

LEGAL DESCRIPTION:

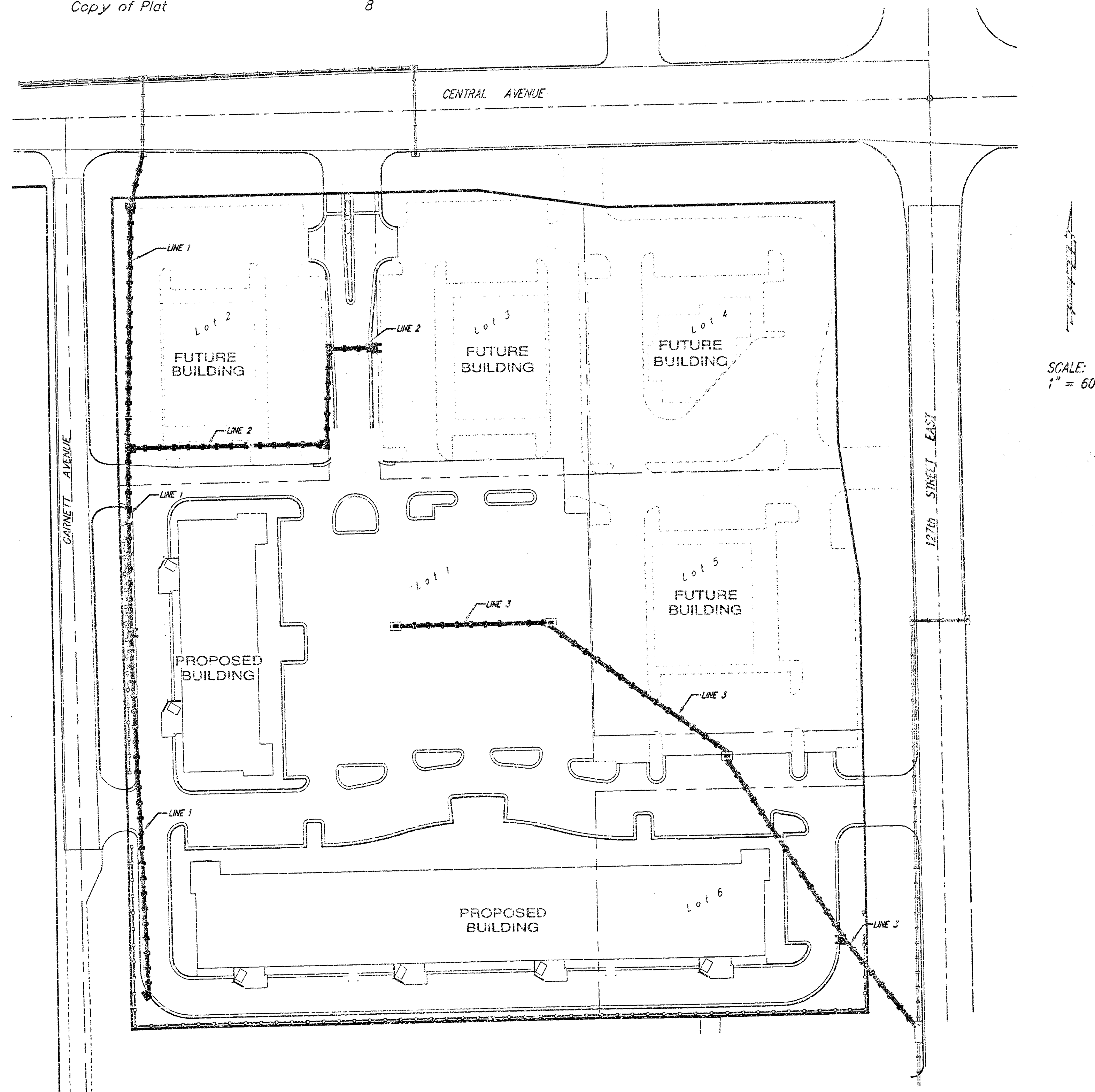
Lots 1-6, 127th Retail Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

"B" Located in traffic signal box base. Traffic signal located at the Northeast corner of subject property adjacent to the intersection of Central Ave. & 127th Street East.
Elevation: 182.18 City Datum

Index

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Plan/Profile Sheet	2-4
Detail Sheets	5-7
Copy of Plat	8



STORM WATER SEWER TO SERVE 127TH RETAIL ADDITION

Lots 1-6

Private Project Number

1062 PPS (607861)

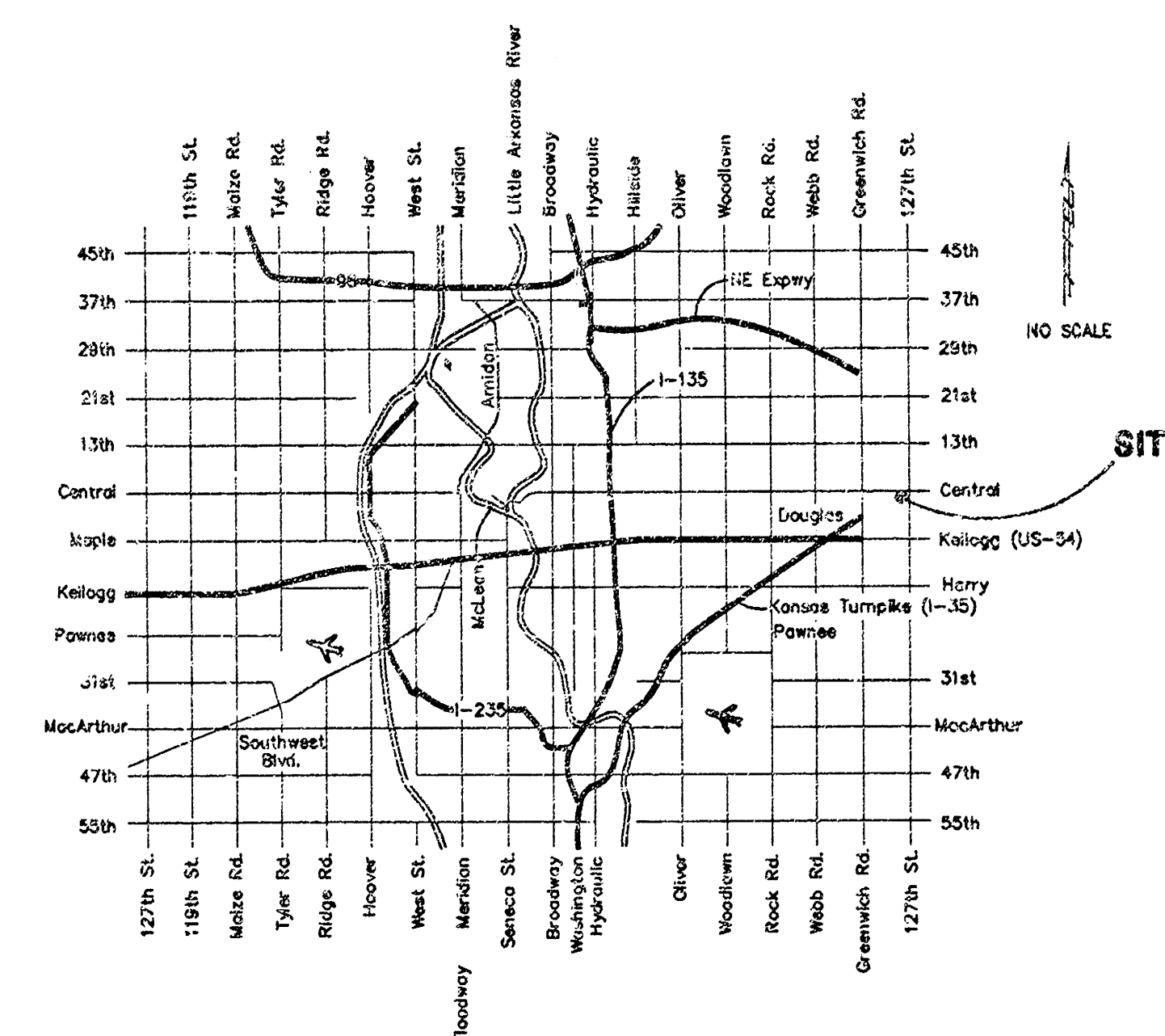
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

February 2001

General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cox Communications 262-4270
Kansas Gas Service Company 383-8600
Kansas Gas & Electric Company 383-8650
Peoples Gas Company 942-7600
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 268-4908
City of Wichita Sewer Department 268-4071
- Utility service lines, poles, valve boxes, meters, et cetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable: call 268-4418 for details. Repair costs to be paid prior to release of sewer service if sewer service is affected. Contractor shall obtain permit prior to construction.
- Contractor shall file all necessary permits with the city and county including the Sedgwick County Public Works Highway Permit Agreement Use Of Public Road Right-Of-Way.



Location Map

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

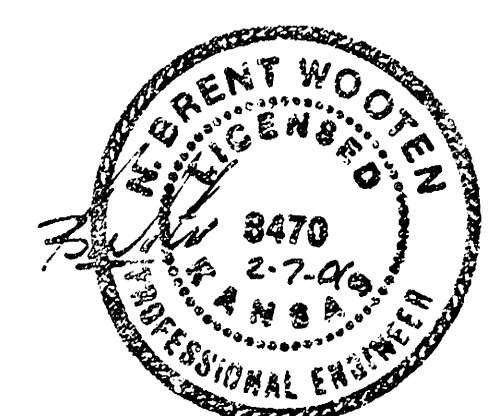
Storm Sewers VR 2/7/01

NOTE TO CONTRACTORS

Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

AS-BUILT

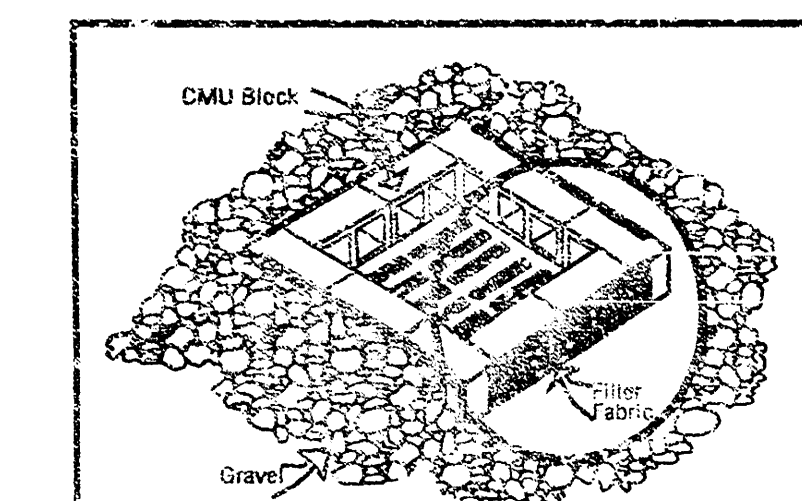
Date 2/7/01
Signed _____



BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-2321 • 316-262-2322 • WICHITA, KANSAS 67211

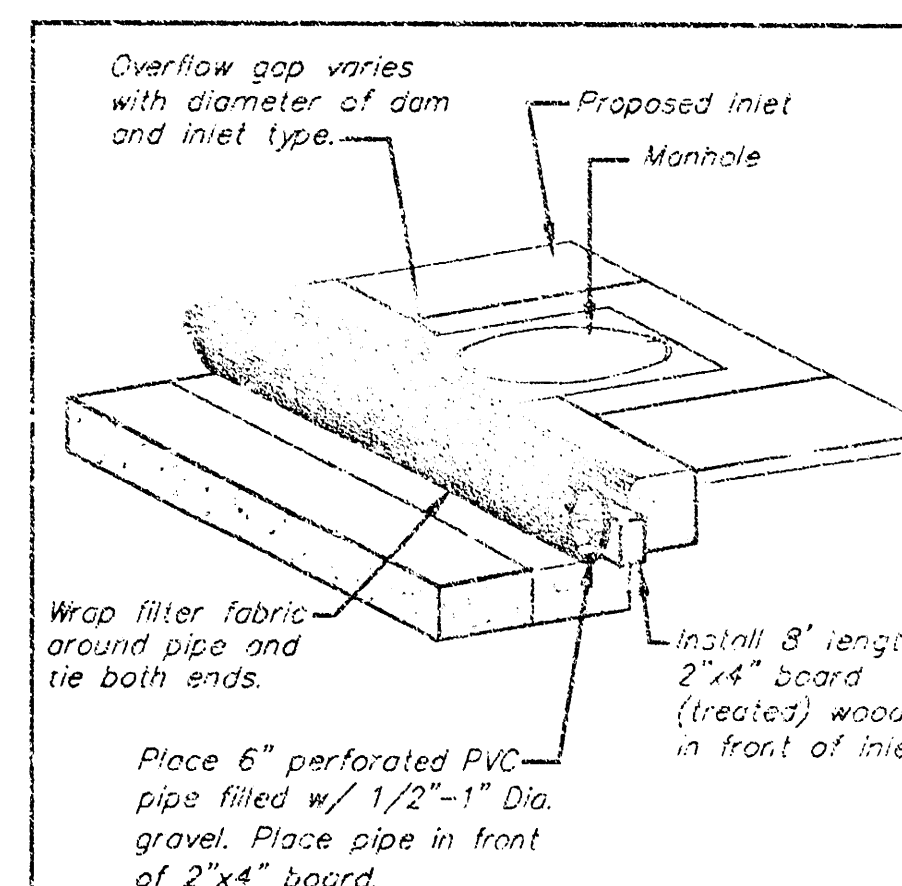
Lots 1-6, 127th Retail Addition, Wichita, Sedgwick County, Kansas.

