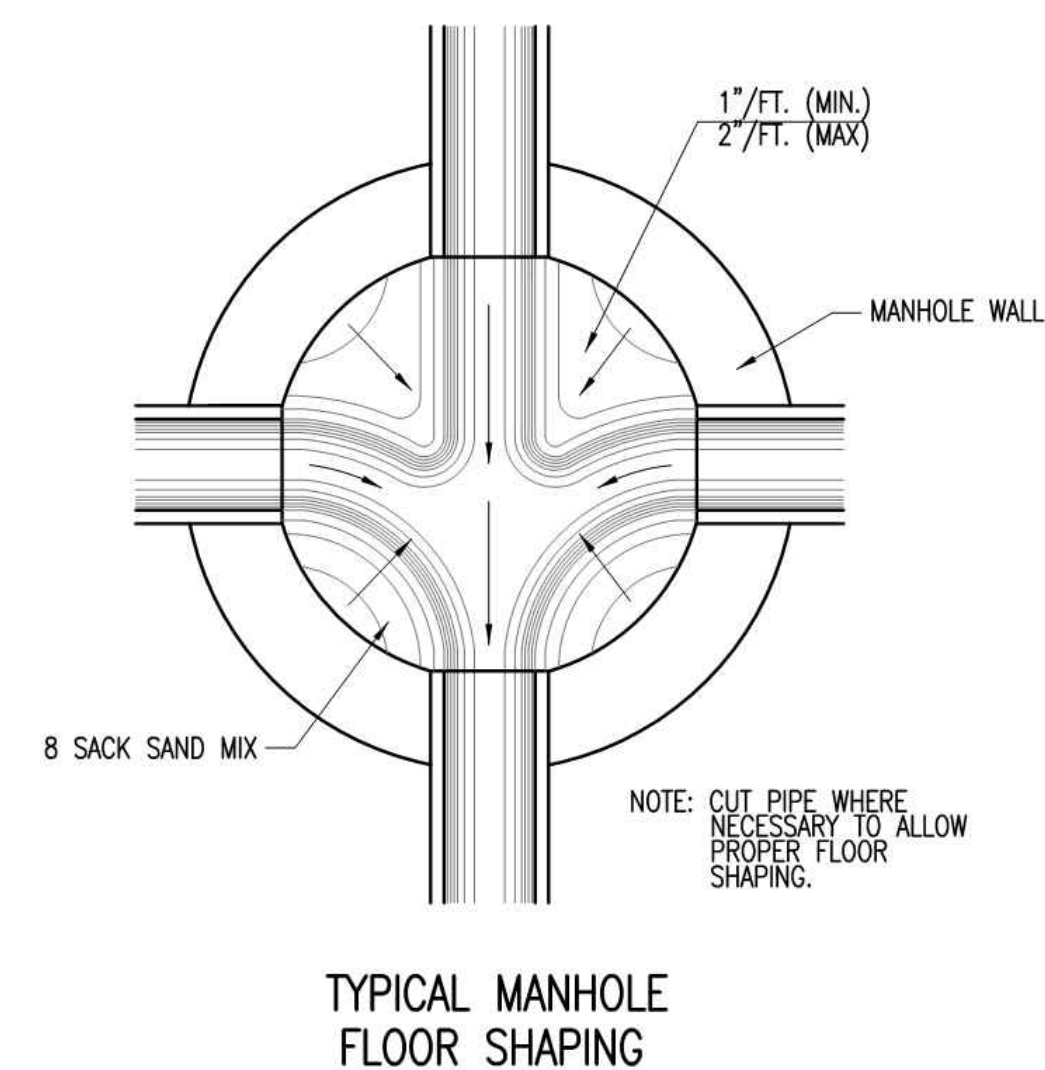
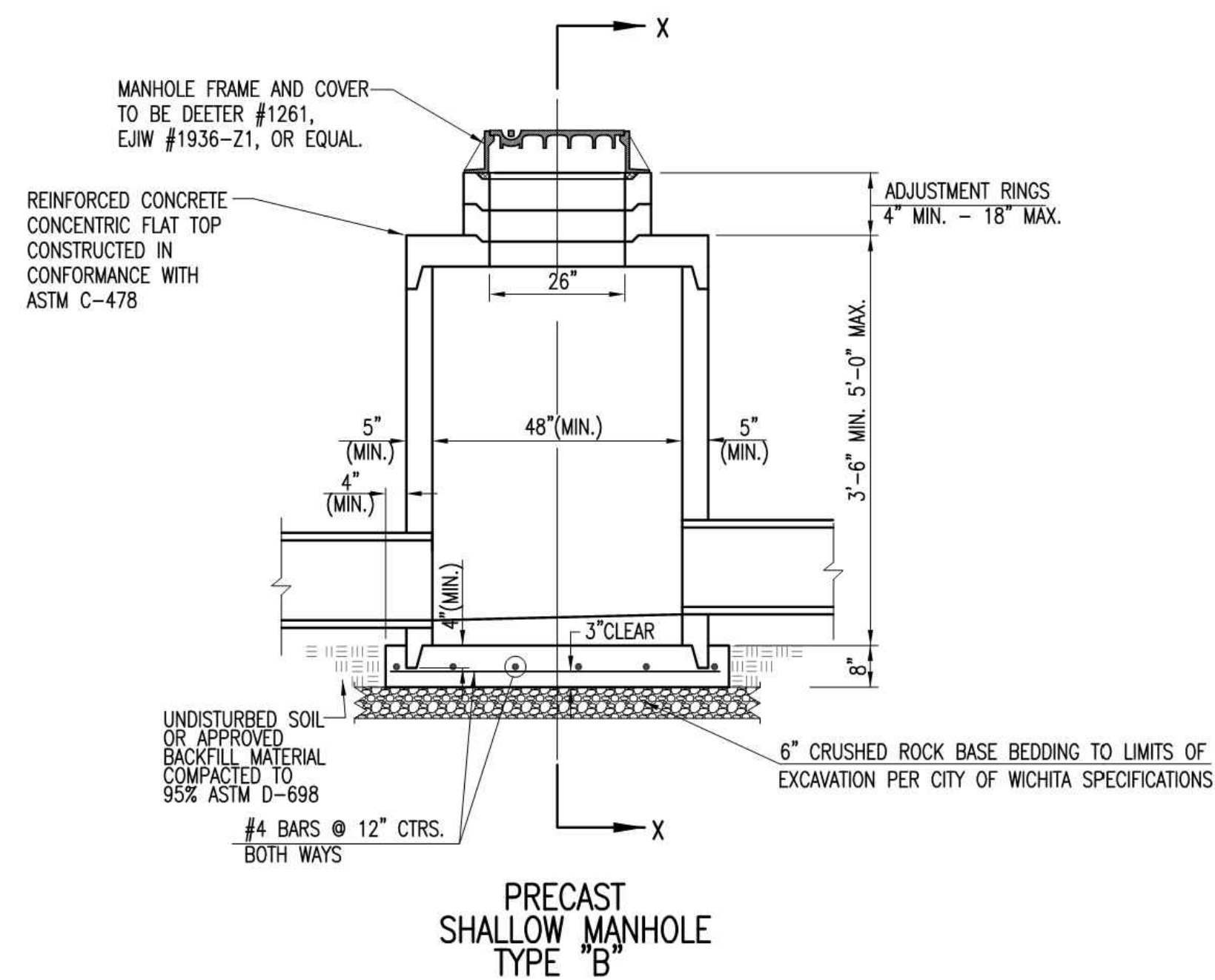
