

# LEGAL DESCRIPTION:

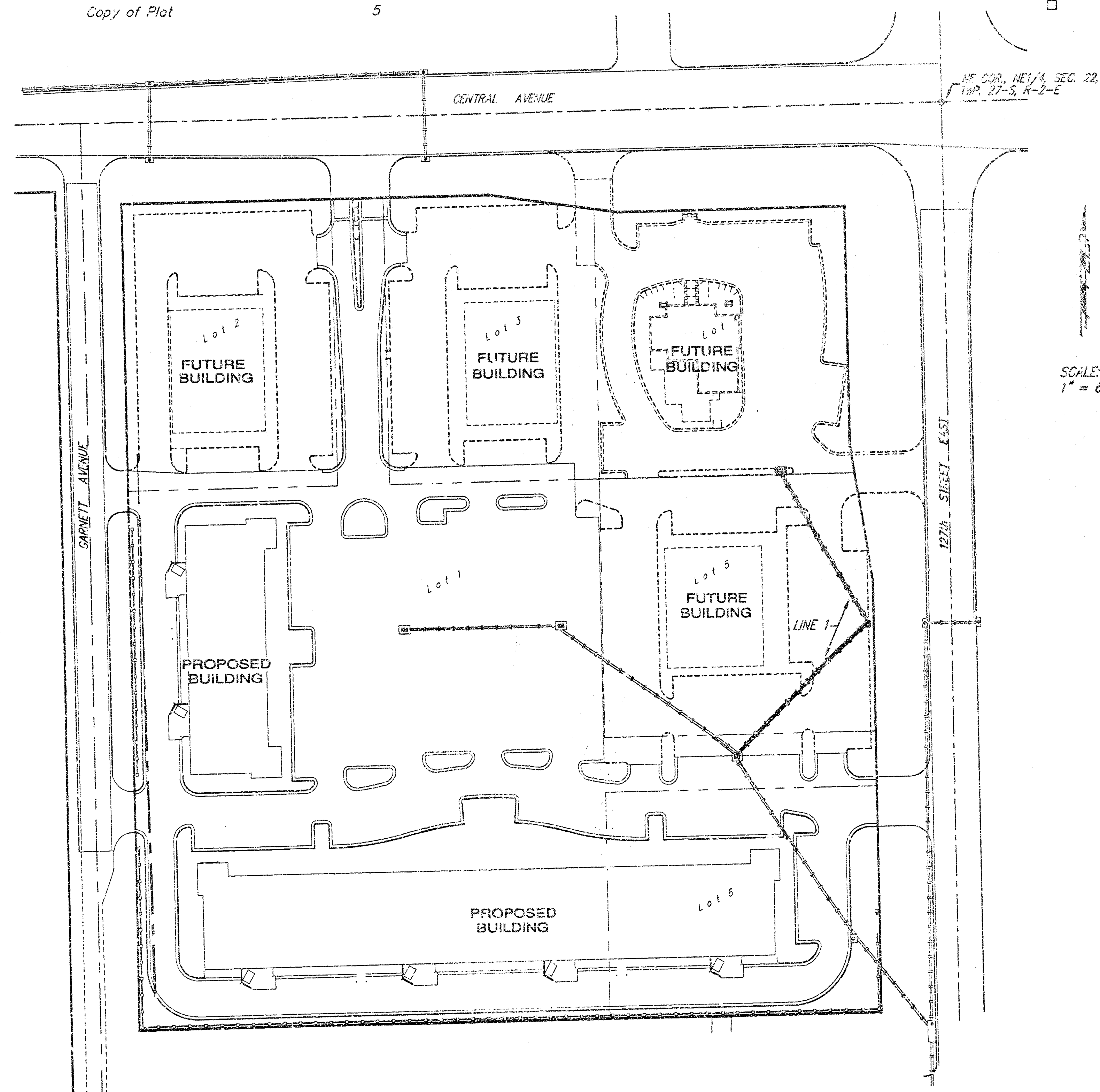
Lot 4-5, 127th Retail Addition, Wichita, Sedgwick County, Kansas.

# BENCHMARK:

"X" 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

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# STORM WATER SEWER TO SERVE 127TH RETAIL ADDITION

Lots 4-5

Private Project Number

1187 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

June 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 252-4270  
Kansas Gas Service Company 383-8500  
Kansas Gas & Electric Company 383-8550  
Peoples Gas Company 942-7600  
Southwestern Bell Telephone Company 1-571-2811  
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 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 82 lb./1000 Sq. Ft. Mulch shall be "patted" with rakes 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.