* " Located in traffic signal box base. Traffic signal located at the Northeast corner of subject property adjacent to the intersection of Central Ave. & 127th Street East.
Elevation: 182.18 City Datum

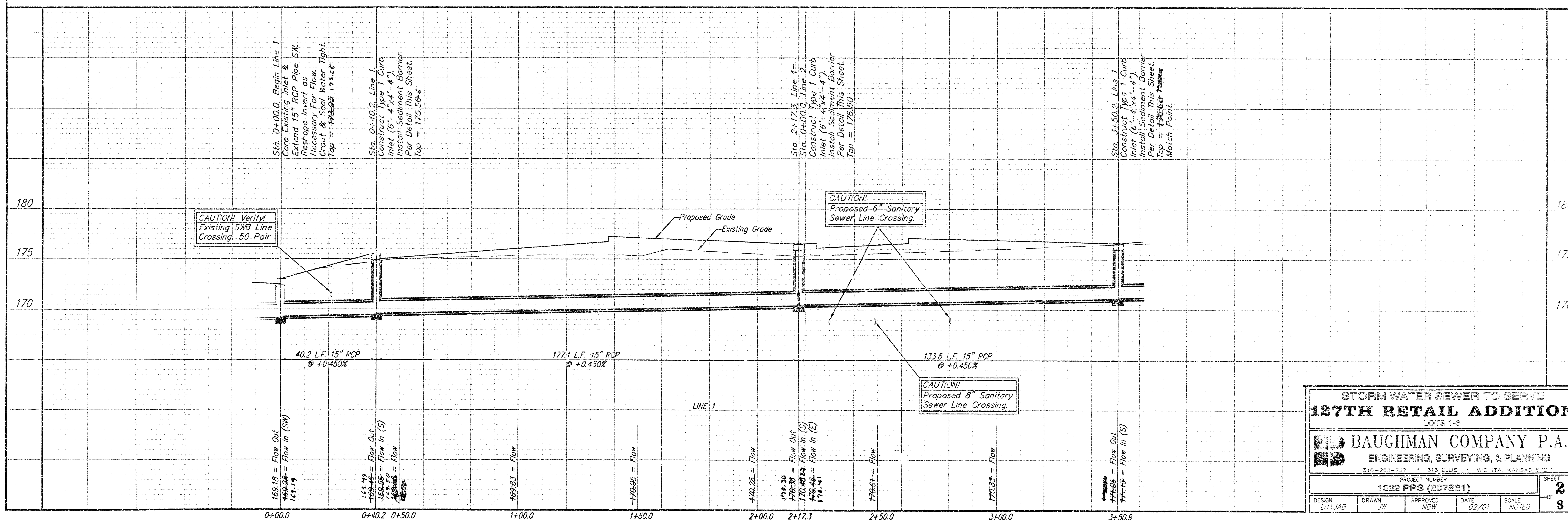


NOTES:
Frequent maintenance is required to minimize short-circuiting and to remove sediment deposits and buildup.
Wrap filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.
DO NOT cover inlet or grate with filter fabric.

Storm Drain with Gravel Apron



Perforated Pipe w/ Grave



STORM WATER SEWER TO SERVE
127TH RETAIL ADDITION

LOYS 1-8
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

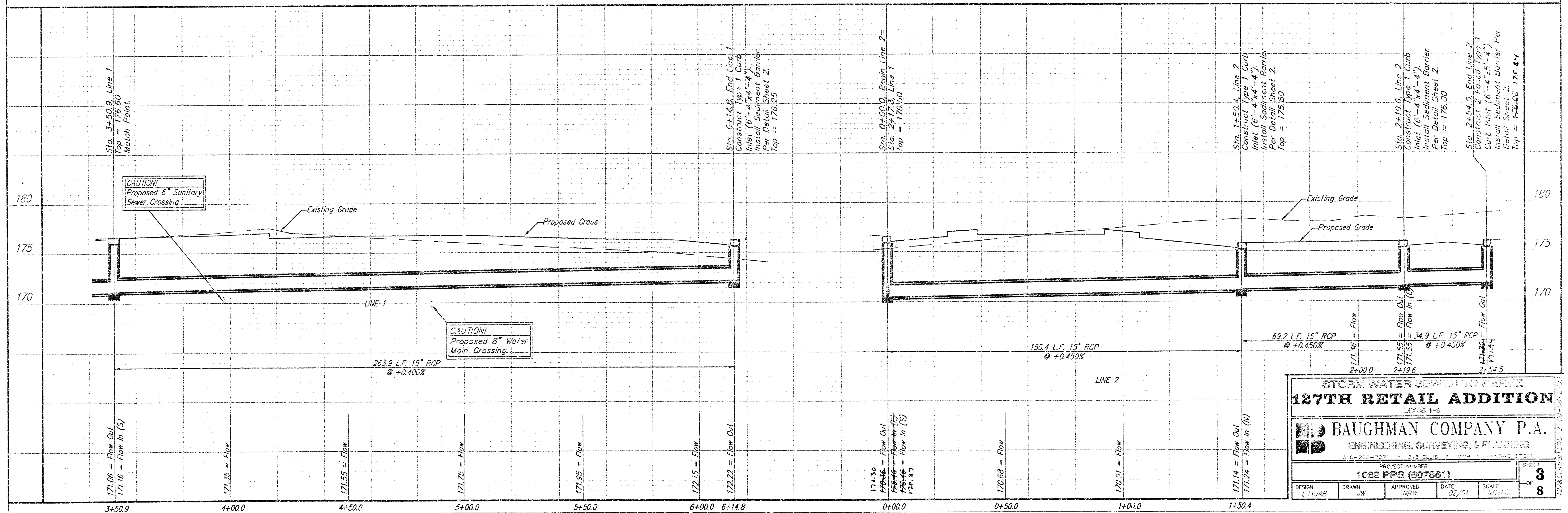
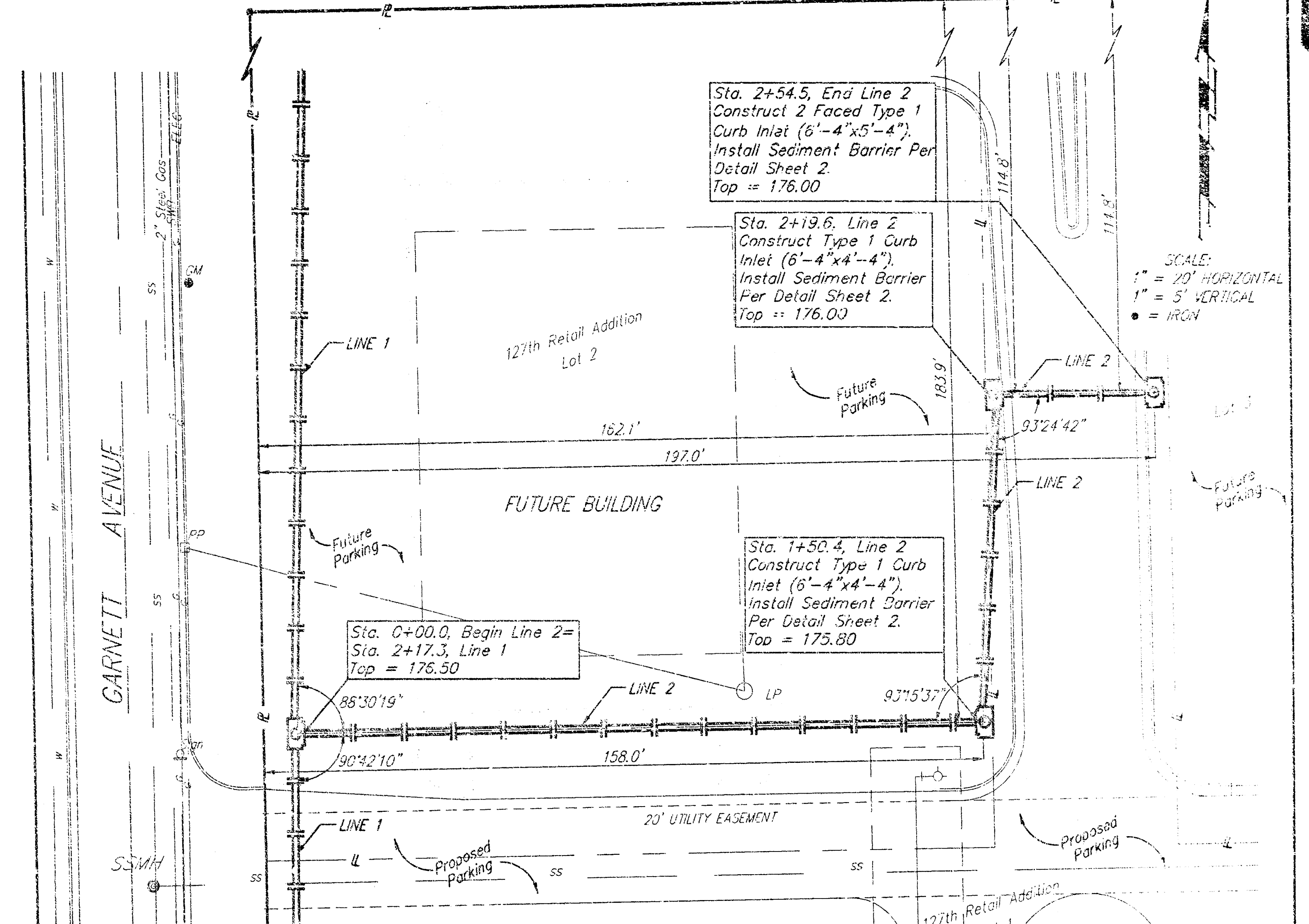
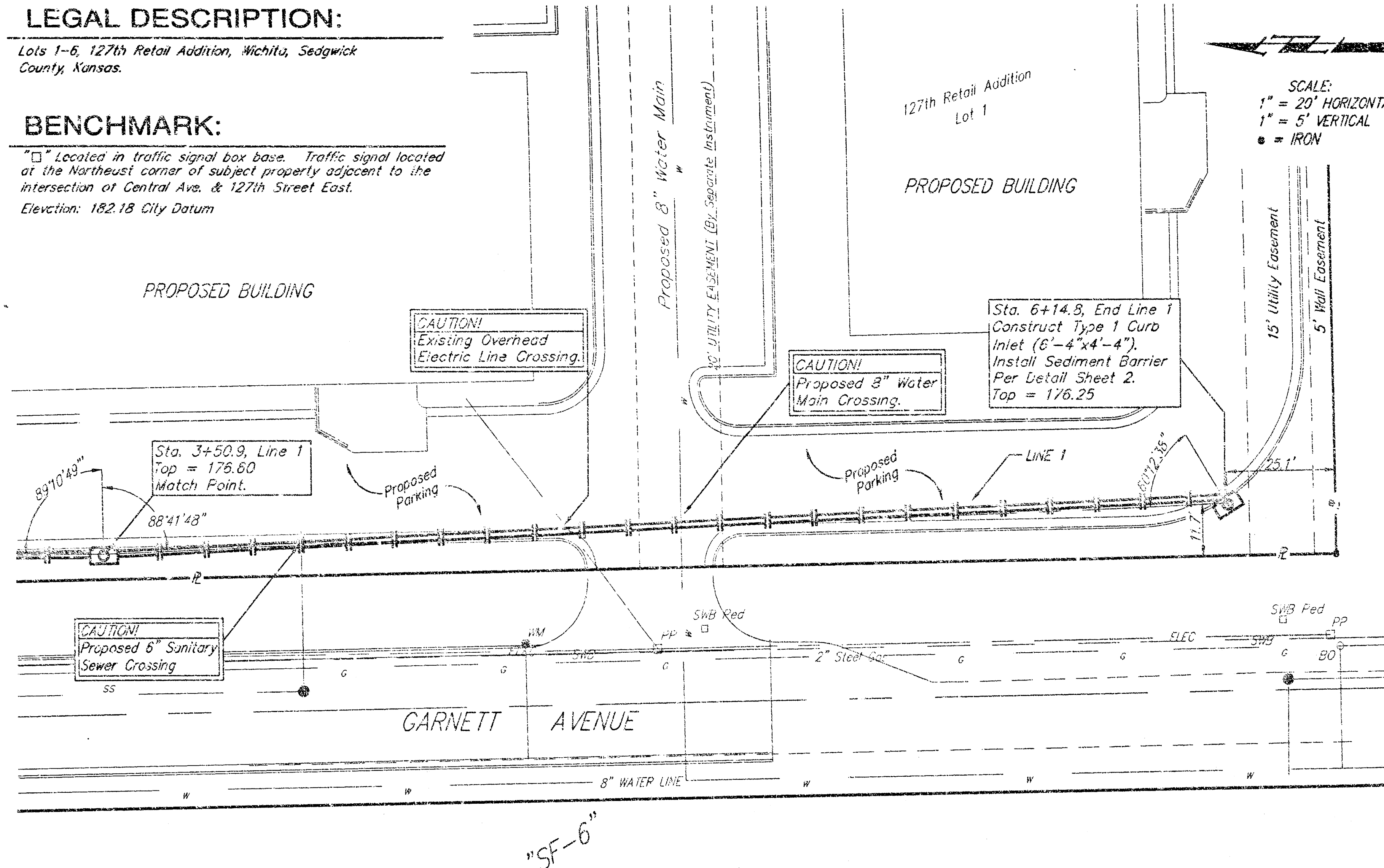
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					SHEET
PROJECT NUMBER 1032 PPS (007861)					2
DESIGN L.O. JAB	DRAWN JW	APPROVED NBW	DATE 02/01	SCALE NOTED	OF 8

LEGAL DESCRIPTION:

Lots 1-6, 127th Retail Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

"1" Located in traffic signal box base. Traffic signal located at the Northeast corner of subject property adjacent to the intersection of Central Ave. & 127th Street East. Elevation: 182.18 City Datum



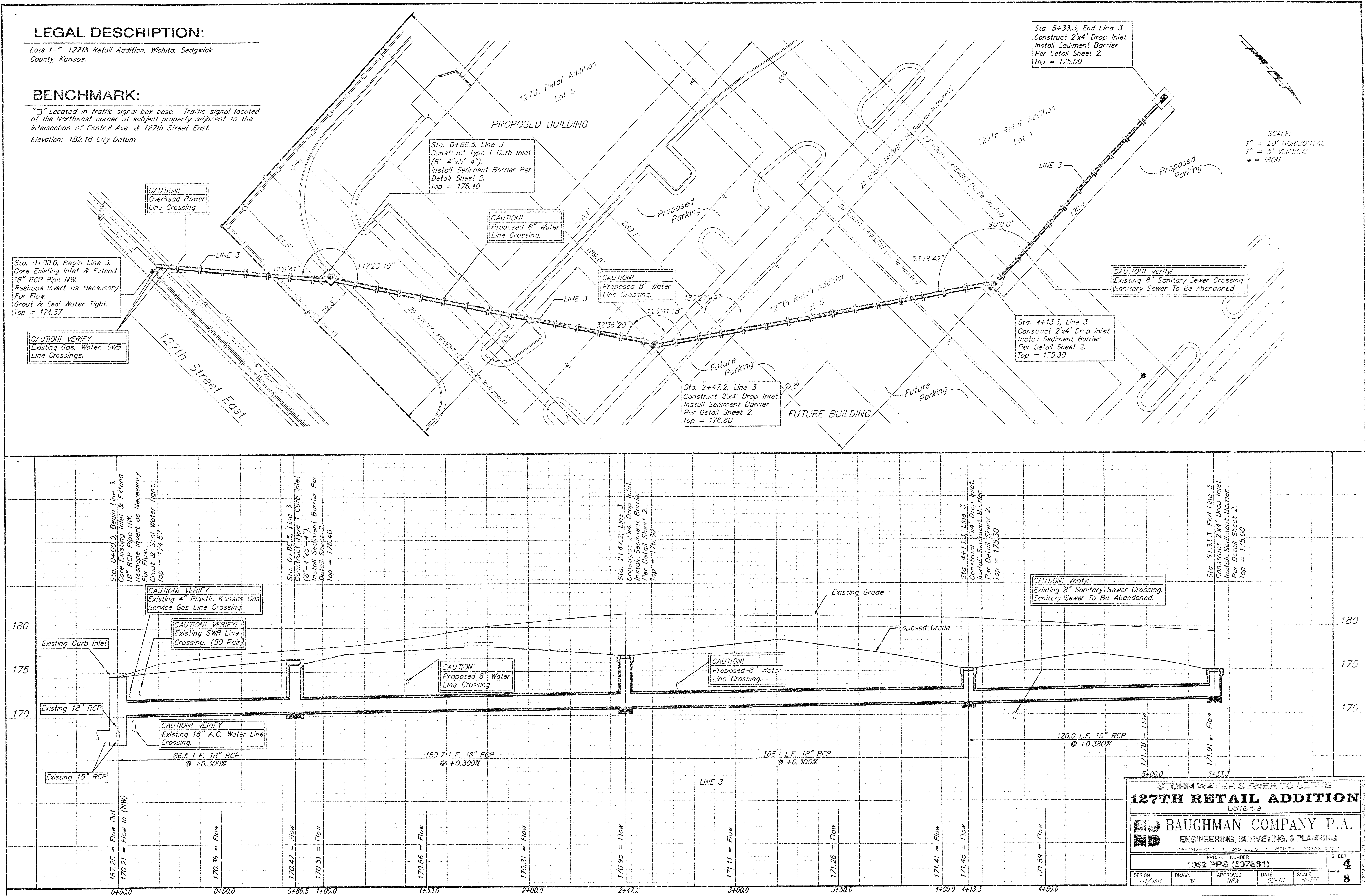
STORM WATER SEWER TO SERVE			
127TH RETAIL ADDITION			
LOTS 1-6			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
PROJECT NUMBER 1082 PPS (807881)			
DESIGN LU/JAB	DRAWN JW	APPROVED NBW	DATE 02/01
SCALE 1"=20'		SHEET 3 OF 8	