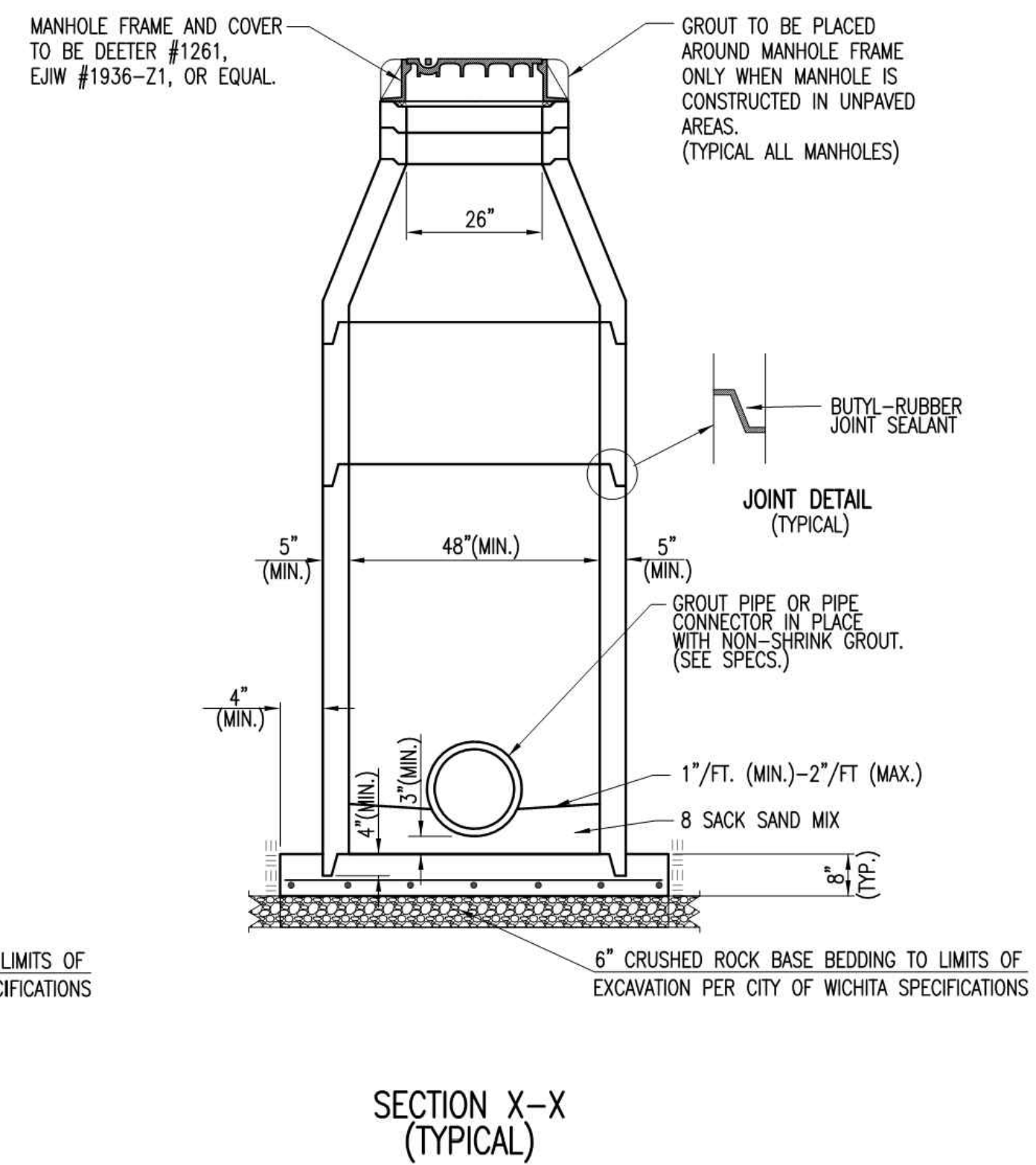