AS-BUILT

6/2/01

Date

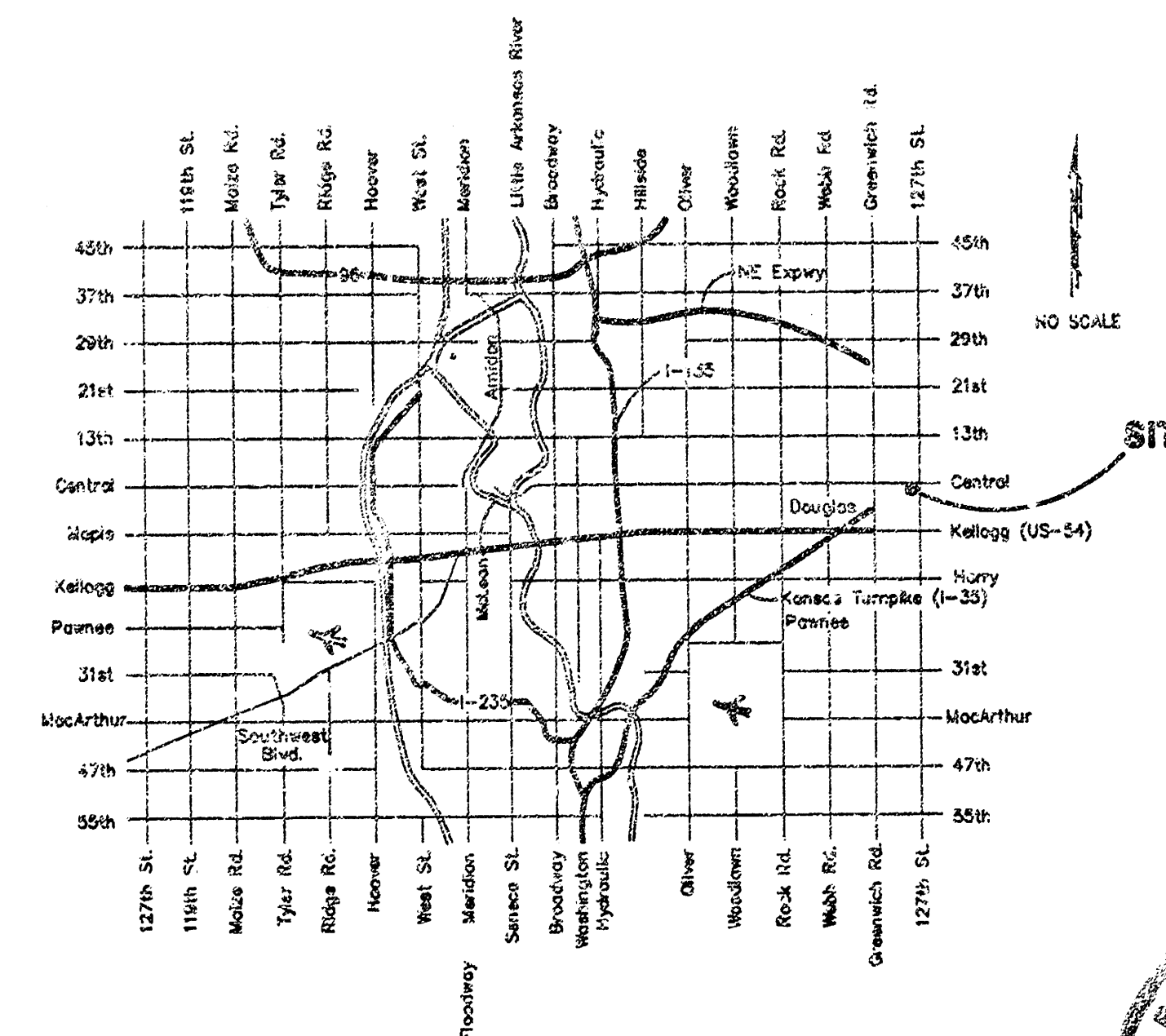
Signed

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

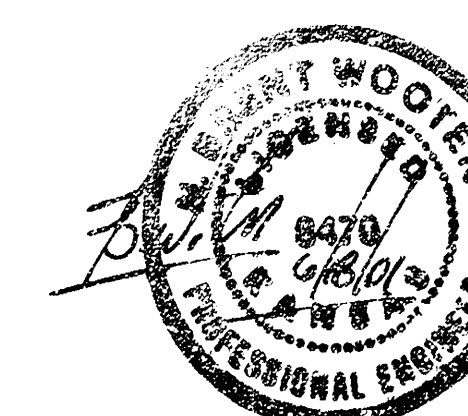
Storm Sewers VRH 6/20/01

# 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 is 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).



Location Map

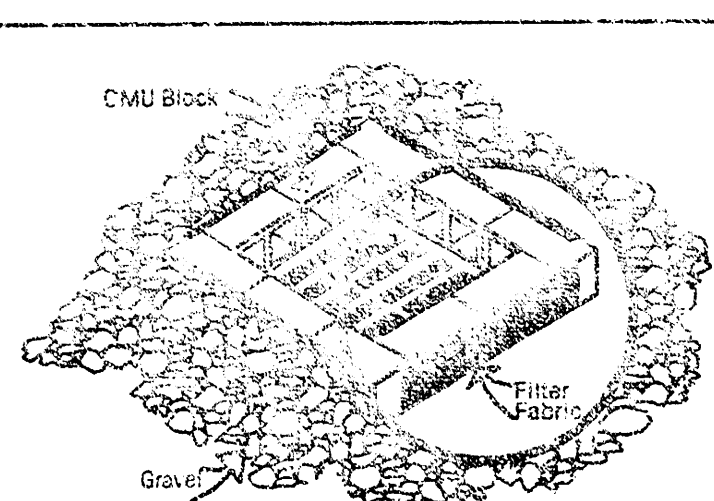


BAUGHMAN COMPANY P.A.  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 316-262-7271 • WICHITA, KANSAS 67211  
F:\ENG\127th\127th\127th.dwg - SCL

**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)

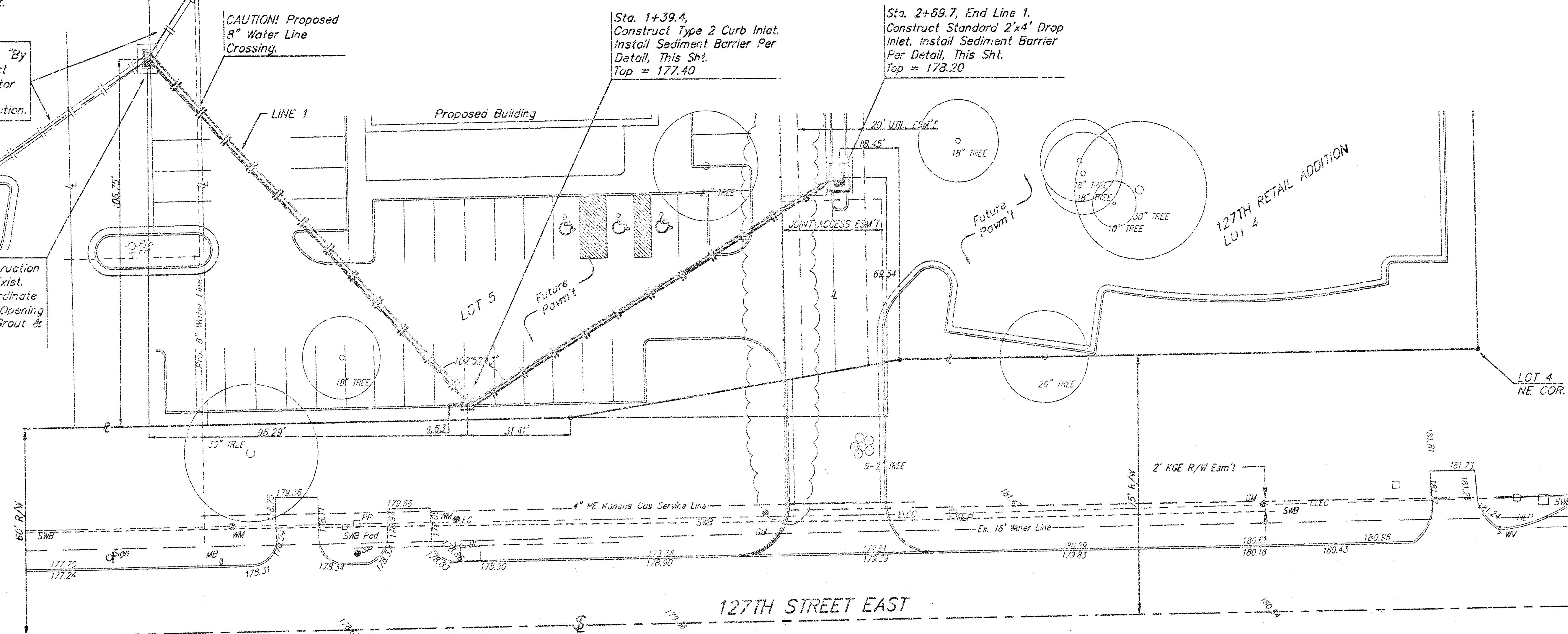
SWS Line to be Constructed "By Others" under Private Project 1082 PPS (607861) Contractor Shall Coordinate With Other Contractor Prior to Construction.