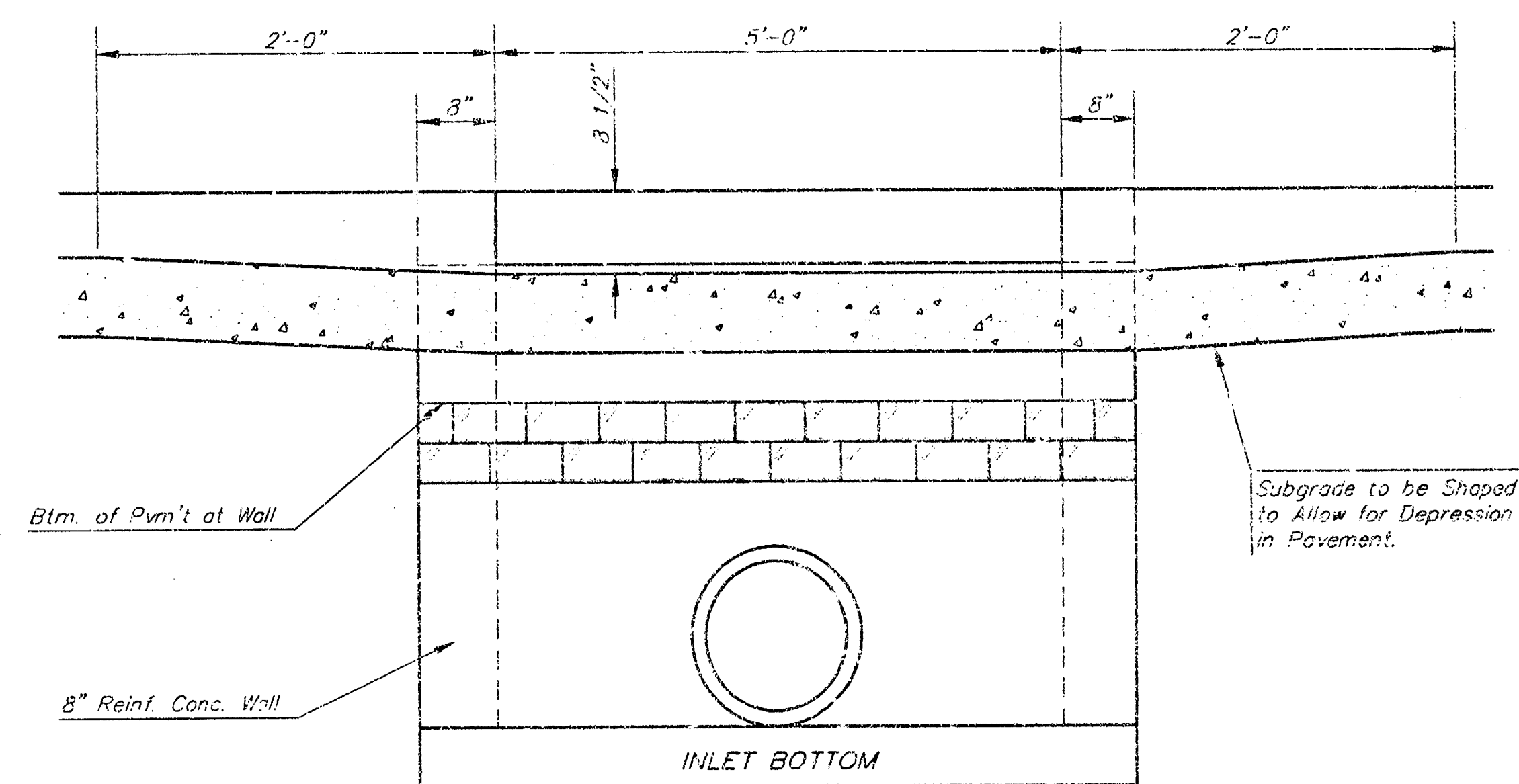
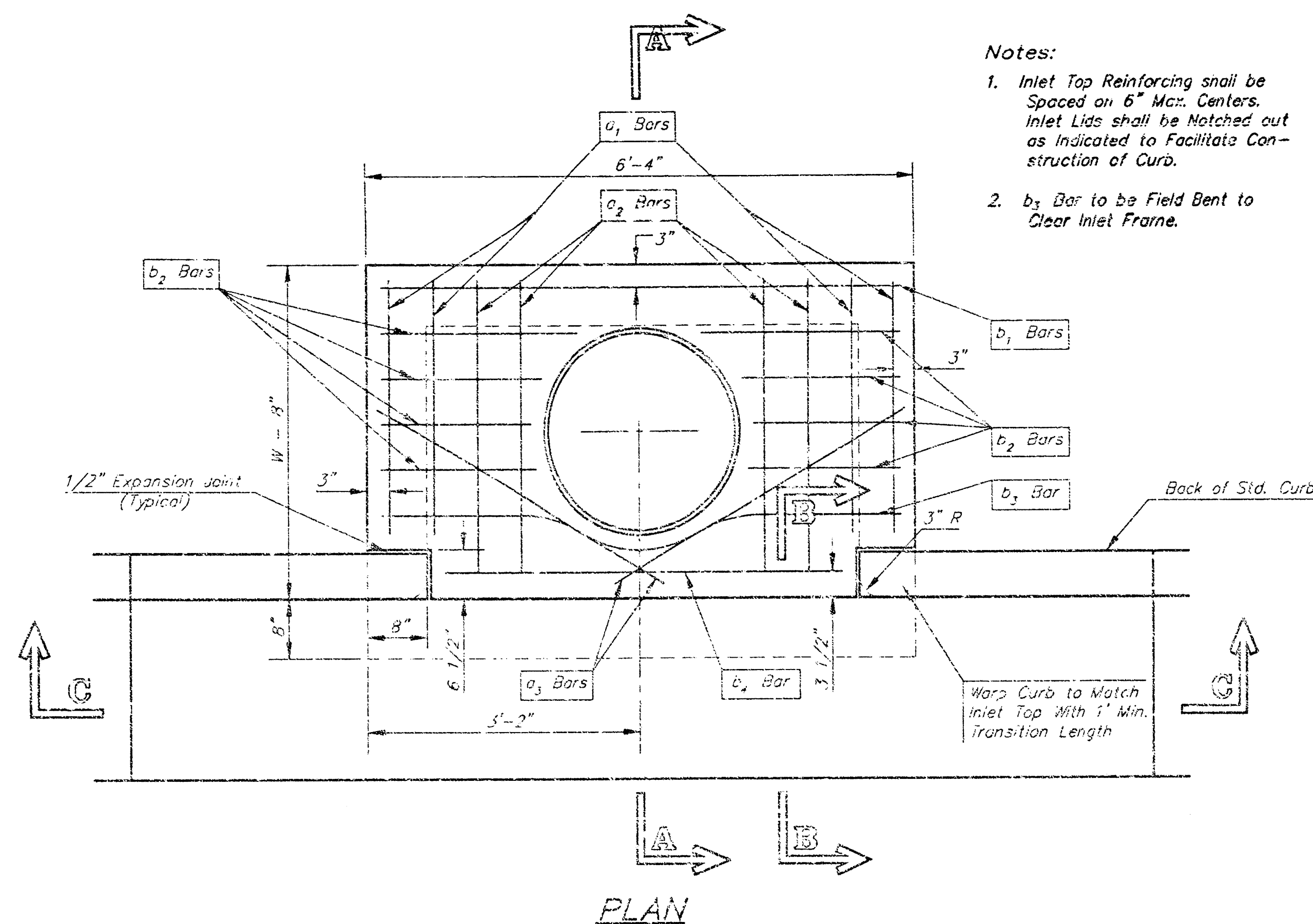
LEGAL DESCRIPTION:

Lots 1-6 127th Retail Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

"□" Located in traffic signal box base. Traffic signal located at the Northeast corner of subject property adjacent to the intersection of Central Ave. & 127th Street East.
Elevation: 182.18 City Datum



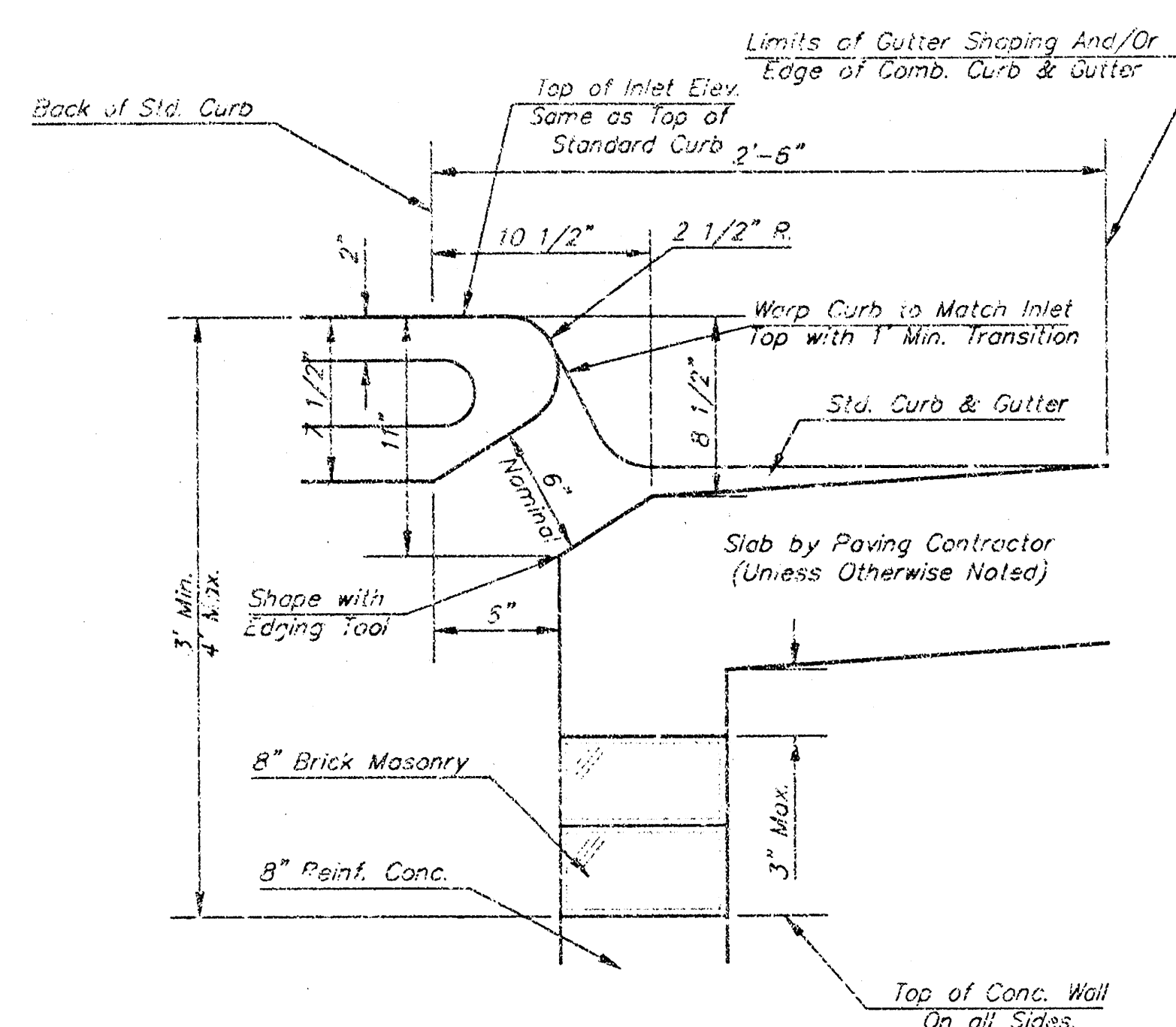
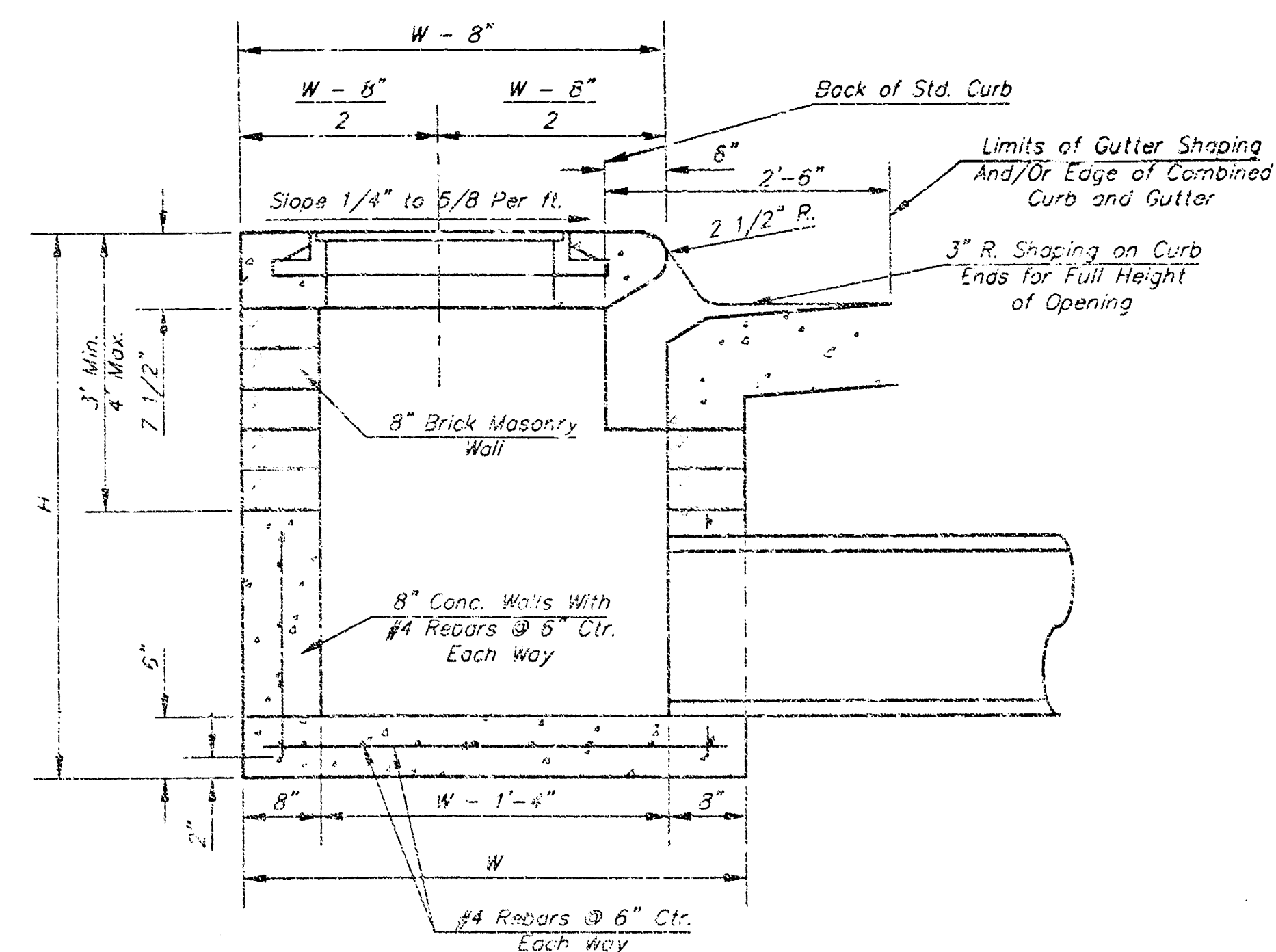