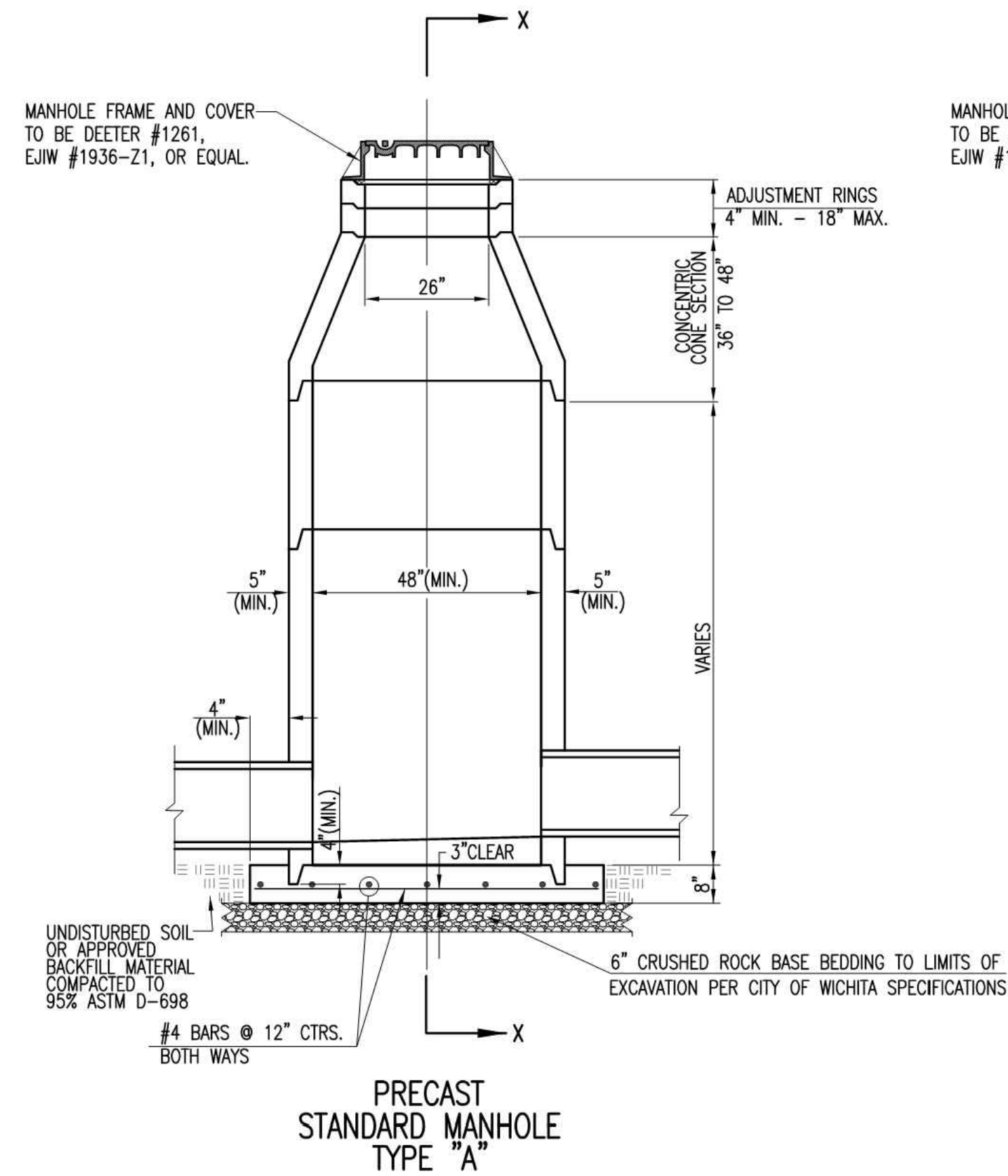
PROJ. NO. G14-0100 DSN: SRS DWN: MLT