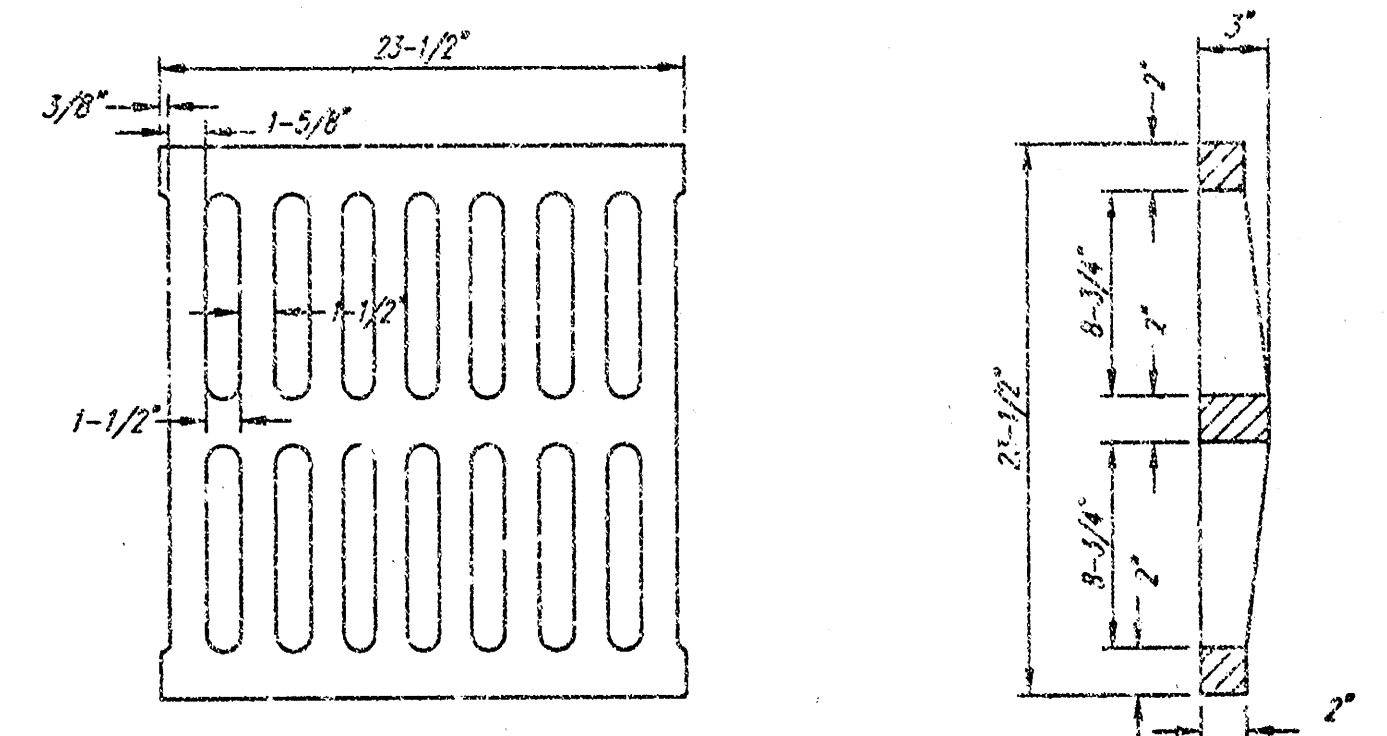
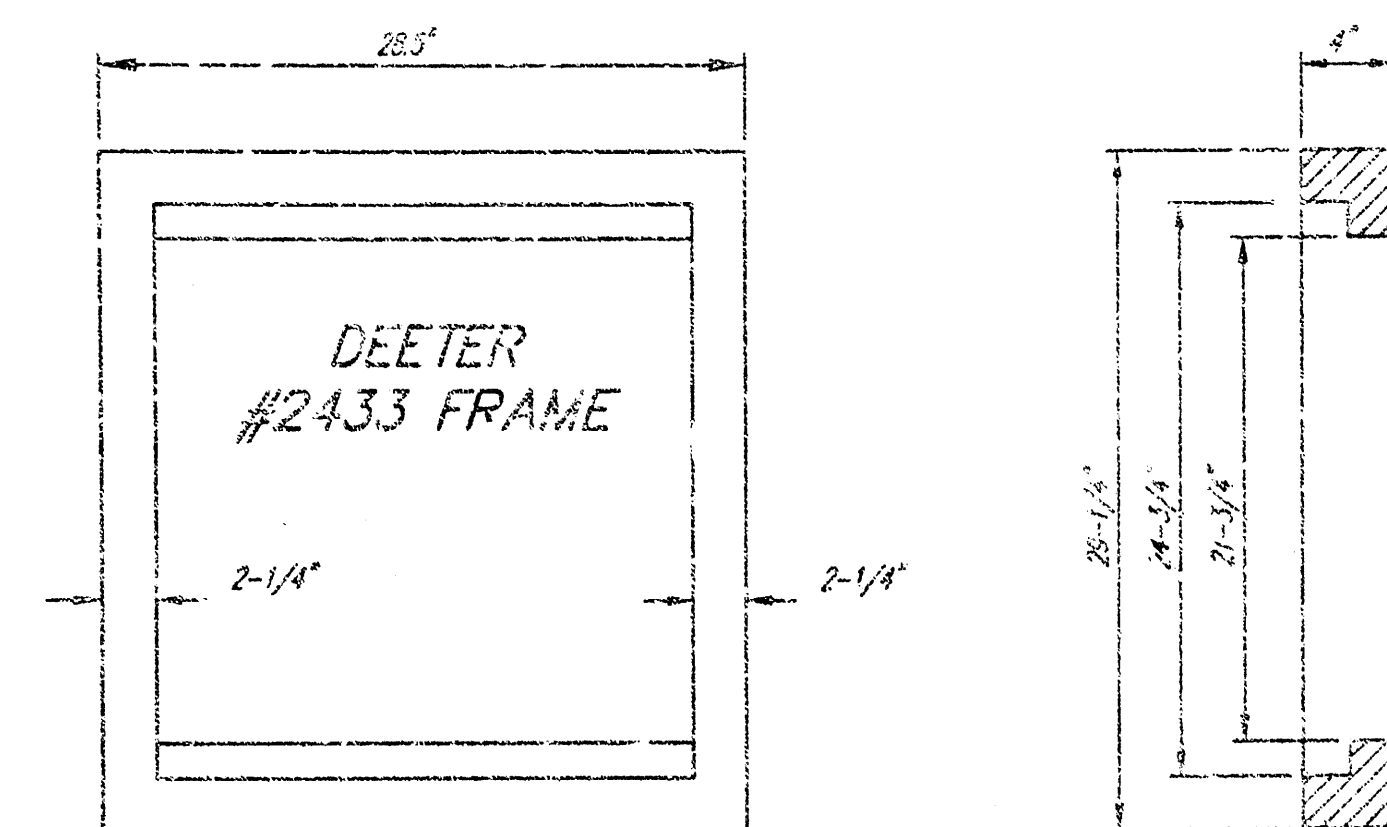
Sta. 0+00, Begin Construction w/15" RCP. Core into Exist. 2"x4" Drop Inlet or Coordinate w/Contractor to Leave Opening Prior to Construction. Grout & Seal Water Tight.



**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.

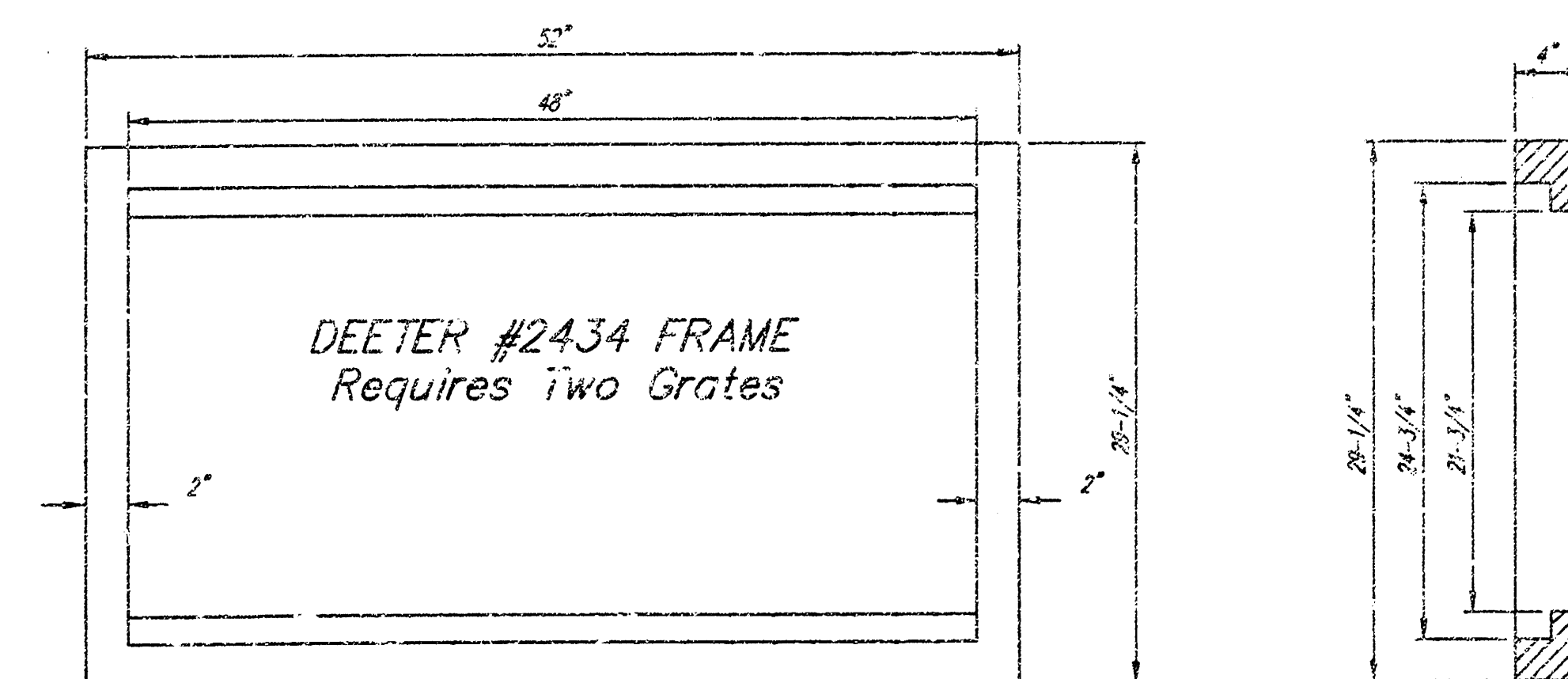
**INLET PROTECTION**  
 Storm Drain with Gravel Apron