STEEL SCHEDULE

BAR	a ₁	a ₂	a ₃	b ₁	b ₂	b ₃	b ₄	WT. LBS.
NUMBER	4	4	2	1	3	5	7	9
SIZE	#4	#4	#4	#4	#4	#4	#4	#4
LENGTH	W=4'-4"	5'-7"	6'-7"	4'-0"	6'-1"	-	-	1'-9"
	W=5'-4"	7'-7"	8'-7"	5'-0"	6'-1"	-	-	1'-9"
	W=6'-4"	9'-7"	10'-7"	6'-0"	6'-1"	-	-	1'-9"
	W=7'-4"	11'-7"	12'-7"	7'-0"	6'-1"	-	-	1'-9"
	W=8'-4"	13'-7"	14'-7"	8'-0"	6'-1"	-	-	1'-9"

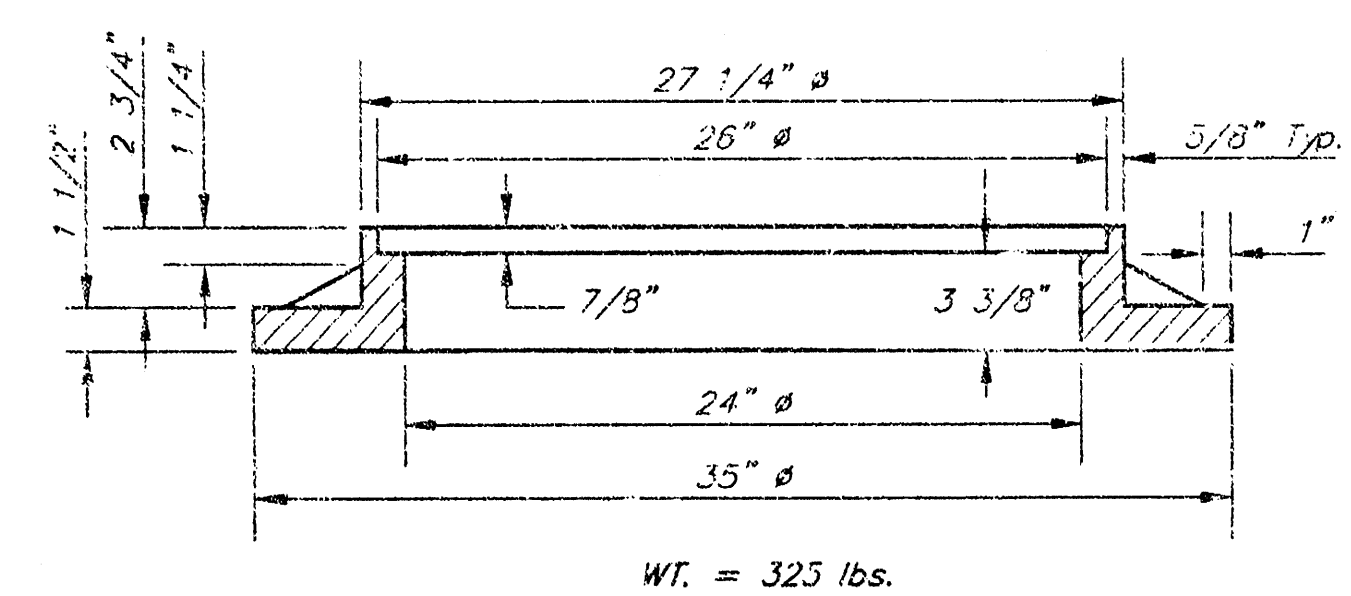
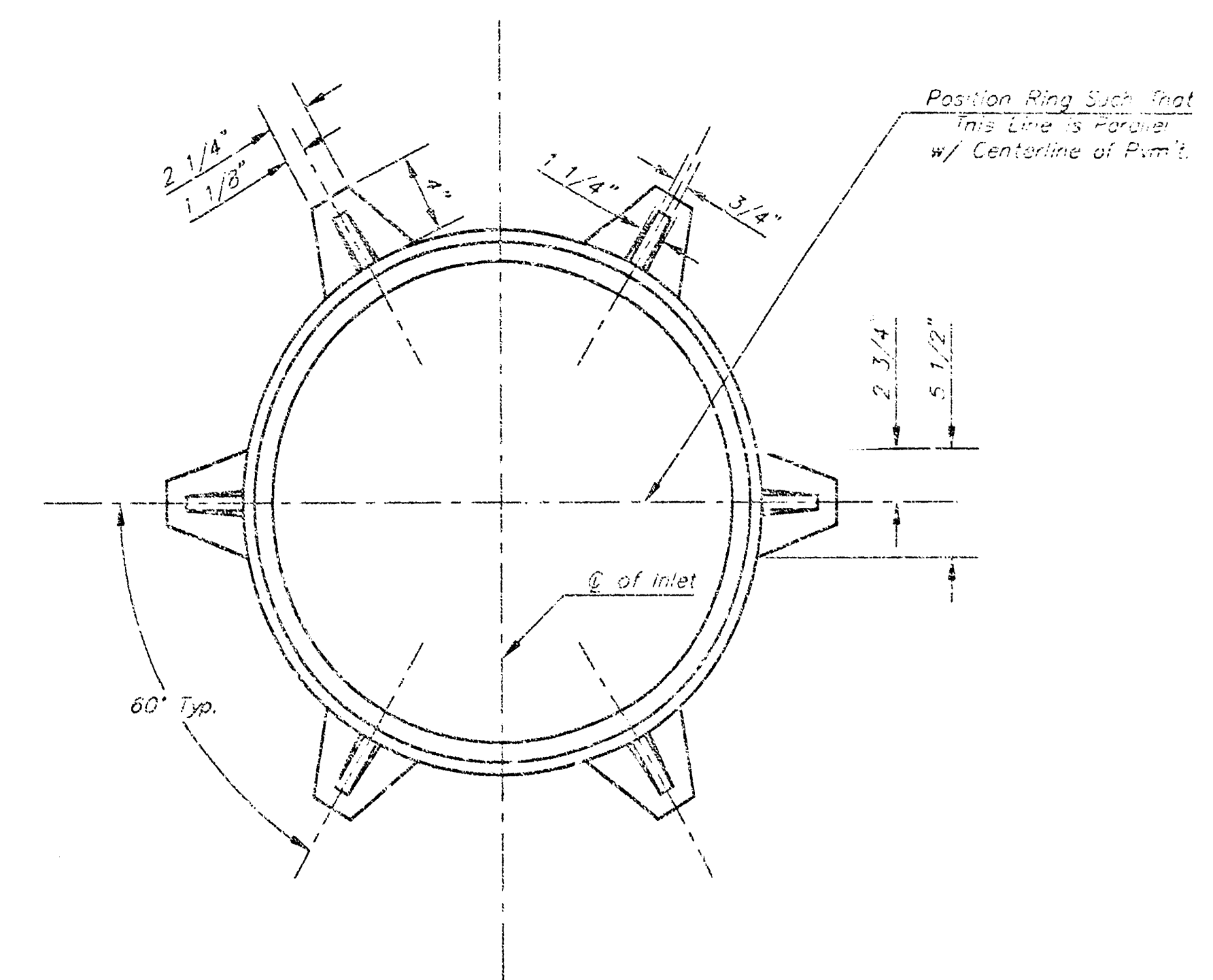
Note: a₃ Bars to be Placed Approx. 2" Below Top of Inlet Cover.

W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" 6'-4" 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-8" 6'-4" 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" 6'-4" 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8" 6'-4" 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8" 6'-4" 7 1/2"	60" & 66"	0.90±



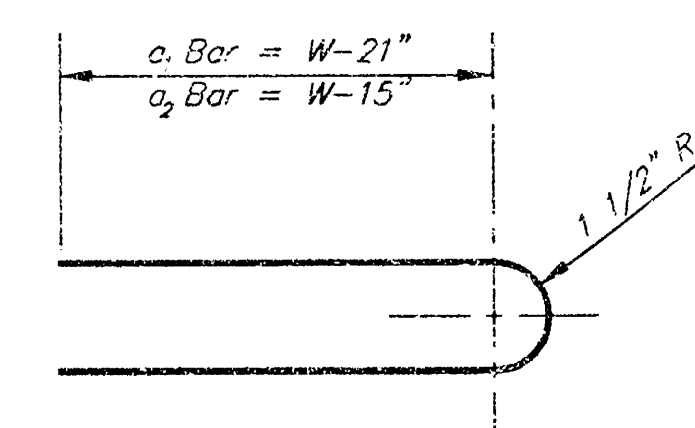
GENERAL NOTES

- Concrete tops to be installed on thin mortar cushion to insure full support along brick walls. Concrete tops may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix.
- Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" and H=7'-0" or less.
- Inlet invert shall be shaped with 8 sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self cleaning between all inlet and/or outlet pipe.
- The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.