KAW VALLEY ENGINEERING

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/16





GENERAL NOTES

- IF, IN THE OPINION OF THE ENGINEER, THE MANHOLE SUBGRADE APPEARS UNSTABLE, THE CONTRACTOR SHALL HAVE THE OPTION TO COMPACT SUBGRADE AS SHOWN OR INCREASE THE THICKNESS OF THE MANHOLE BASE AS DIRECTED BY THE ENGINEER.
- STEEL REINFORCING WILL BE REQUIRED IN ALL MANHOLE BASES.
- ALL MANHOLE CONSTRUCTION SHALL BE WATER TIGHT.
- TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION OF ASTM C-478 AS MODIFIED BY THE SPECIFICATIONS.
- CONCRETE USED FOR MANHOLE CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO MANHOLE BASE.
- MANHOLES WITH PIPE SIZES 24" AND LARGER SHALL HAVE 5 FOOT INSIDE DIAMETER (MIN.)
- MANHOLES WITH PRECAST BASES MAY BE USED AT THE CONTRACTORS OPTION. THESE MANHOLES SHALL HAVE AN 8" MINIMUM BASE THICKNESS AND SHALL BE PLACED ON AN 8" MIN. CRUSHED ROCK BASE. PIPES SHALL BE ENCASED WITH CRUSHED ROCK TO AT LEAST 3 FEET FROM THE MANHOLE WALL.
- CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN MANHOLE WALL SHALL BE GROUTED FLUSH TO THE MANHOLE WALL WITH HYDRAULIC CEMENT AFTER THE MANHOLE IS IN PLACE. LIFTING HOLES THRU THE MANHOLE WALL WILL NOT BE ACCEPTED.
- THE ENDS OF ALL PIPES IN MANHOLES SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE MANHOLE WALL.
- MANHOLE INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE MANHOLE WILL BE SELF CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.
- MANHOLE FRAME AND COVER TO BE DEETER #1261, EJIW #1936-21, OR APPROVED EQUAL, SEE SW-303.
- FOR FLAT GRATED INLET APPLICATION, GRATE TO BE DEETER #1933, EJIW #1205 MDI, OR APPROVED EQUAL.
- FOR BEEHIVE GRATE APPLICATION, GRATE TO BE DEETER #4495, EJIW #120545, OR APPROVED EQUAL.