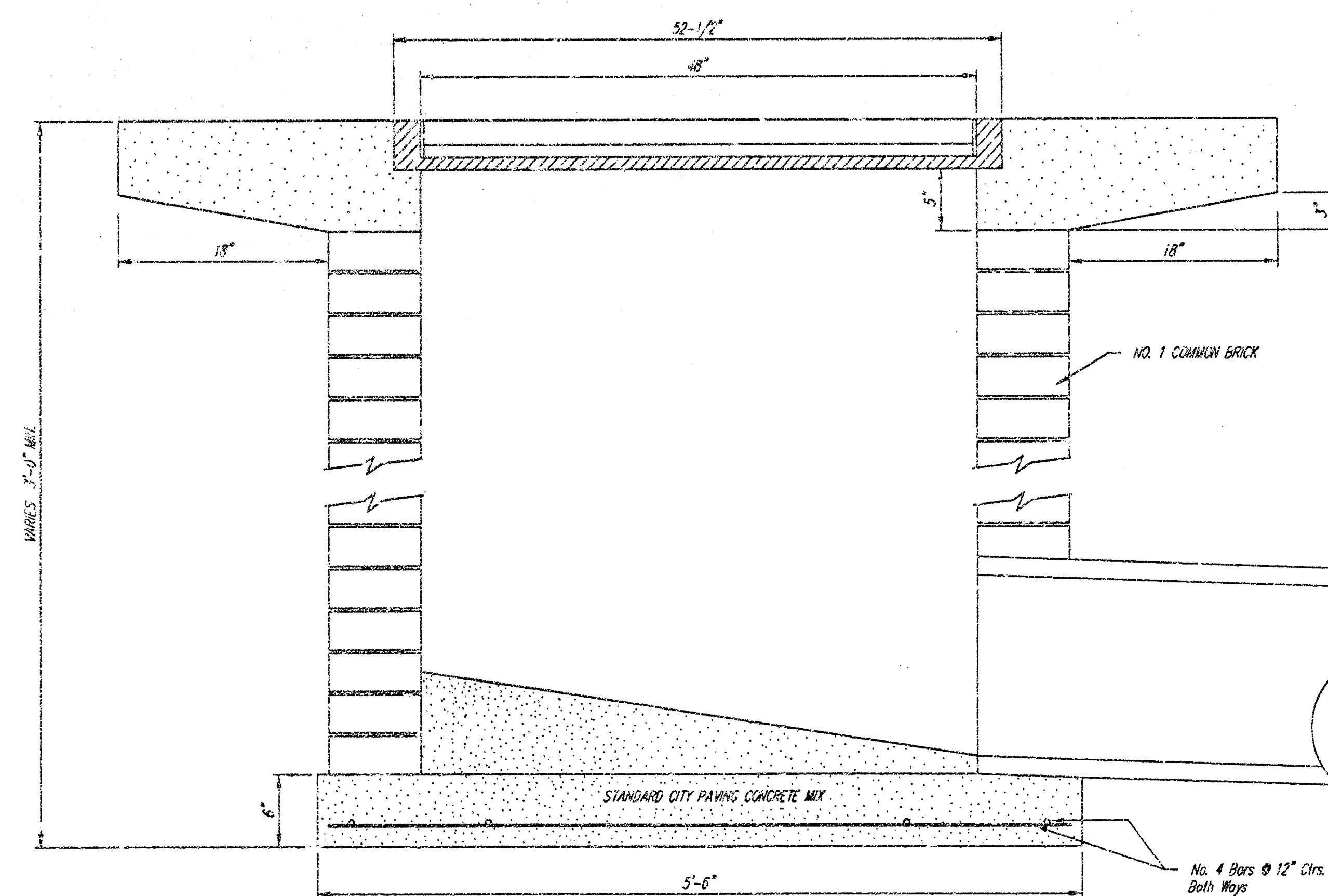
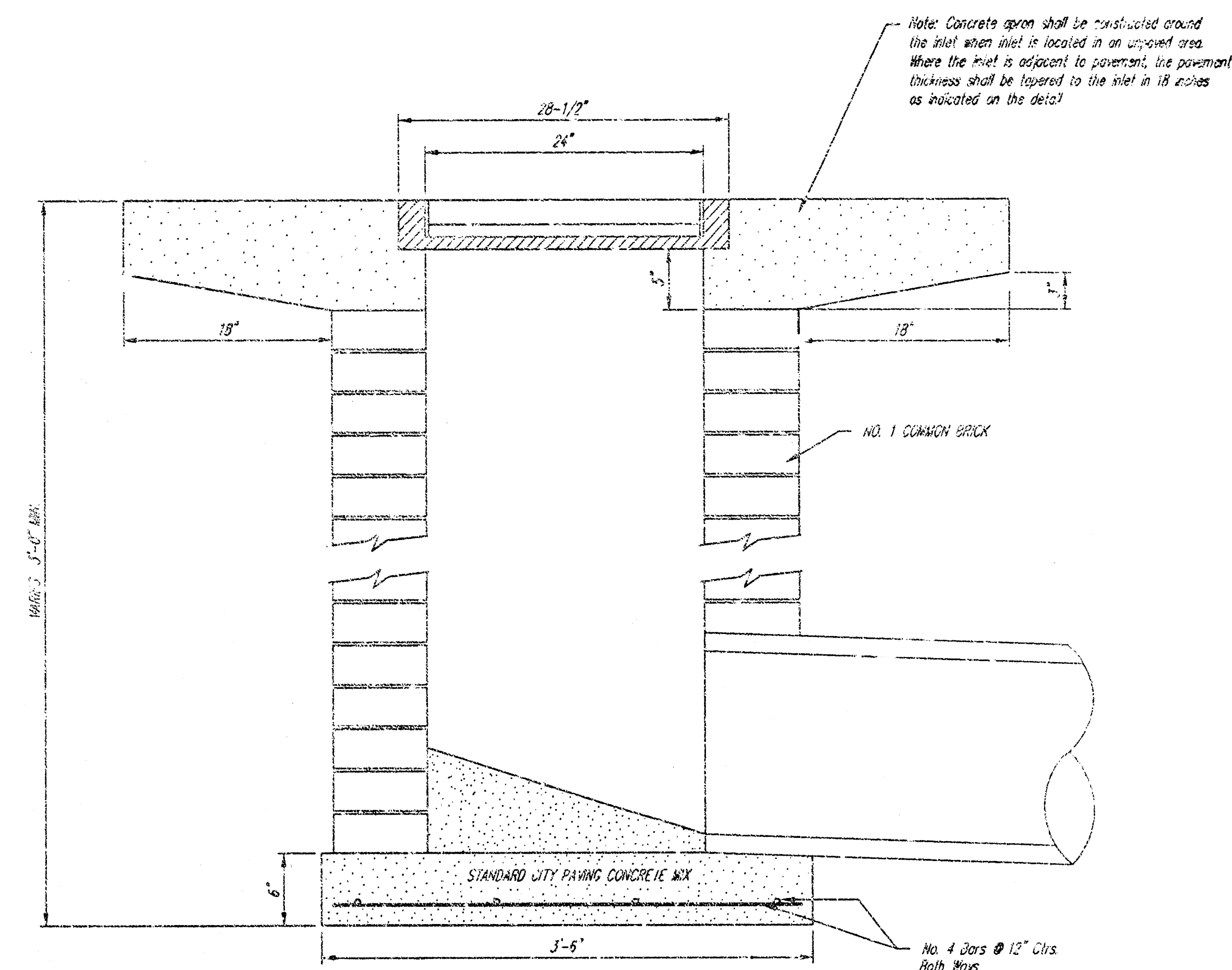
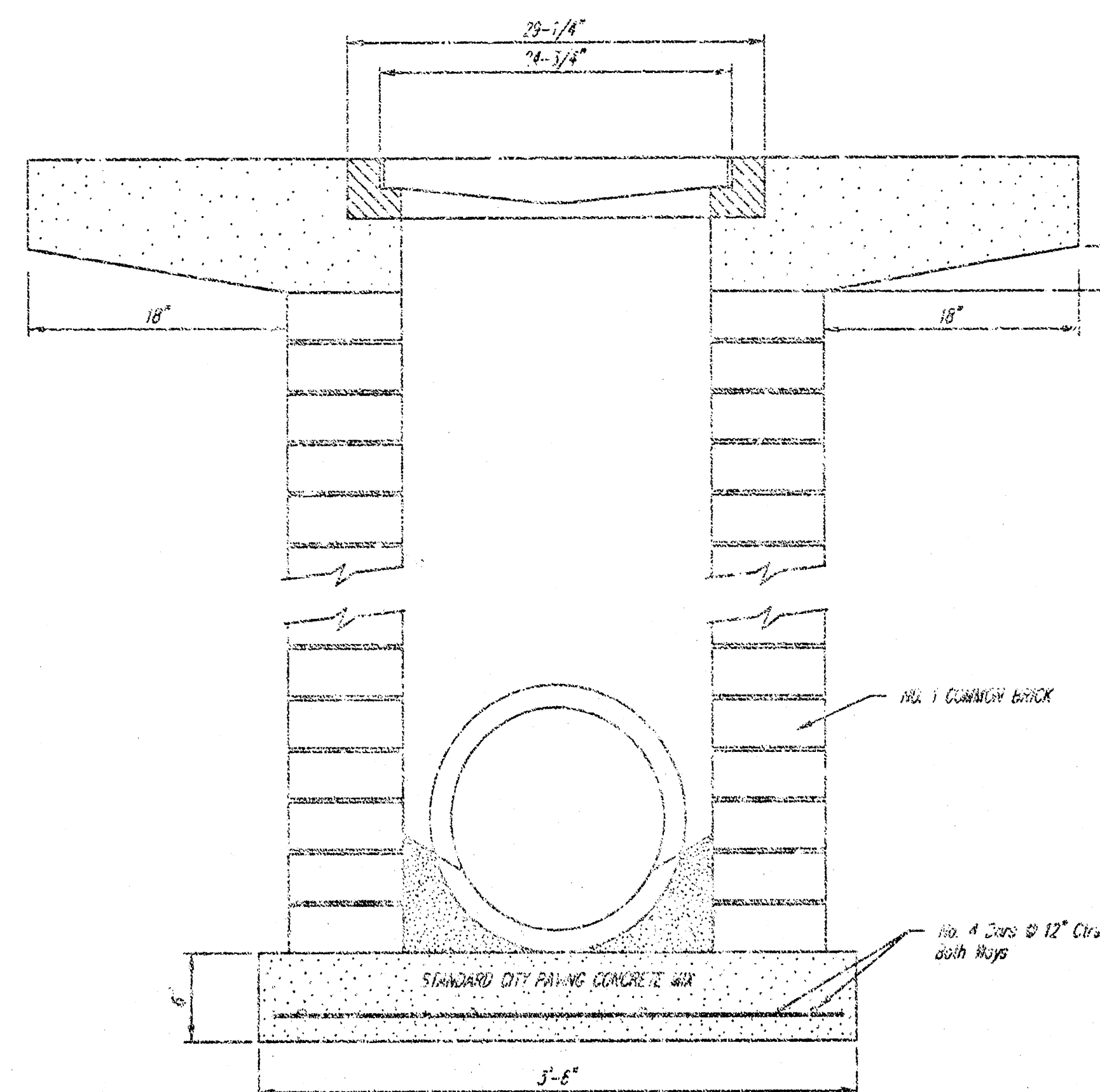
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail