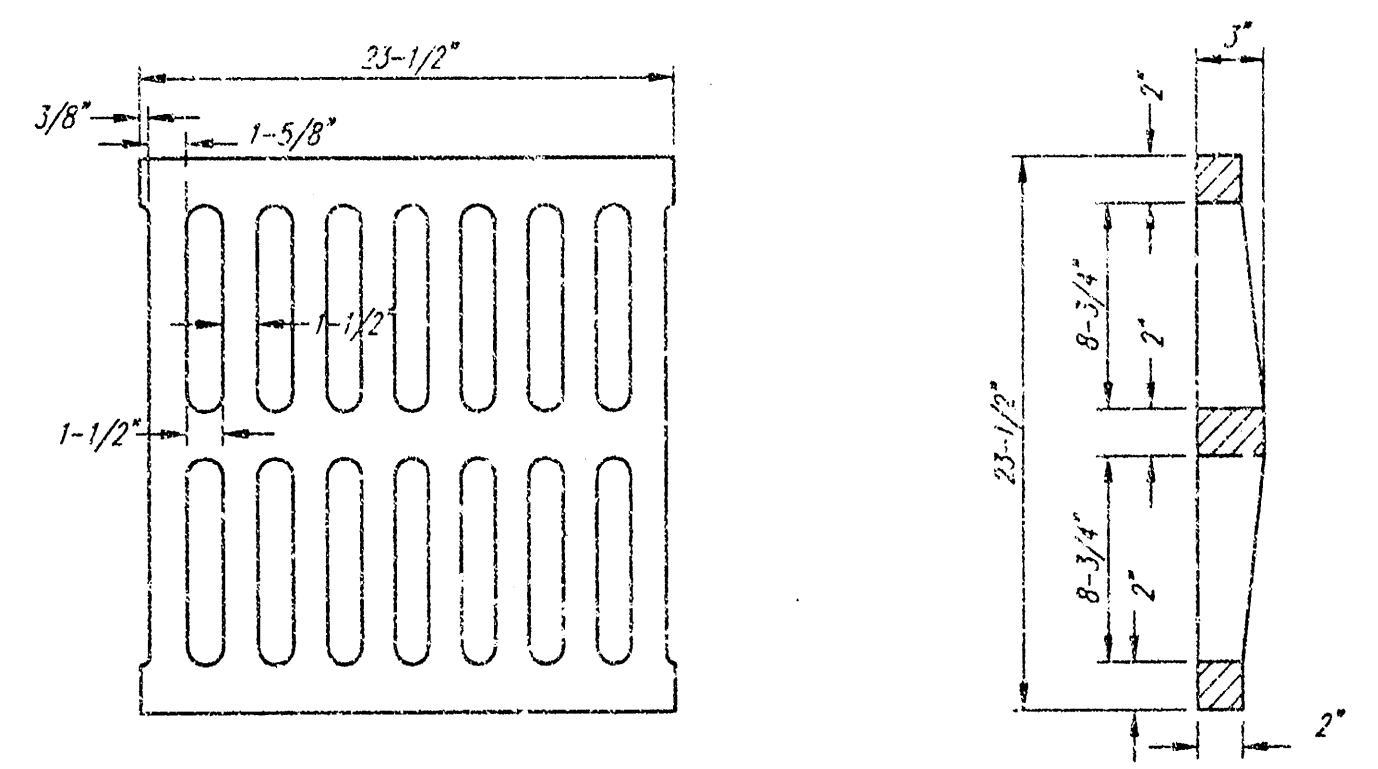
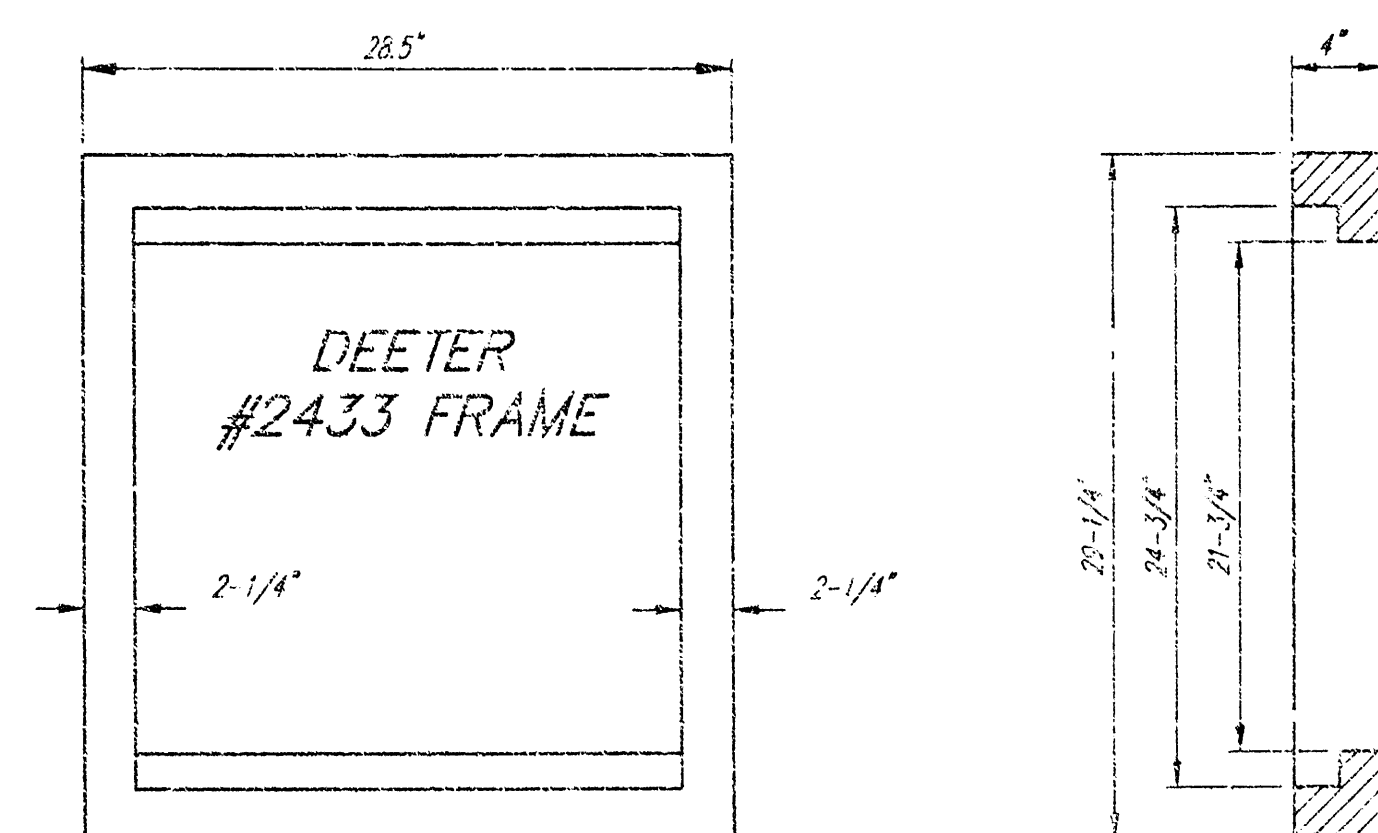


MANHOLE RING AND COVER

*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



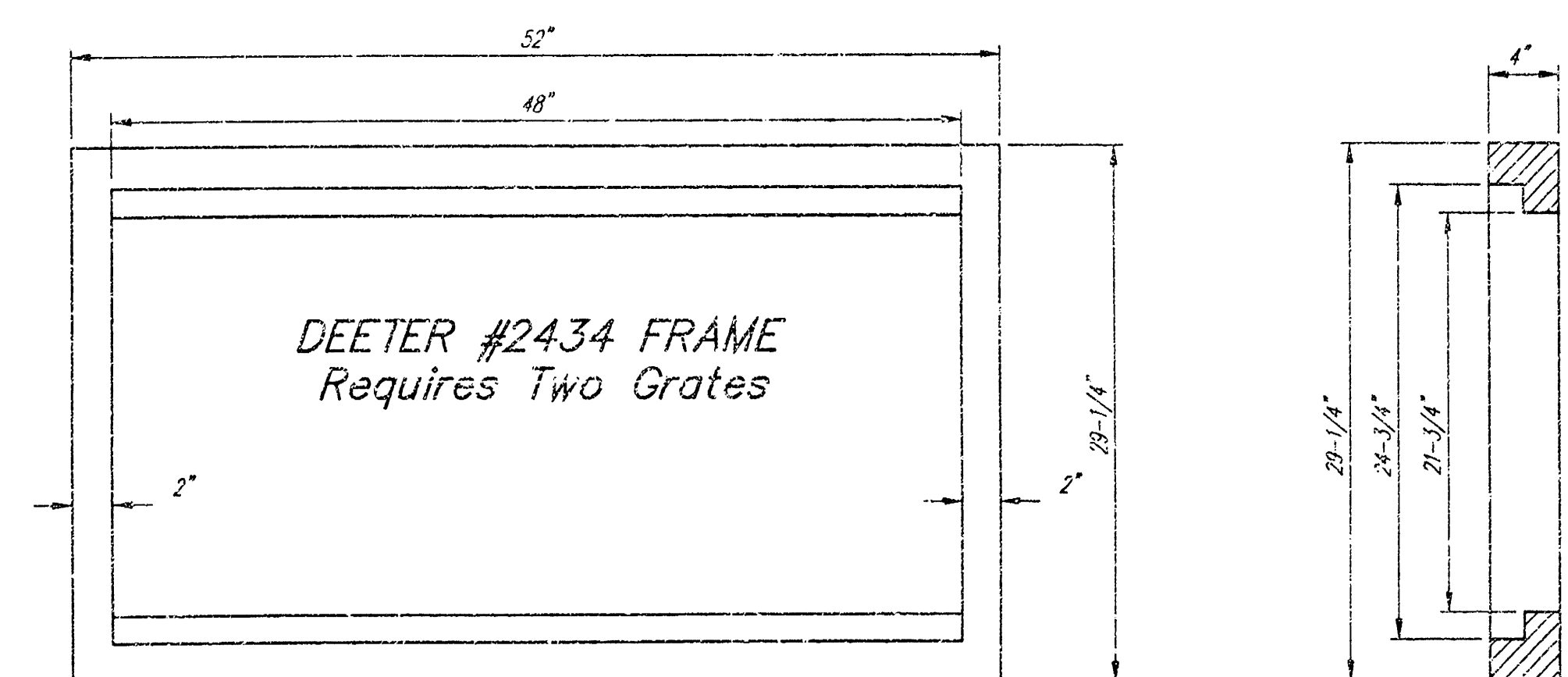
CITY OF WICHITA, KANSAS			
TYPE 1 CURB INLET			
INLET OPENING = 6"X5'-0"			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-262-7271 • 313 E. 15th • WICHITA, KANSAS 67201			
PROJECT NUMBER		SHEET	
1062 FPS (607881)		5	
DESIGN	DRAWN	APPROVED	DATE
C.O.W.	STAFF		02-01
SCALE		NONE	
		8	



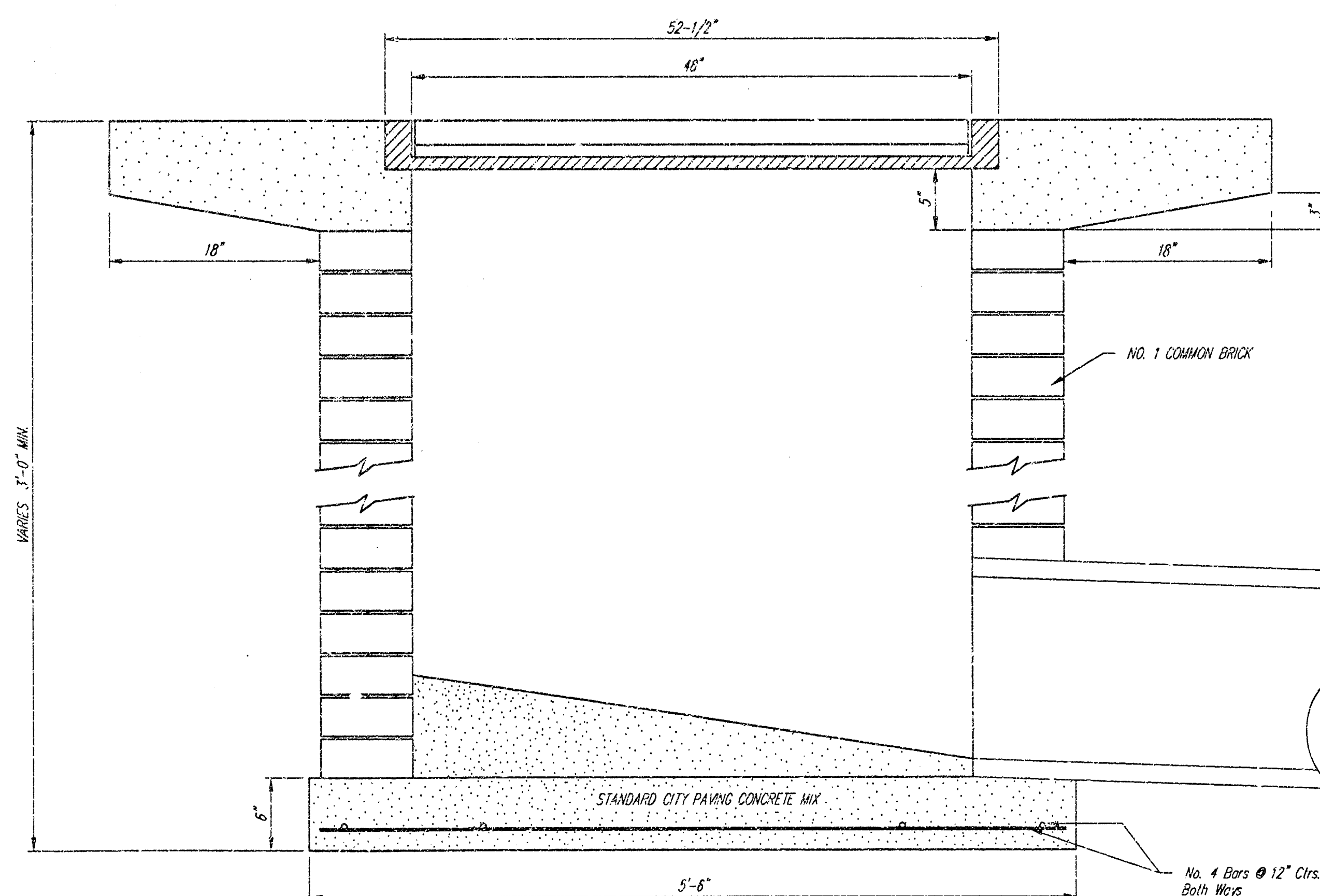
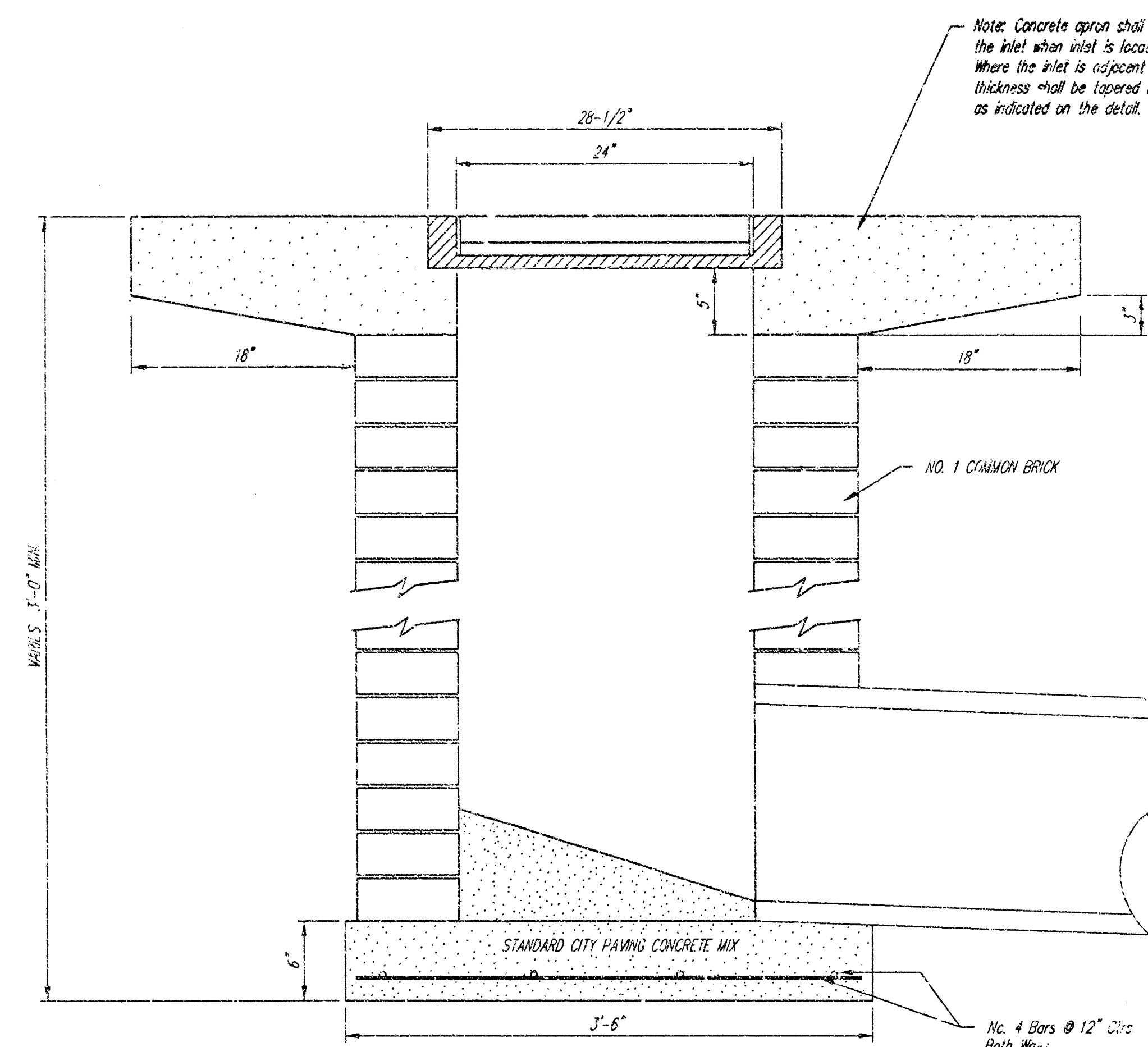
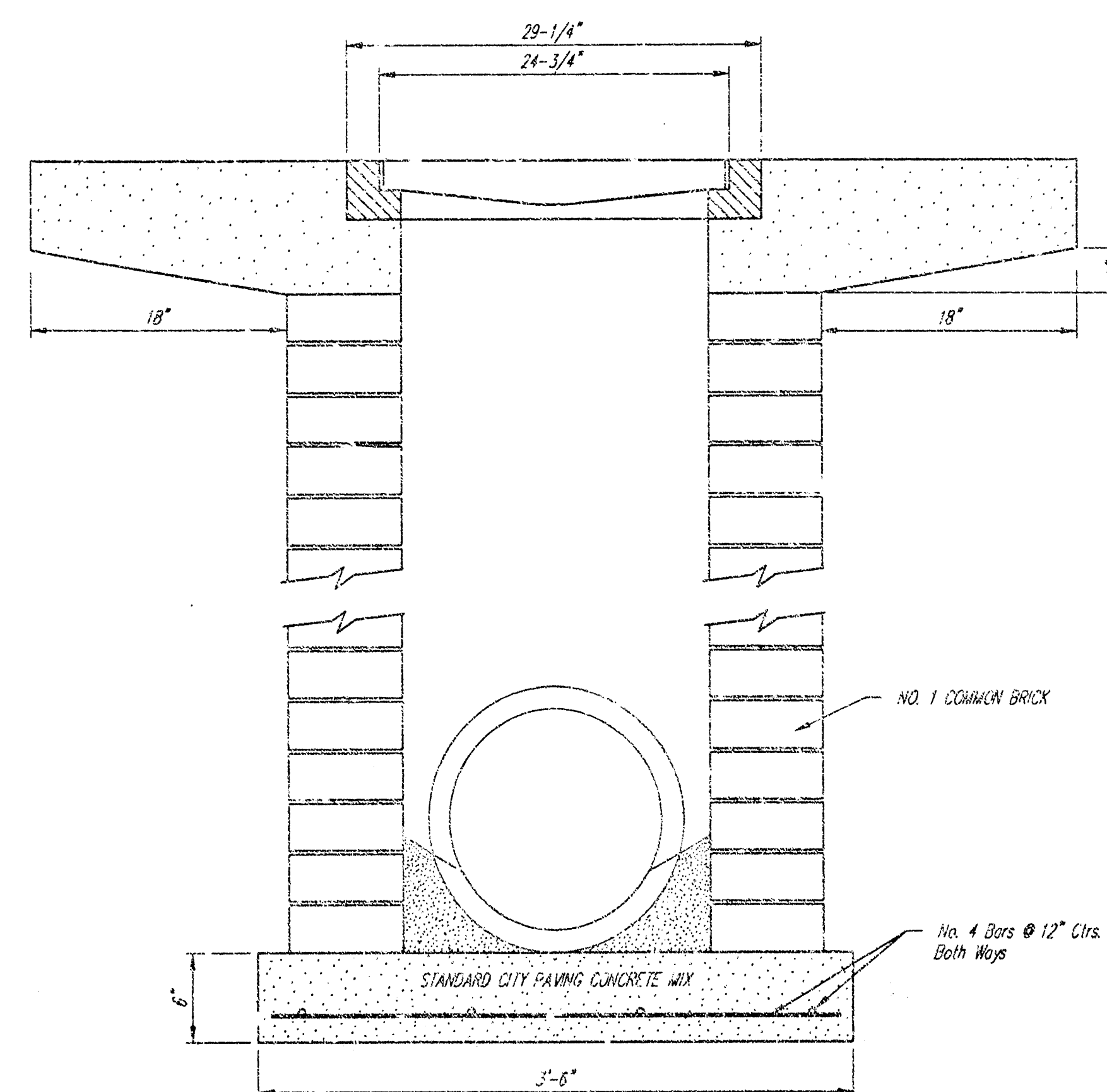
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