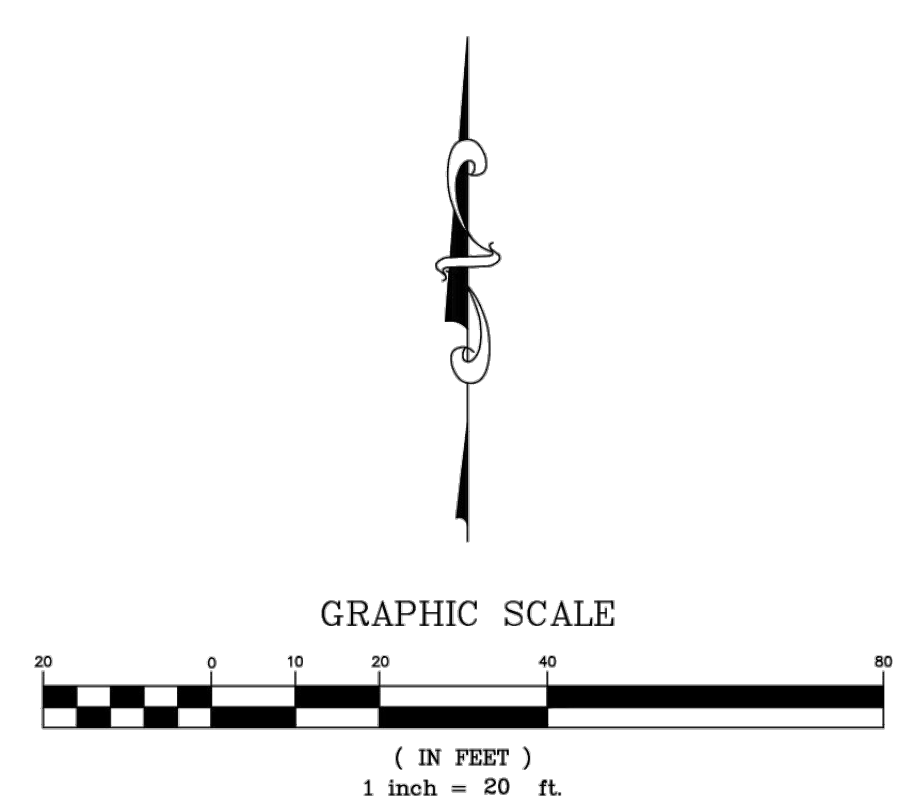
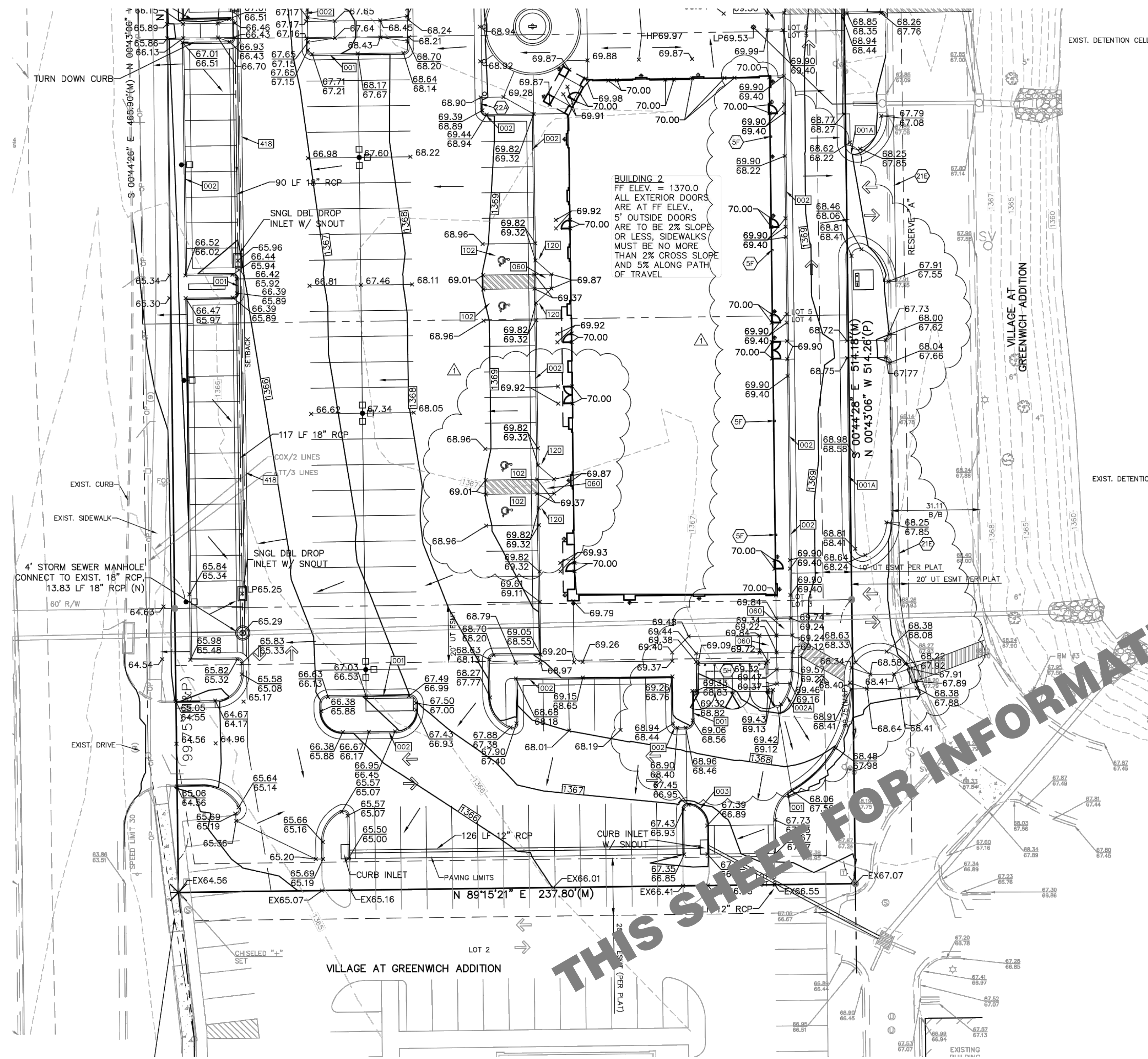
REVISED: MARCH 2015