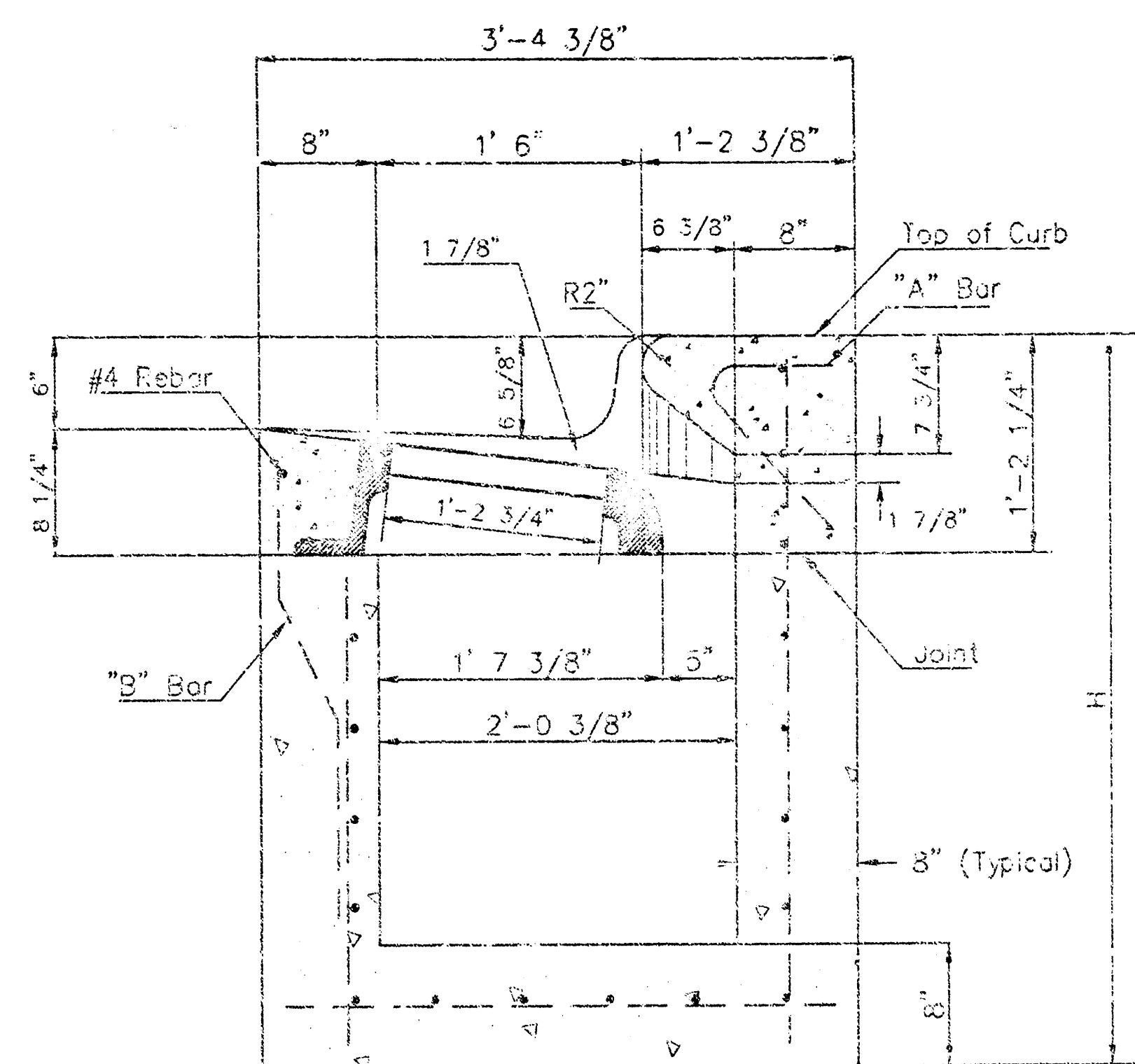
Double 24" x 24" Frame Detail

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

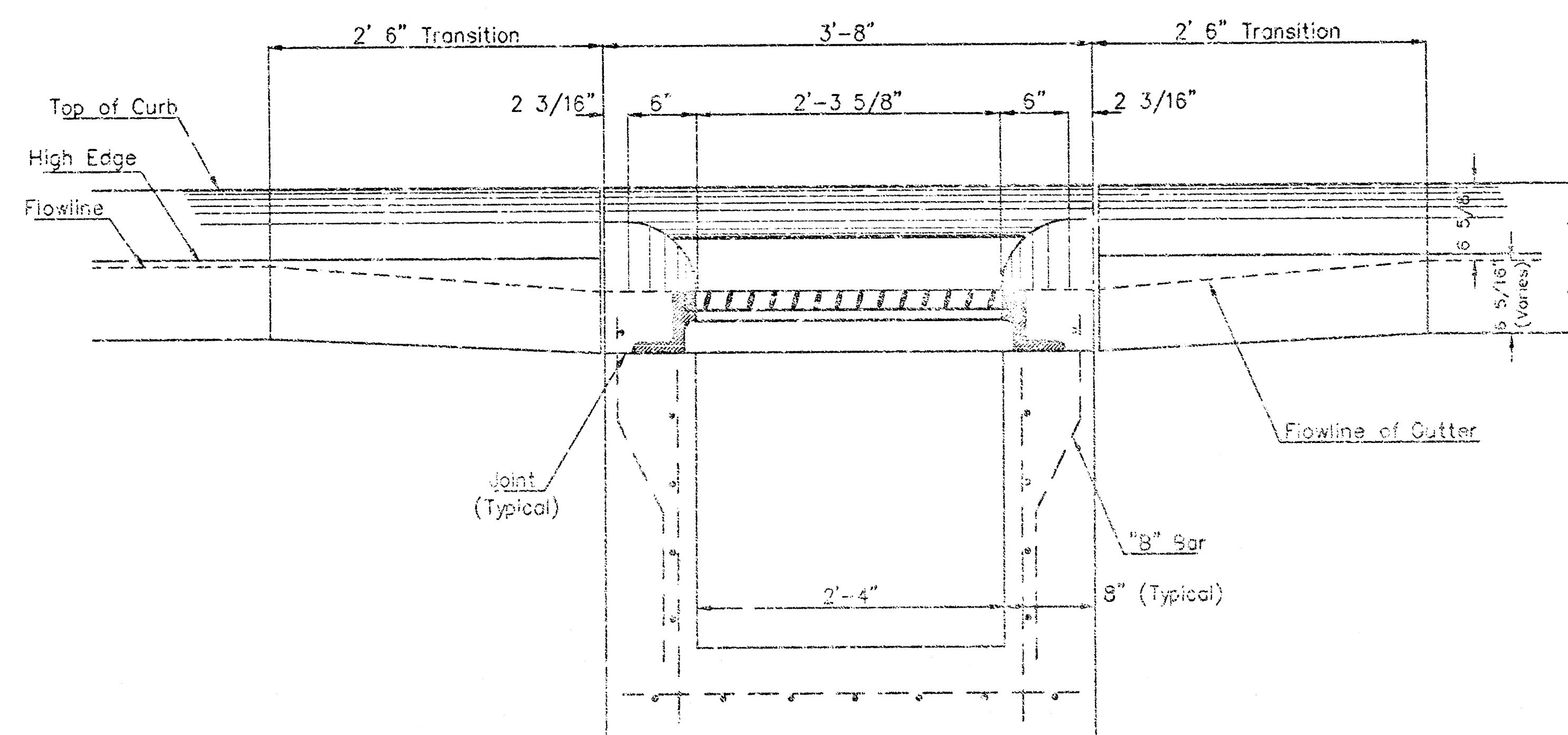


|                                                     |       |          |      |       |        |
|-----------------------------------------------------|-------|----------|------|-------|--------|
| CITY OF WICHITA                                     |       |          |      |       |        |
| <b>STANDARD DROP INLET</b>                          |       |          |      |       |        |
| BAUGHMAN COMPANY P.A.                               |       |          |      |       |        |
| ENGINEERING, SURVEYING, & PLANNING                  |       |          |      |       |        |
| 316-282-1771 • 316-282-1772 • WICHITA, KANSAS 67211 |       |          |      |       |        |
| PROJECT NUMBER                                      |       |          |      |       |        |
| 1127 PPS (607851)                                   |       |          |      |       |        |
| DESIGN                                              | DRAWN | APPROVED | DATE | SCALE | SHEET  |
| STAFF                                               | STAFF |          |      | NONE  | 3 OF 5 |