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

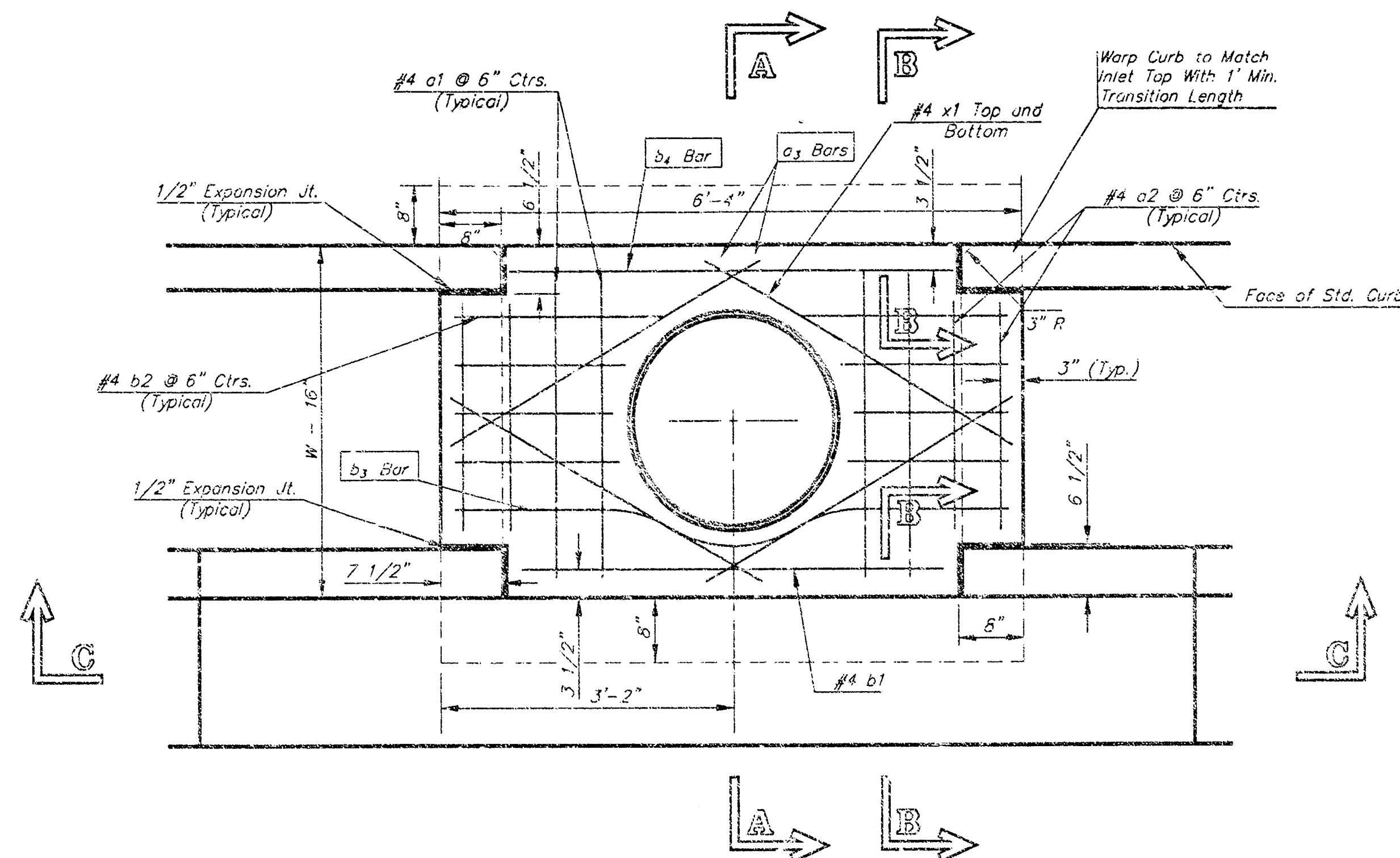


Double 24" x 24" Frame Detail



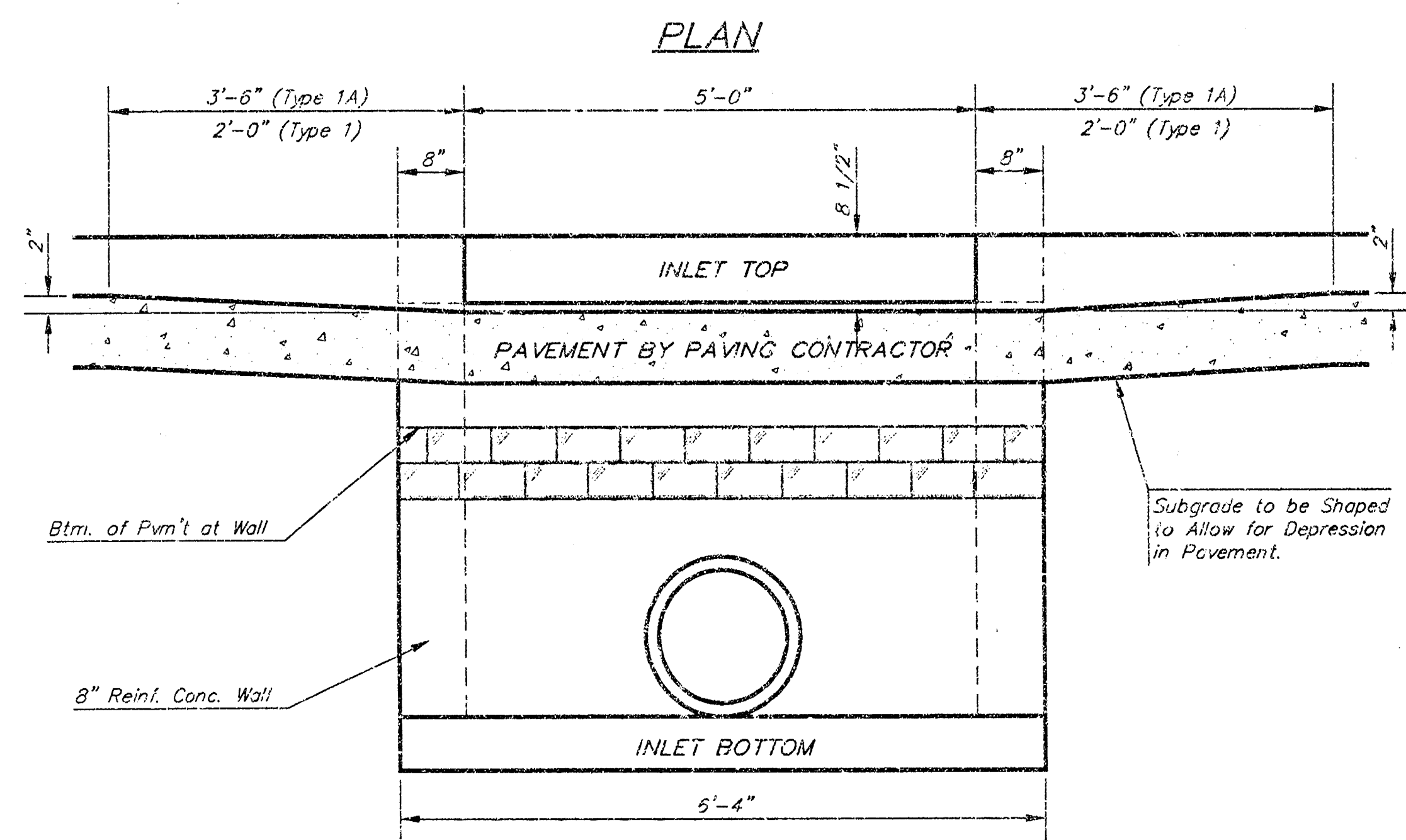
CITY OF WICHITA					
STANDARD DROP INLET					
BAUGHMAN COMPANY P.A.					
ENGINEERING, SURVEYING, & PLANNING					
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER					
1082 PPS (607821)					
DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
STAFF	STAFF		02/01	NONE	6
					OF
					8

1276 Central Drop Inlet 10-16-12

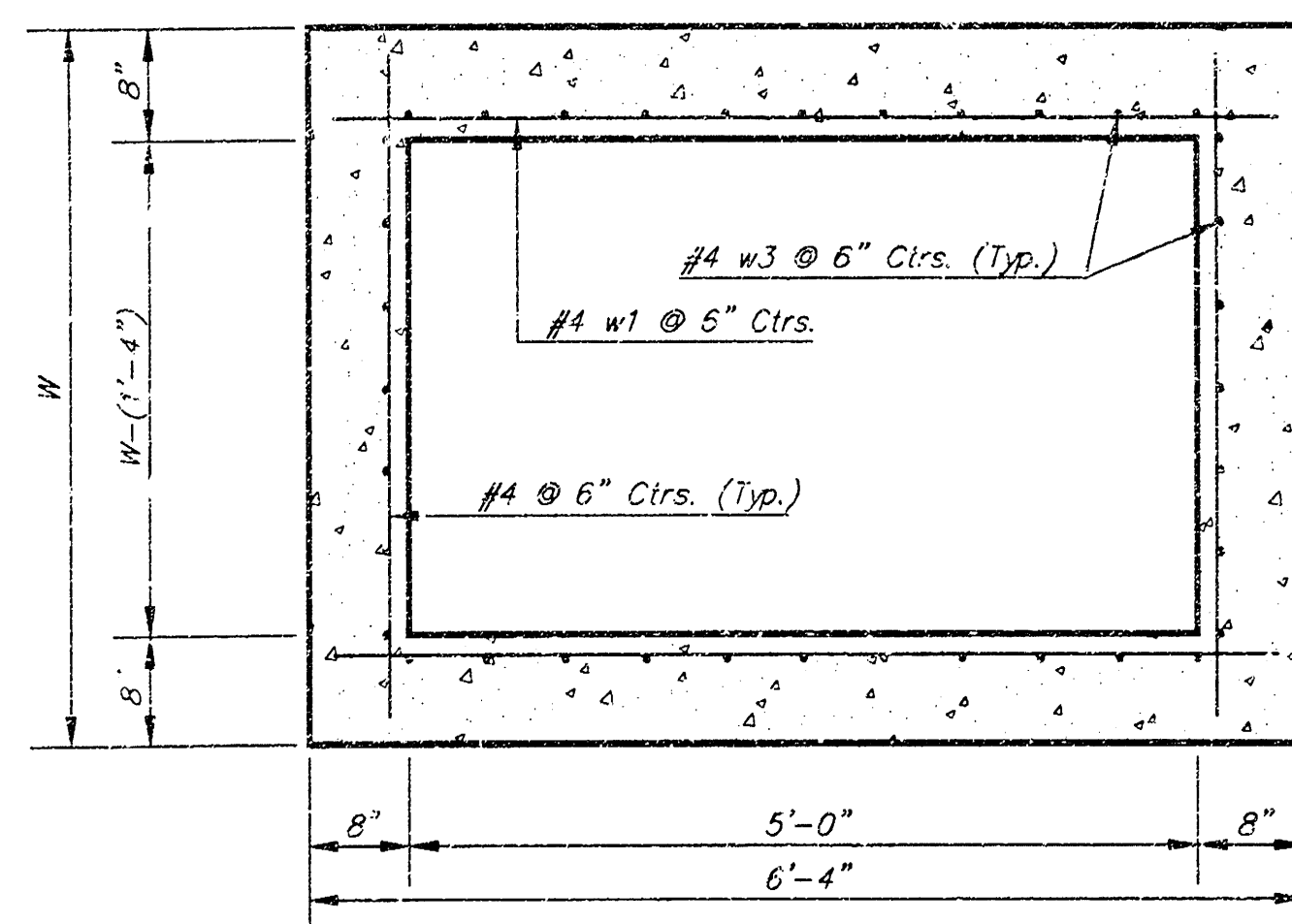


NOTE:
Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids Shall be Notched Out as Indicated to Facilitate Construction of Curb.