PRECAST CONCRETE MANHOLE (STORM SEWER)

CITY ENGINEER
GARY JANZEN, P.E.

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

SCOTT R. SERVIS KANSAS PROFESSIONAL ENGINEER 7874 7/13/15	DESCRIPTION	REV	DATE
SCOTT R. SERVIS ENGINEER KS # 17874	DATE	REV	DESCRIPTION
200 N. EMPORIA, SUITE 100 CHICITA, KANSAS 67203-4400-4309 PH: (316) 440-4400 www.kveeng.com info@kveeng.com	DATE	REV	DESCRIPTION
KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF KANSAS UNDER CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/16	DATE	REV	DESCRIPTION
VILLAGE AT GREENWICH 2240 & 2300 N GREENWICH RD WICHITA, KS	DATE	REV	DESCRIPTION
STANDARD DETAILS	DATE	REV	DESCRIPTION
PROJ. NO. G14_0100	DATE	REV	DESCRIPTION
DESIGNER SRS	DATE	REV	DESCRIPTION
CFN	DATE	REV	DESCRIPTION
SHEET 0100DDT	DATE	REV	DESCRIPTION
06_DTL	DATE	REV	DESCRIPTION



- LEGEND (PROPOSED)**
- 82.9 SPOT ELEVATION (ADD 1300), X TOP OF PAVEMENT
 - 83.6 TOP OF CURB (ADD 1300)
 - 83.1 FLOWLINE OF CURB (ADD 1300)
 - 1300 FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT
 - DETAILS - SEE REFERENCED DETAIL SHEETS FOR THE FOLLOWING DETAILS
 - 001 CONCRETE CURB AND GUTTER (SEE SHEET AS3 IN ARCH. PLANS)
 - 001A CONCRETE CURB AND GUTTER (SEE SHEET AS3 ARCH. PLANS)
 - 002 CONCRETE CURB AND GUTTER W/ REVERSE FLOW IN GUTTER (SEE SHEET AS3 IN ARCH. PLANS)
 - 002A CONCRETE ROLL CURB AND GUTTER W/ REVERSE FLOW IN GUTTER (SEE SHEET AS3 IN ARCH. PLANS)
 - 060 SIDEWALK RAMPS (SEE SHEET AS3 IN ARCH. PLANS)
 - 102 HC STALL STRIPING (SEE SHEET AS3 IN ARCH. PLANS)
 - 120 HC SIGN (SEE SHEET AS3 IN ARCH. PLANS)
 - 418 CONCRETE FLUME (SEE SHEET C6.3)
 - NOTES:
 - 5F ROOF DRAIN (SEE ARCH. PLANS)
 - 5H TRASH ENCLOSURE (SEE ARCH. PLANS)
 - 21E SAW CUT & REMOVE EXISTING CURB AND GUTTER & MATCH EXISTING PAVEMENT
 - 22A TAPER CURB FROM 6" TO 0"

NOTE:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
- IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

GRADING NOTES:
SEE SHEET C2.1

LEGAL DESCRIPTION:
PART OF LOTS 3-7, VILLAGE AT GREENWICH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

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- GAS SERVICE**
KANSAS GAS SERVICE
1021 E. 26TH ST. NORTH
WICHITA, KANSAS 67219
(316)832-3126
JAMES COE
- TELEPHONE SERVICE**
AT&T DISTRIBUTION
154 N. BROADWAY
WICHITA, KANSAS 67202
(316)268-2245
JOHN FAGEN
- WATER & SANITARY SEWER SERVICE**
WICHITA WATER DEPARTMENT
455 NORTH MAIN, 8TH FLOOR
WICHITA, KANSAS 67202
(316)268-4555
GREG / LADONNA
- ELECTRIC SERVICE**
WESTAR ENERGY
WICHITA, KANSAS
(316)261-6320
BECKY THOMPSON
- CABLE TELEVISION SERVICE**
COX COMMUNICATIONS
701 EAST DOUGLAS
WICHITA, KANSAS 67202
(316)262-4270/263-2061
- KANSAS ONE-CALL SYSTEMS, INC.**
CALL BEFORE YOU DIG - DRILL - BLAST
800-344-7233 (DIG-SAFE)
(316) 687-3753 (FAX)
KANSAS ONE CALL SYSTEM, INC.