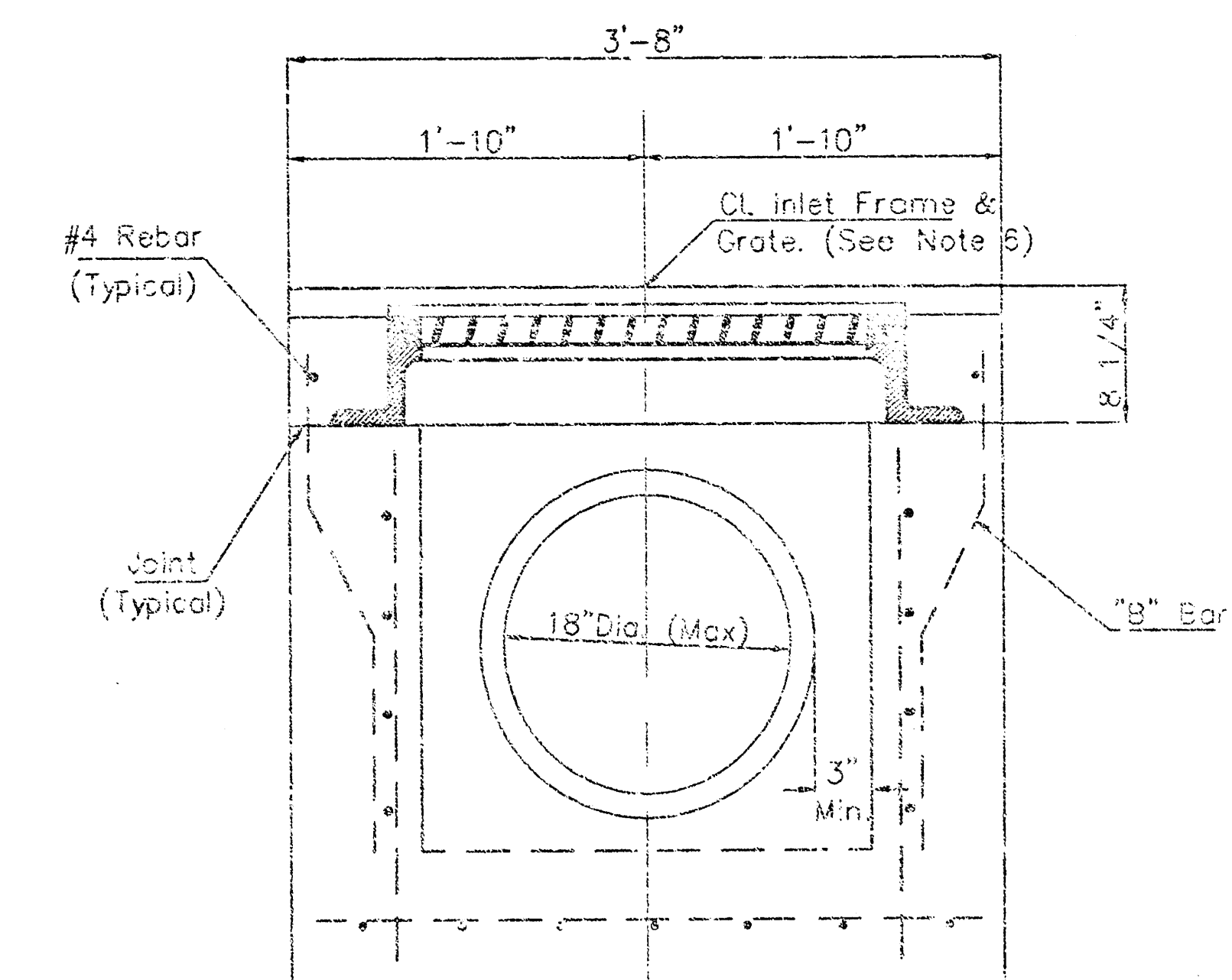
12/20/01 01-04-1302



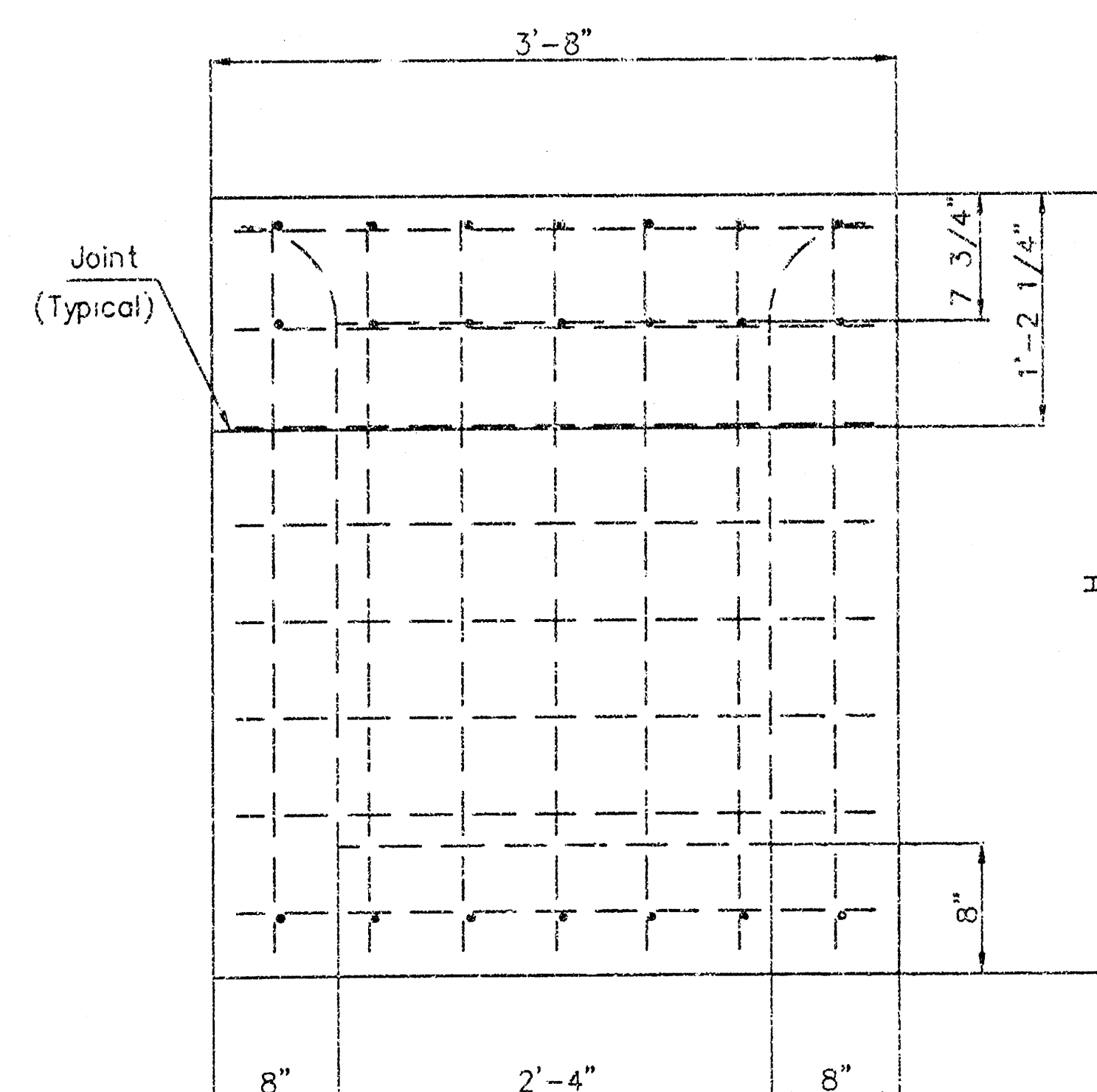