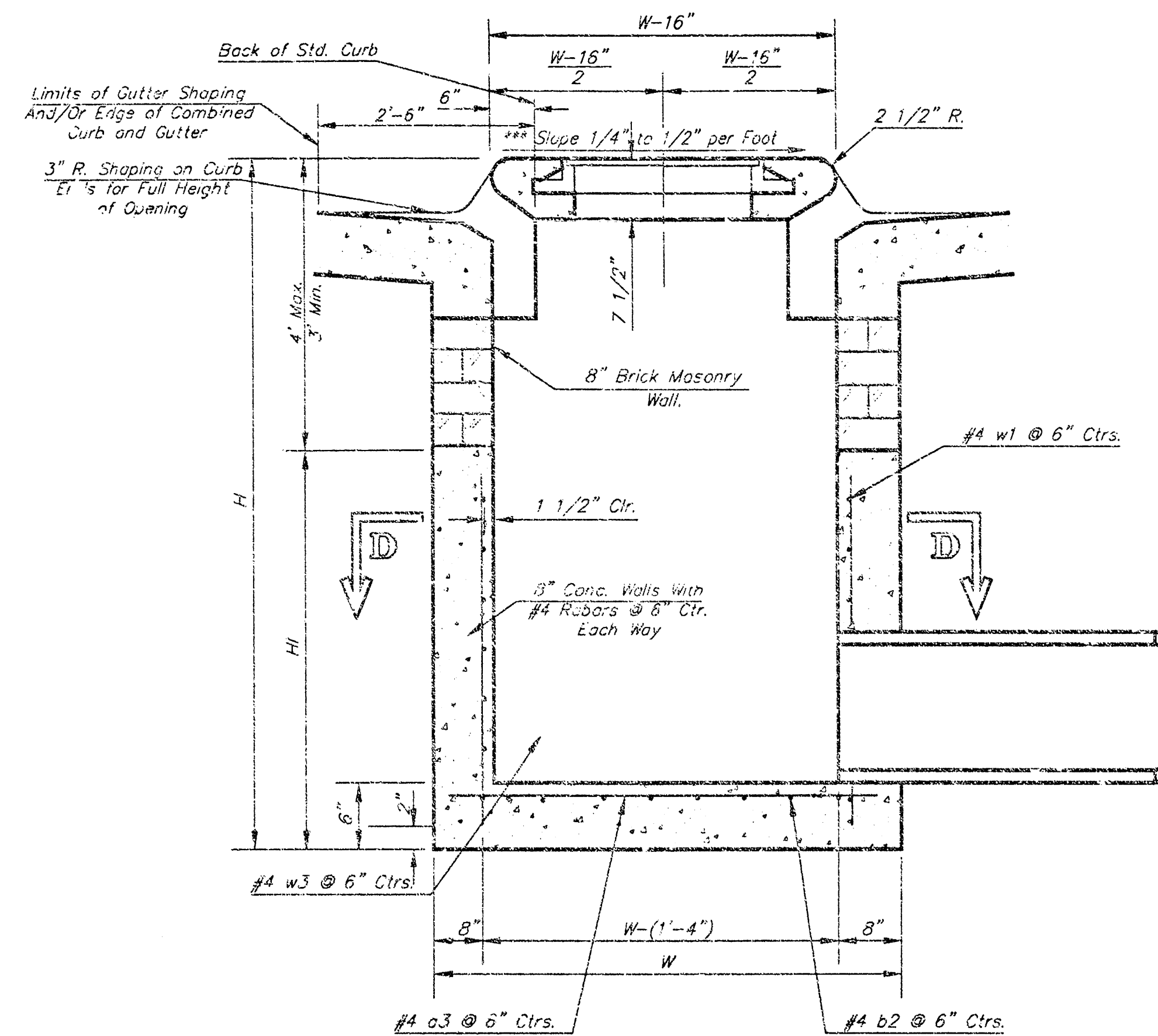
NOTE:
Concrete Taps to be installed on thin mortar cushion to insure full support along brick walls. Concrete taps may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix with air entrainment. b₁ Bar to be Field Bent to Clear Inlet Frame.



SECTION C-C

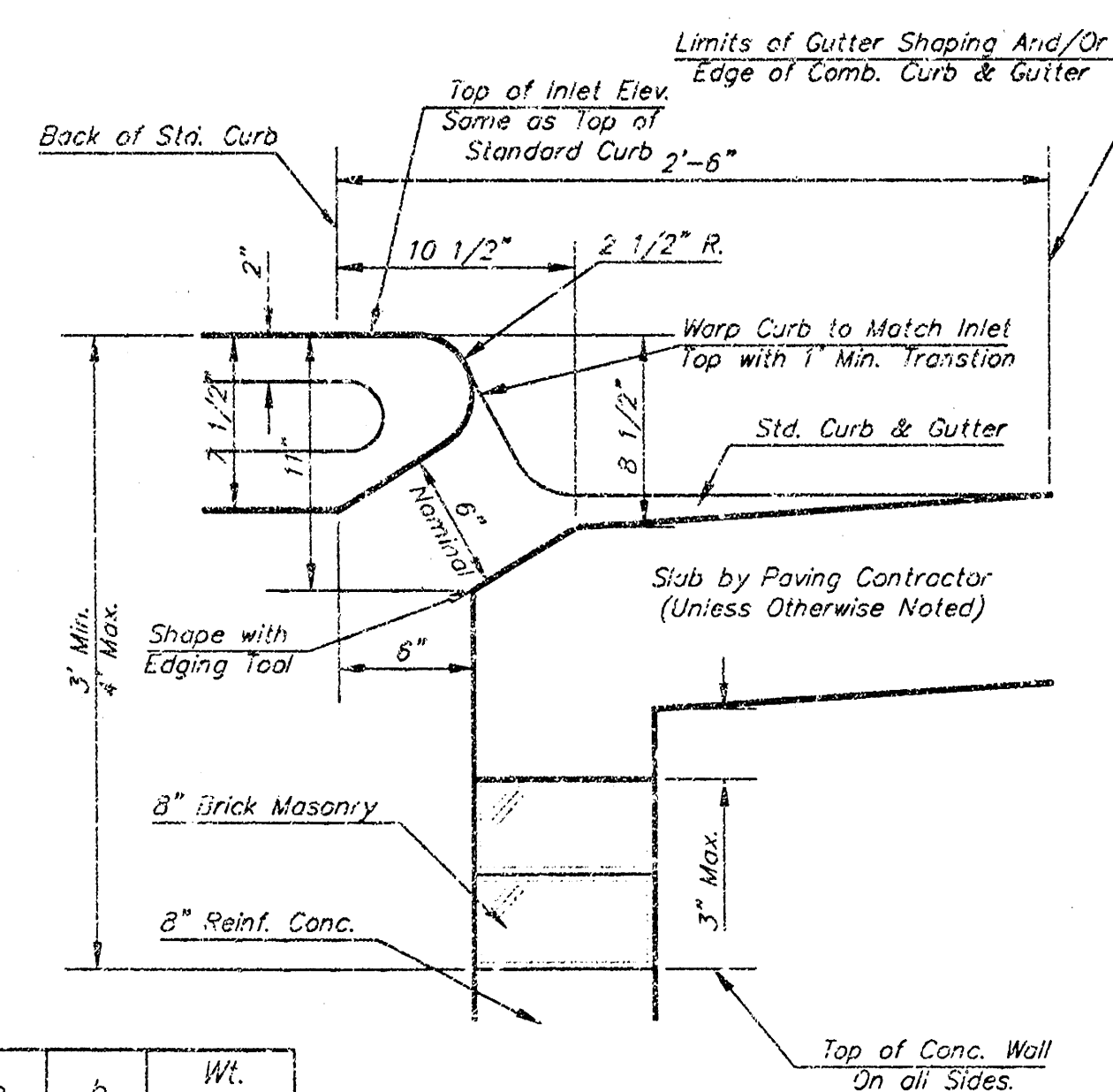


SECTION D-D



SECTION A-A

NOTE: Slope of Inlet Top to Match Sidewalk or P. Slopes within Limits Indicated.



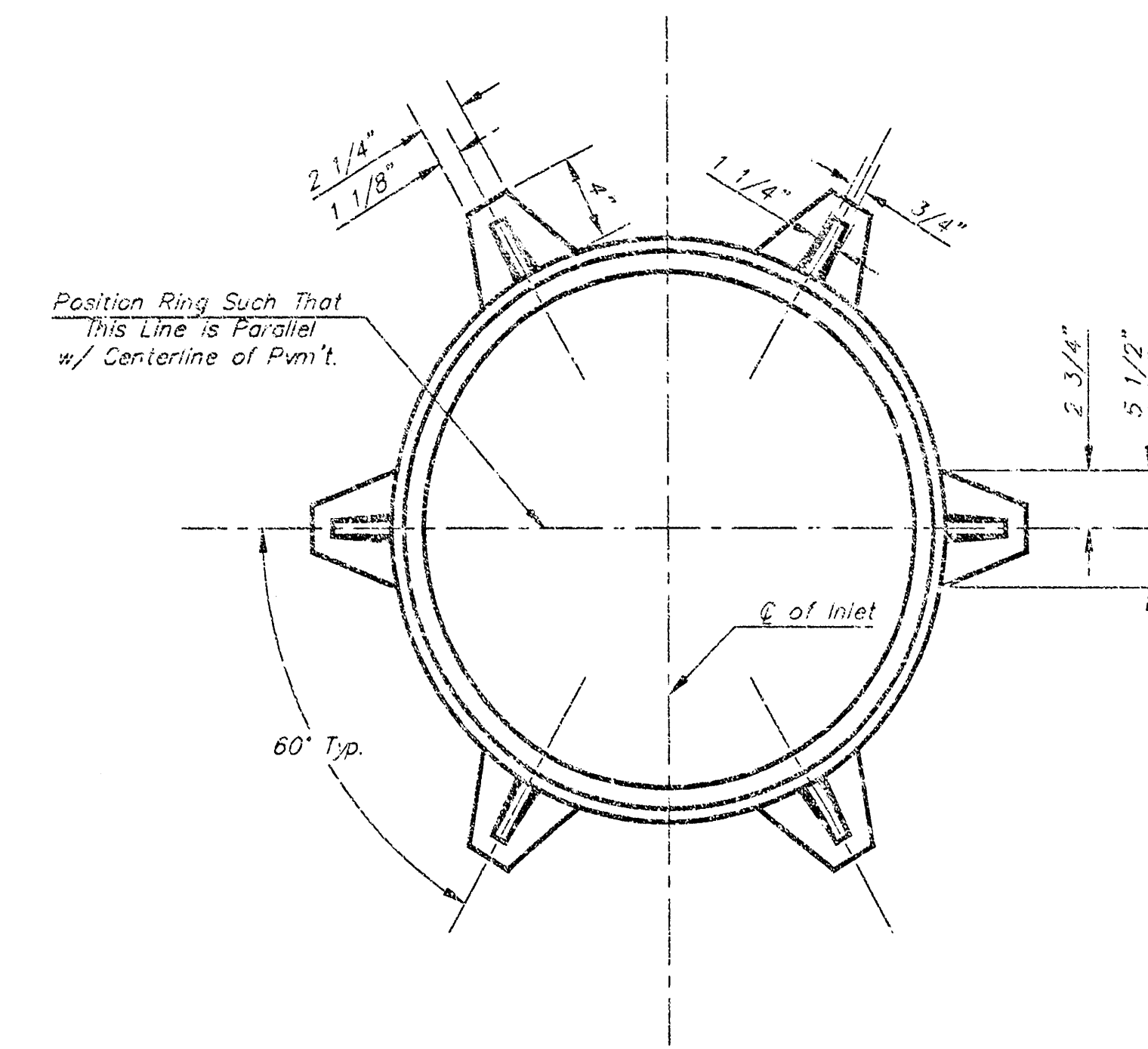
SECTION B-B

NOTE: Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" and H=7'-0" or less.

Inlet Invert shall be shaped with a sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self-cleaning between all inlet and/or outlet pipes.

The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.