PROJ. NO. G1400100 DSN: SRS
DWN: MLT

KAW VALLEY ENGINEERING

200 N. EMPORIA, SUITE 100
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PH. (316) 440-4304 | FAX (316) 440-4309
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SPANGENBERG PHILLIPS TICE ARCHITECTURE SPT
 121 N Mead Ste 201 Wichita KS 67202
 T 316.267.4002 F 316.267.1509
 www.sptarchitecture.com

VILLAGE AT GREENWICH RETAIL CENTER BUILDING I & II

SCOTT R. SERVIS
 PROFESSIONAL ENGINEER
 KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113
 7/13/15

REVISION: CITY REVIEW
 15 JULY 2015
 PERMIT
 29 MAY 2015

C2.2

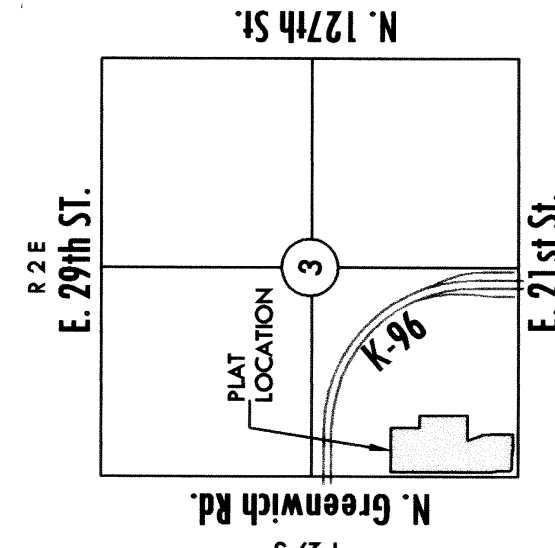
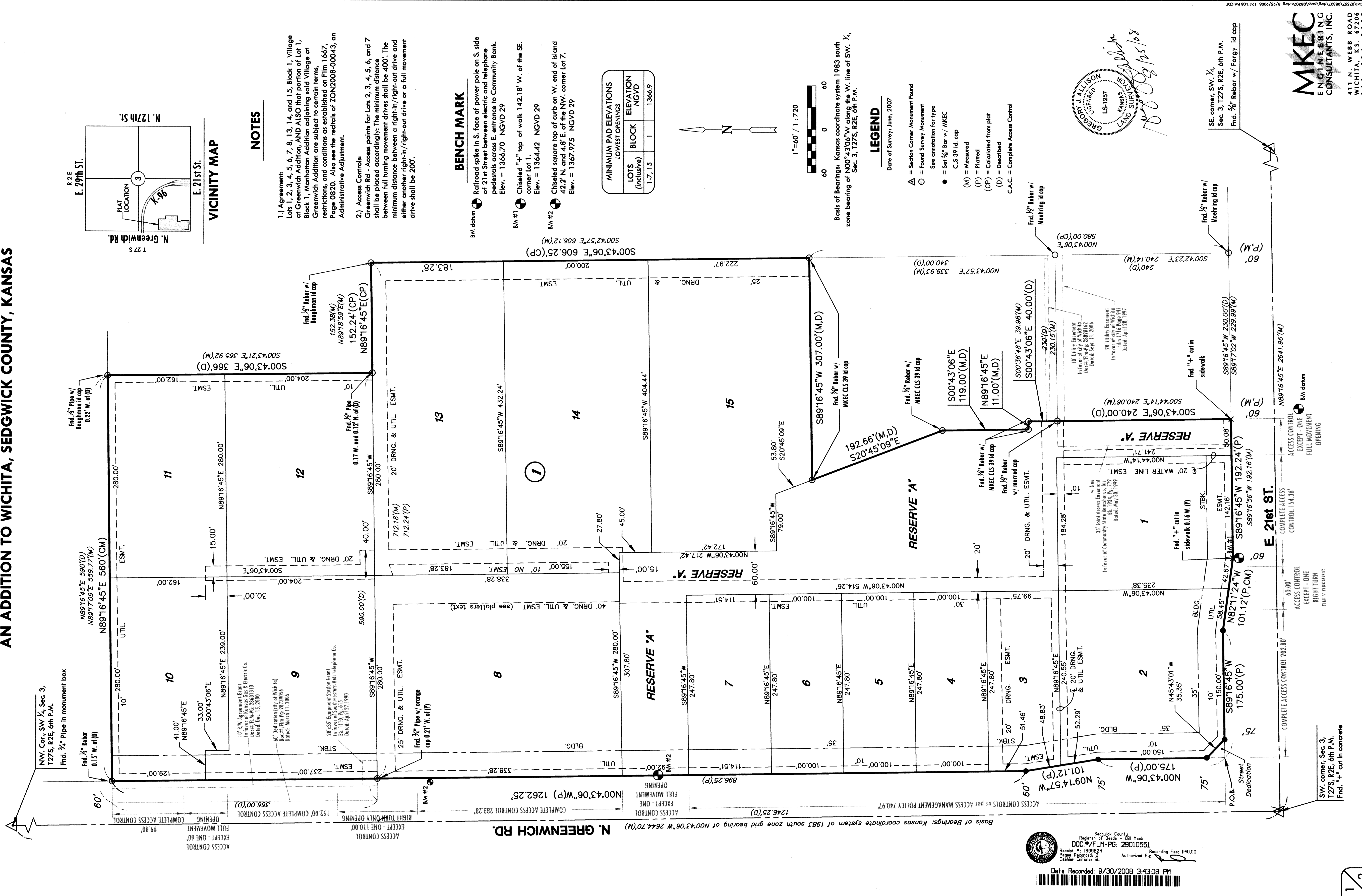
PROJ. NO.	G14_0100
DESIGNER	SRS
DRAWN BY	MLT
CFN	0100DDT
SHEET	REV
10_GP	
DESCRIPTION	SITE GRADING
REV	DATE
DSN	DWN
CHK	CHK