SECTION A-A



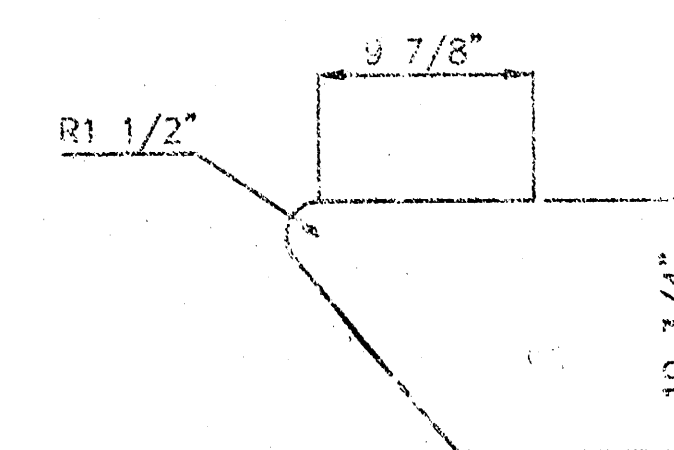
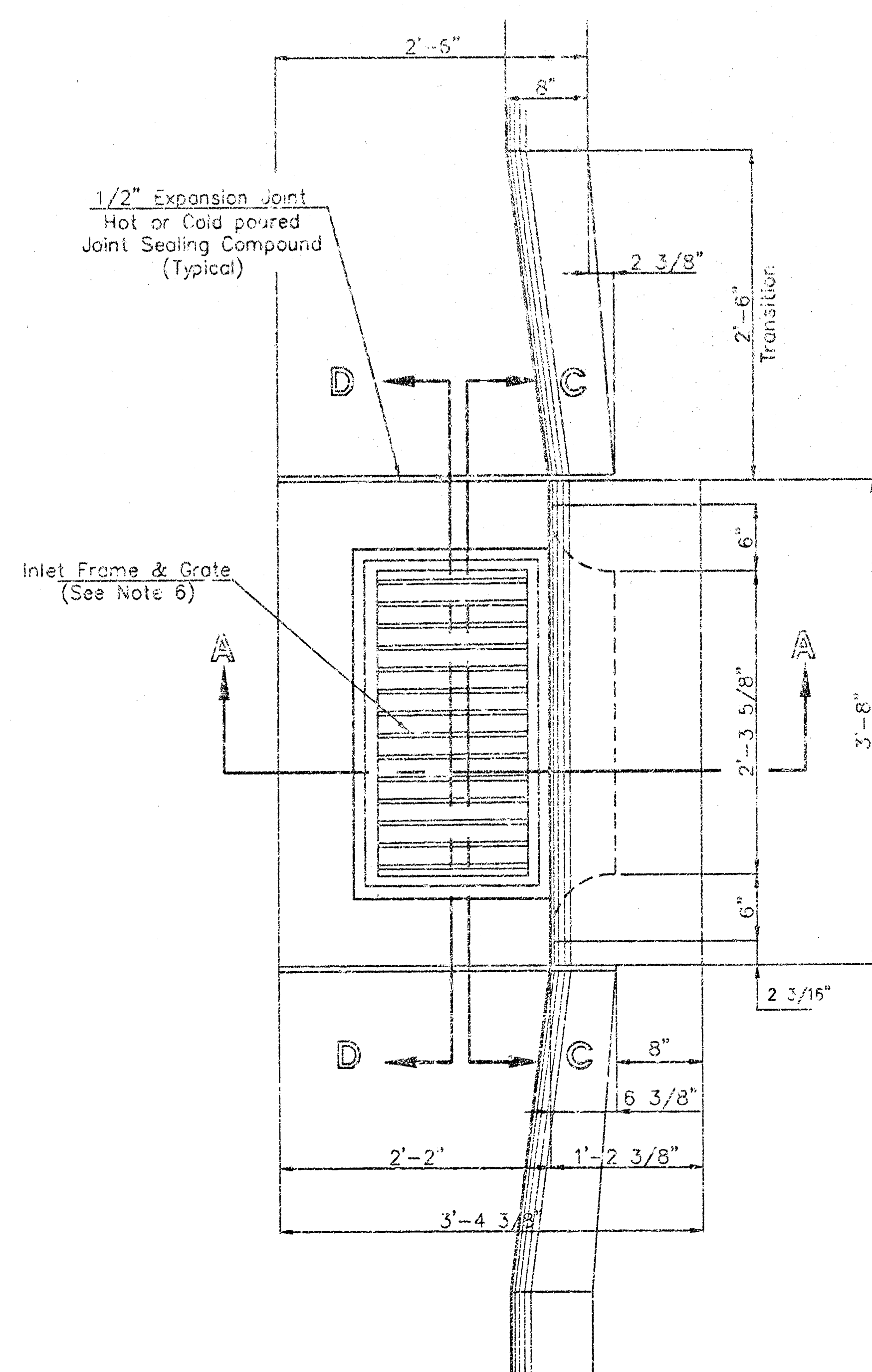
SECTION C-C