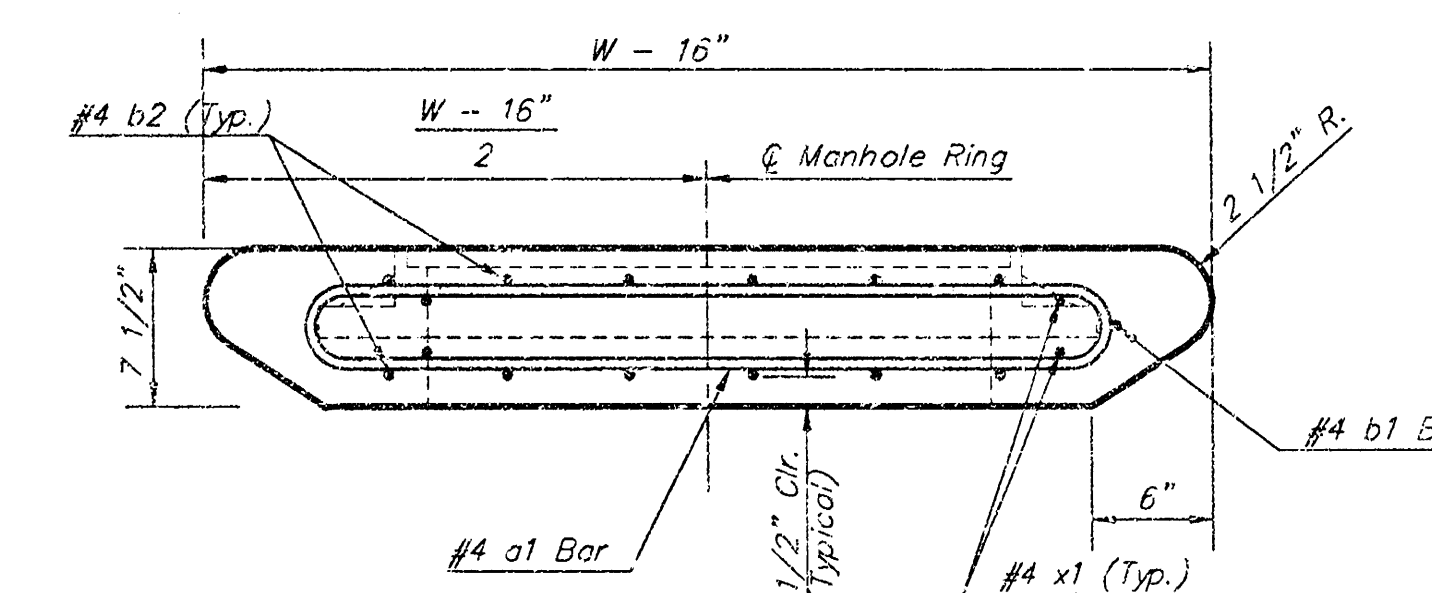
W	PRE-CAST TOP SIZE	PIPE SIZE	CU YD. CONC.
4'-4"	3'-8" x 5'-4" x 7 1/2"	21" & SMALLER	0.30±
5'-4"	4'-8" x 6'-4" x 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" x 6'-4" x 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8" x 6'-4" x 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8" x 6'-4" x 7 1/2"	60" & 66"	0.90±



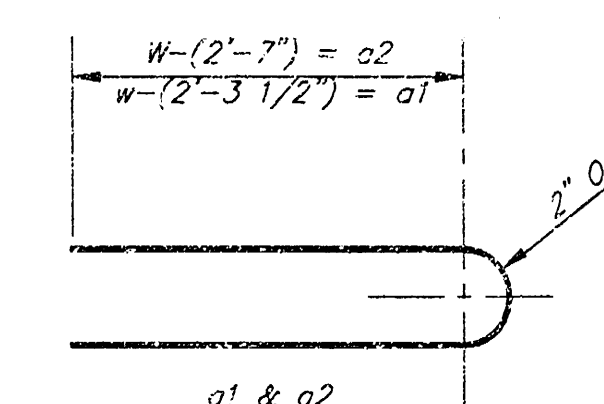
MANHOLE RING AND COVER

Weight = 180 Lbs.

*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



SECTION A-A



BENDING DIAGRAM

STEEL SCHEDULE											
BAR	a ₁	a ₂	a ₃	b ₁				b ₂	b ₃	b ₄	Wt. LBS.
NUMBER	4	4	2	1	3	5	7	9	6	1	1
SIZE	#4	#4	#4	#4	#4	#4	#4	#4	#4	#4	#5
LENGTH	W=4'-4"	5'-7"	6'-7"	4'-0"	6'-1"	-	-	-	1'-9"	6'-2"	4'-8"
	W=5'-4"	7'-7"	8'-7"	5'-0"	-	6'-1"	-	-	1'-9"	6'-2"	4'-8"
	W=6'-4"	9'-7"	10'-7"	6'-0"	-	-	6'-1"	-	1'-9"	6'-2"	4'-8"
	W=7'-4"	11'-7"	12'-7"	7'-0"	-	-	-	6'-1"	1'-9"	6'-2"	4'-8"
	W=8'-4"	13'-7"	14'-7"	8'-0"	-	-	-	-	6'-1"	1'-9"	6'-2"
	141±	121±	101±	81±	60±						

Note: a₃ Bars to be Placed Approx. 2" Below Top of Inlet Cover.

WALL REINFORCING											
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
w1	#4	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"
w2	#4	①	4'-1"	①	5'-1"	①	6'-1"	①	7'-1"	①	8'-1"
w3	#4	②	32	②	36	②	40	②	44	②	48

* Field Bend or Cut Reinforcing as Required for Clearance.

① 4 (H - 12") (H - 21") Rounded down to nearest 0.5'

② H - 3'

CITY OF WICHITA	
DOUBLE FACED TYPE 1	
CURB INLET DETAILS	
BAUGHMAN COMPANY P.A.	
ENGINEERING, SURVEYING, & PLANNING	
314-263-7271 • 315 ELUS • WICHITA, KANSAS 67203	
PROJECT NUMBER	
1062 PPS (607861)	
DESIGN	DRAWN
Staff	Staff
APPROVED	DATE
	02/01
SCALE	NONE
SHEET	
7	
8	

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "127TH RETAIL ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: The north 390 feet of Lot 1, EXCEPT the
north 20 feet for road, Gilder's Gardens, Sedgwick County, Kansas, TOGETHER
with the south 246 feet of Lot 1, Gilder's Gardens, Sedgwick County, Kansas,
TOGETHER with the east 331.3 feet of the NE1/4 of the NE1/4 of the NE1/4 of
Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas,
EXCEPT the north 285 feet thereof, TOGETHER with the west 150 feet of
the east 331.3 feet of the north 285 feet of the NE1/4 of Sec. 22, Twp. 27-S,
R-2-E of the 6th P.M., Sedgwick County, Kansas, TOGETHER with the following
described tract: Beginning at the NE corner of said Sec. 22; thence west
along the north line of said Sec. 22, 181.3 feet; thence south 285 feet;
thence east 181.3 feet to a point on the east line of said Sec. 22; thence
north 285 feet to the point of beginning.

Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

All being situated in the NE1/4 of Sec. 22, Twp. 27-S, R-2-E
of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyor's certificate to be
platted into Lots, and Streets, to be known as "127TH RETAIL ADDITION",
Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all public
utilities. The streets are hereby dedicated to and for the use of the
public. All abutters rights of access shall be as depicted on the face
of the plat and are hereby granted to the City of Wichita, Kansas. The
permitted access opening locations shall be determined by the City
Engineer of the City of Wichita, Kansas.

Michael J. Loveland
Michael J. Loveland
Robert L. Loveland
Robert L. Loveland
Charlotte Loveland
Charlotte Loveland

Melanie G. Joseph Living Trust dated April 17, 1996

Melanie G. Joseph
Melanie G. Joseph, Trustee

James Joseph, Jr.
James Joseph, Jr., Trustee

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 30th day of December, 1999, by Michael G. Loveland and
Lynn L. Loveland, husband and wife.

Dawn A. Truman
Dawn A. Truman, Notary Public
My App't. Exp. 7-15-02

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 22nd day of December, 1999, by Robert L. Loveland and
Charlotte Loveland, husband and wife.

Dawn A. Truman
Dawn A. Truman, Notary Public
My App't. Exp. 7-15-02

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 22nd day of December, 1999, by Melanie G. Joseph and
James Joseph, Jr., Trustees of the Melanie G. Joseph Living Trust dated
April 17, 1996, on behalf of the trust.

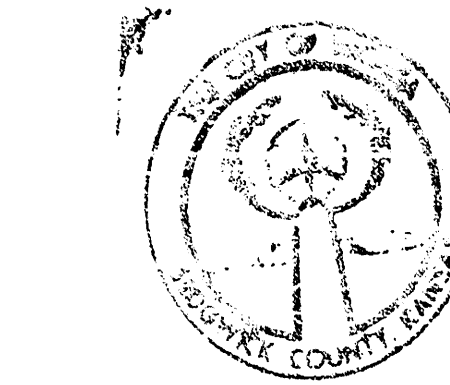
Carlene Diller
Carlene Diller, Notary Public
My App't. Exp. 5-17-03

This plat of "127TH RETAIL ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 29th day of November, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Francis S. Gurulak
Francis S. Gurulak, Chairman
Marvin S. Krout
Marvin S. Krout, Secretary

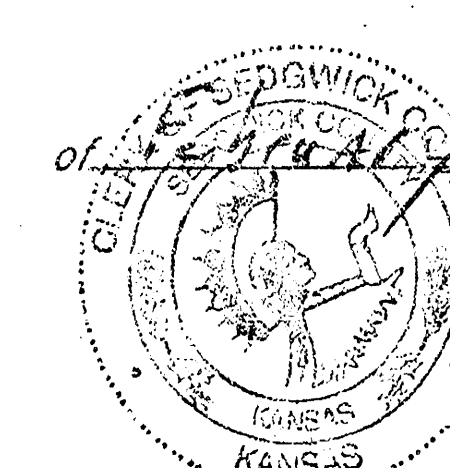
This plat approved and all dedications shown
hereon, accepted by the City Council of the City of Wichita, Kansas,
and consent is hereby given for the formation of sanitary sewer
districts within the boundary of this plat by the Board of Sedgwick
County Commissioners as they deem necessary to provide sanitary
sewer service to this area, this 24th day of February, 2000.



Pat Burnett
Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 28-2005
on this 29th day of December, 1999

Tricia L. Rubello
Tricia L. Rubello, L.S. #1245
Deputy County Surveyor
Sedgwick County, Kansas



Entered on transfer record this 17th day
of February, 2000
James Alfred
James Alfred, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 17th day
of February, 2000, at 2:19 o'clock P.M. and is duly recorded.

Bill Meek
Bill Meek, Register of Deeds

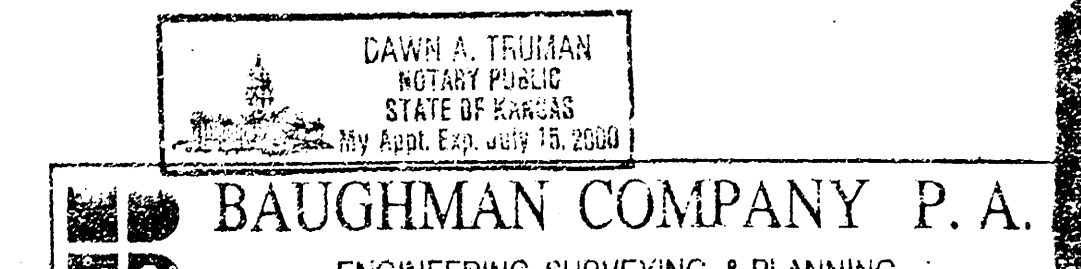
Linda Kizore
Linda Kizore, Deputy

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "127TH
RETAIL ADDITION", Wichita, Sedgwick County, Kansas.

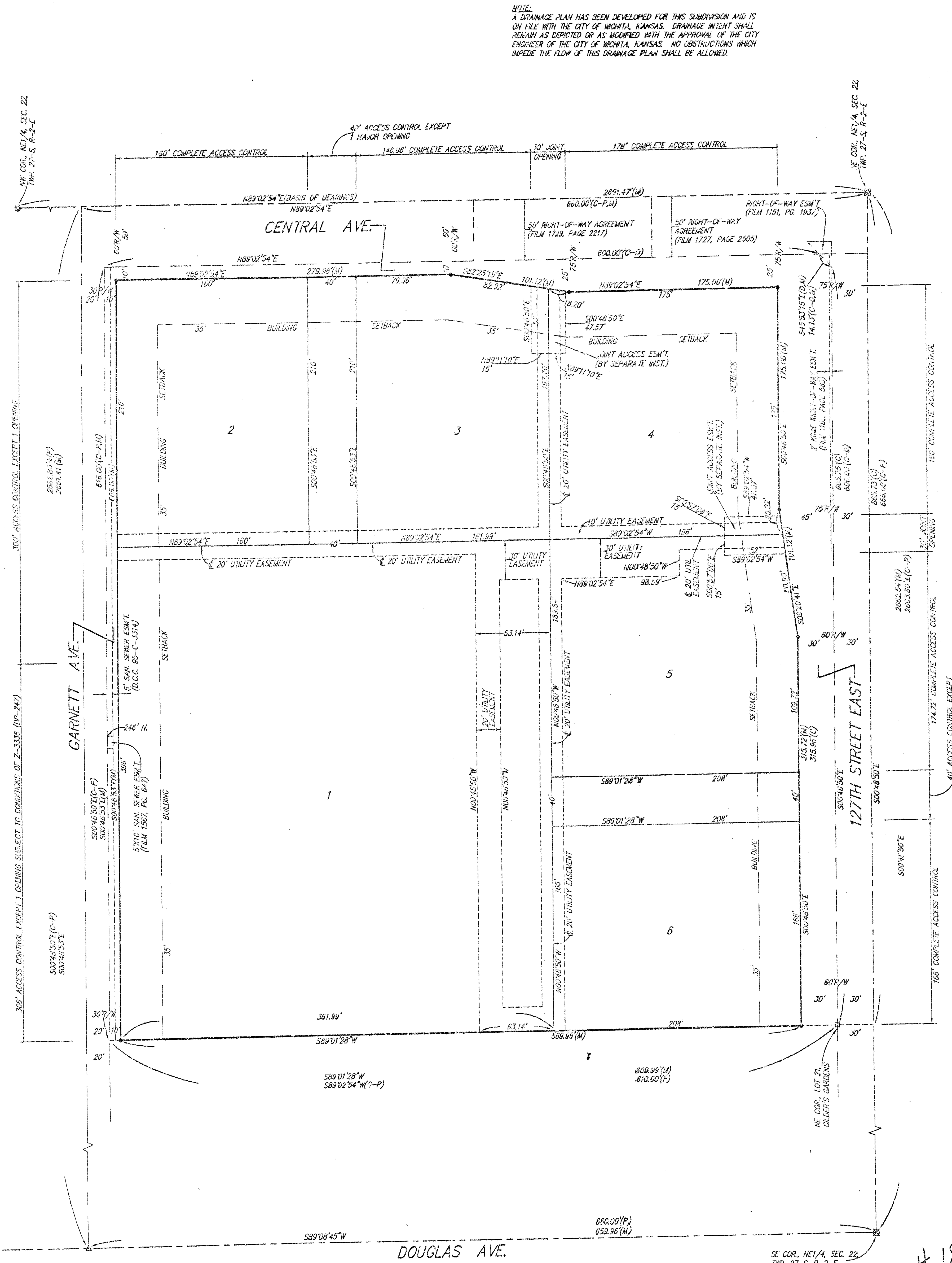
Southwest National Bank
Timothy M. Grogan
Timothy M. Grogan, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 22nd day of December, 1999, by Timothy M. Grogan,
Sr. Vice President of Southwest National Bank, on behalf of the bank.

Dawn A. Truman
Dawn A. Truman, Notary Public
My App't. Exp. 7-15-02



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