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

FINAL PLAT

VILLAGE AT GREENWICH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



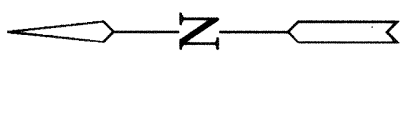
NOTES

- Agreement: Lots 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, and 15, Block 1, Village at Greenwich Addition, AND ALSO that portion of Lot 1, Block 1, Manhattan Addition adjoining said Village at Greenwich Addition are subject to certain terms, restrictions, and conditions as established on Film 1667, Page 0820. Also see the recitals of ZON2008-00043, an Administrative Adjustment.
- Access Controls: Greenwich Rd - Access points for Lots 2, 3, 4, 5, 6, and 7 shall be placed accordingly. The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.
 - Access Controls: Greenwich Rd - Access points for Lots 2, 3, 4, 5, 6, and 7 shall be placed accordingly. The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.

BENCH MARK

- BM datum: Railroad spike in S. face of power pole on S. side of 21st Street between electric and telephone pedestals across E. entrance to Community Bank. Elev. = 1366.70 NGVD 29
- BM #1: Chiseled "H" top of walk 142.18' W. of the SE. corner Lot 1. Elev. = 1364.42 NGVD 29
- BM #2: Chiseled square top of curb on W. end of island 42.2' N. and 4.8' E. of the NW. corner Lot 7. Elev. = 1367.975 NGVD 29

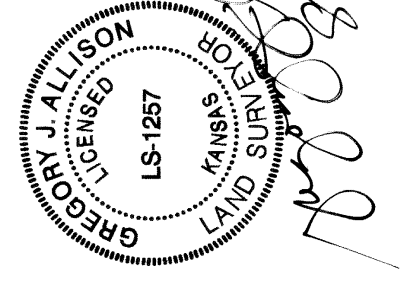
MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS (inclusive)	BLOCK	ELEVATION NGVD
1-7, 15	1	1366.9



Basis of Bearings: Kansas coordinate system 1983 south zone bearing of N00°43'06"W along the W. line of SW 1/4, Sec. 3, T27S, R2E, 6th P.M.

LEGEND

- Date of Survey: June, 2007
- △ = Section Corner Monument Found
 - = Found Survey Monument
 - See annotation for type
 - = Set 3/4" Bar w/ MKEC
 - (with M) = Measured
 - (with P) = Platted
 - (with CP) = Calculated from plat
 - (with D) = Described
 - C.A.C. = Complete Access Control



MKEC
ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, K.S. 67206
316-644-9600

VILLAGE AT GREENWICH 2240 & 2300 N GREENWICH RD WICHITA, KS	KAW VALLEY ENGINEERING	SCOTT R. SERVIS ENGINEER KS # 17874	PROFESSIONAL ENGINEER KANSAS 7874	
PROJ. NO. G14_0100	DESIGNER SRS	DRAWN BY MLT	REV DATE DESCRIPTION	DSN DWN CHK
CFN 01000DET				
SHEET 17_PLAT				