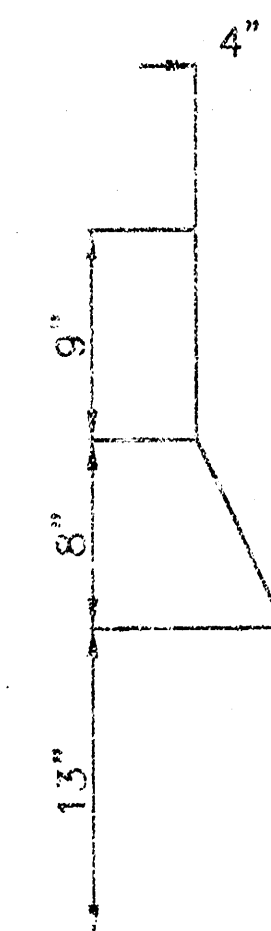
SECTION D-D



REAR WALL



"A" Bar



"B" Bar

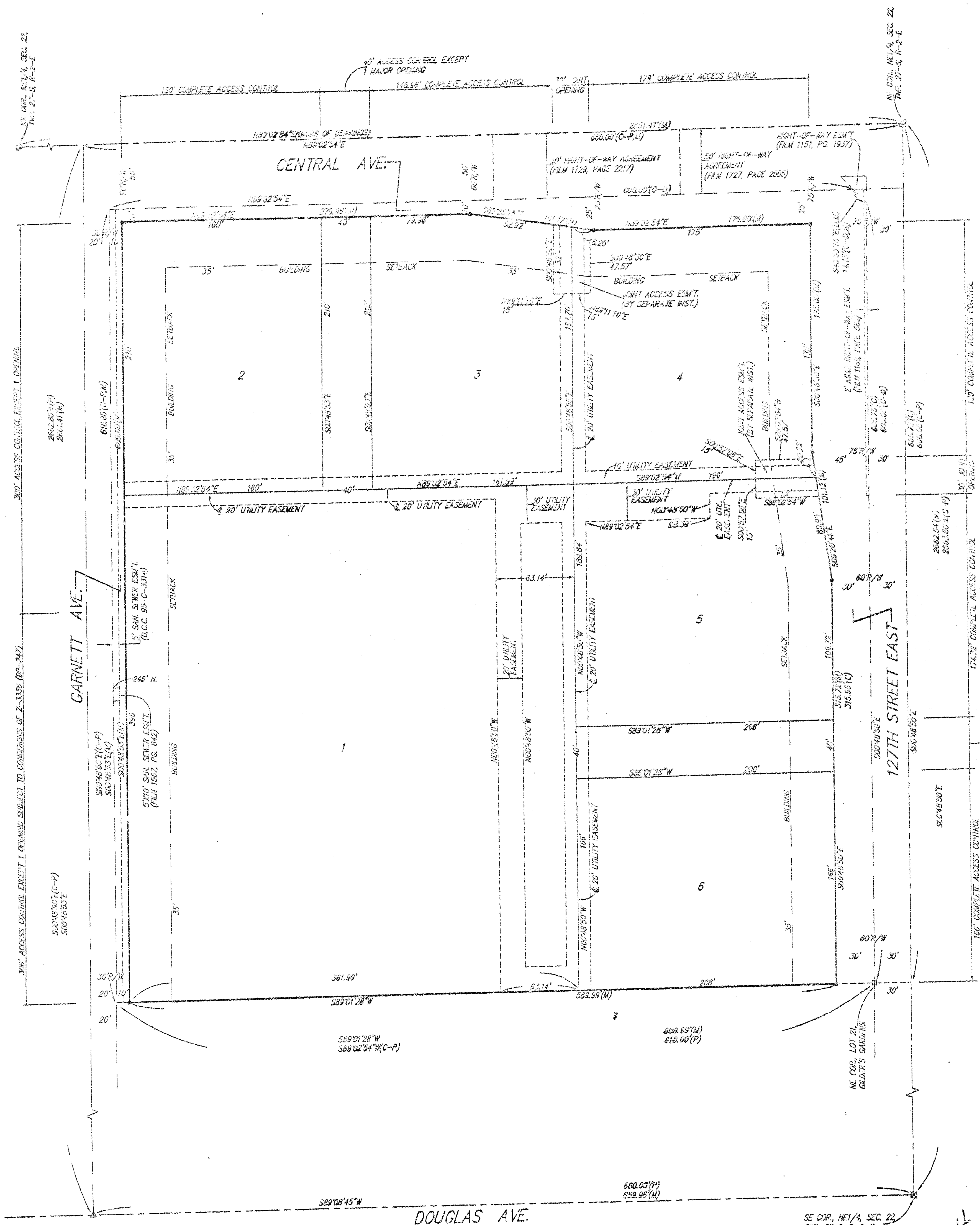
### General Notes

1. Use the concrete mix specified for the City of Wichita concrete pavement throughout. All exposed edges shall be finished with an edging tool. Reinforcing bars shall be bent around pipe.
2. Inlet invert shall be shaped with 8 sack 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.
3. All bars are #4 with 6" spacing and shall have a minimum clearance of 1 1/2" inches unless otherwise noted on the plans.
4. When directed by the Engineer, a small opening may be required in the back of the inlet in order to drain a low area. Reinforcing bars will extend through the openings. No deductions in concrete quantities will be made for these openings.
5. No deductions will be made in pay length of curb, gutter, or curb and gutter through the inlet area.
6. Use Neenah R-3289 HV Single Inlet Frame and Grate or approved equal. Inlet frame to be proof load tested to 40,000 lbs. on unsupported side.
7. Reinforcing bars shall be cut or bent around pipes. No deduction in concrete quantities shall be made for pipe openings.
8. The vanes of the grate shall be oriented with respect to the flow arrows shown on the plans.

Redrawn Jan.1992

|                                          |        |          |          |
|------------------------------------------|--------|----------|----------|
| CITY OF WICHITA                          |        |          |          |
| <b>STD. TYPE II CURB INLET</b>           |        |          |          |
| INLET OPENINGS - 8'x2'-3 5/8"            |        |          |          |
| BAUGHMAN COMPANY P.A.                    |        |          |          |
| ENGINEERING, SURVEYING, & PLANNING       |        |          |          |
| 316 - 222 - 7271 • WICHITA, KANSAS 67211 |        |          |          |
| PROJECT NUMBER                           |        | SHEET    |          |
| 1127 PPS (607881)                        |        | 4        |          |
| DESIGN                                   | DRAWN  | APPROVED | DATE     |
|                                          | 1/1987 |          | 06/18/01 |
| SCALE                                    |        | NOTE     |          |
|                                          |        | 5        |          |

NOTE:  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH WOULD IMPAIR THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



# 127TH RETAIL ADDITION 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(c).

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. Convey*  
Michael G. Convey, Surveyor

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors 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 G. Loveland*  
Michael G. Loveland

*Robert L. Loveland*  
Robert L. 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 22nd day of December, 1999, by Michael G. Loveland and  
Lynn L. Loveland, husband and wife.

My App't. Exp. 7-15-00  
*Dawn A. Truman*  
Dawn A. Truman, Notary Public

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.

My App't. Exp. 7-15-00  
*Dawn A. Truman*  
Dawn A. Truman, Notary Public

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.

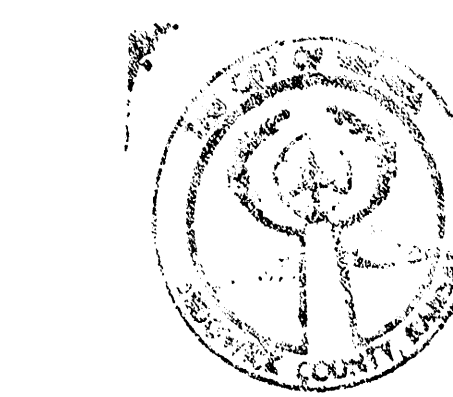
This plat of "127TH RETAIL ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this 29 day of November, 1999  
Wichita-Sedgwick County Metropolitan Area Planning Commission



*Francis S. Garolito*  
Francis S. Garolito, Chairman

*Morvin S. Krout*  
Morvin 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 14th day of February, 1999.

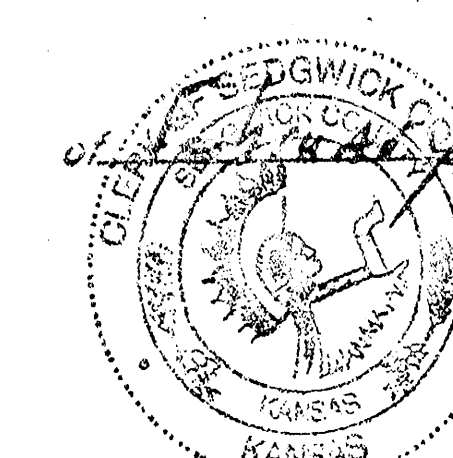


*Hub Knight*  
Hub Knight, Mayor

*Pat Burnett*  
Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 30-2005  
on this 29th day of December, 1999

*Tricia L. Robello*  
Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas



Entered on transfer record this 17th day

*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 January, 2000, at 2:10 o'clock P.M. and is duly recorded.

*Bill Meek*  
Bill Meek, Register of Deeds

*Linda Kizzire*  
Linda Kizzire, 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 McGowan*  
Timothy McGowan, Senior Vice President

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before  
me, this 22nd day of December, 1999, by Timothy McGowan,  
Senior Vice President of Southwest National Bank, on behalf of the Bank.

My App't. Exp. 7-15-00  
*Dawn A. Truman*  
Dawn A. Truman, Notary Public

18 14 03 00

#1864734