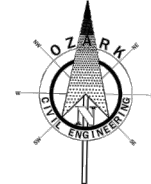


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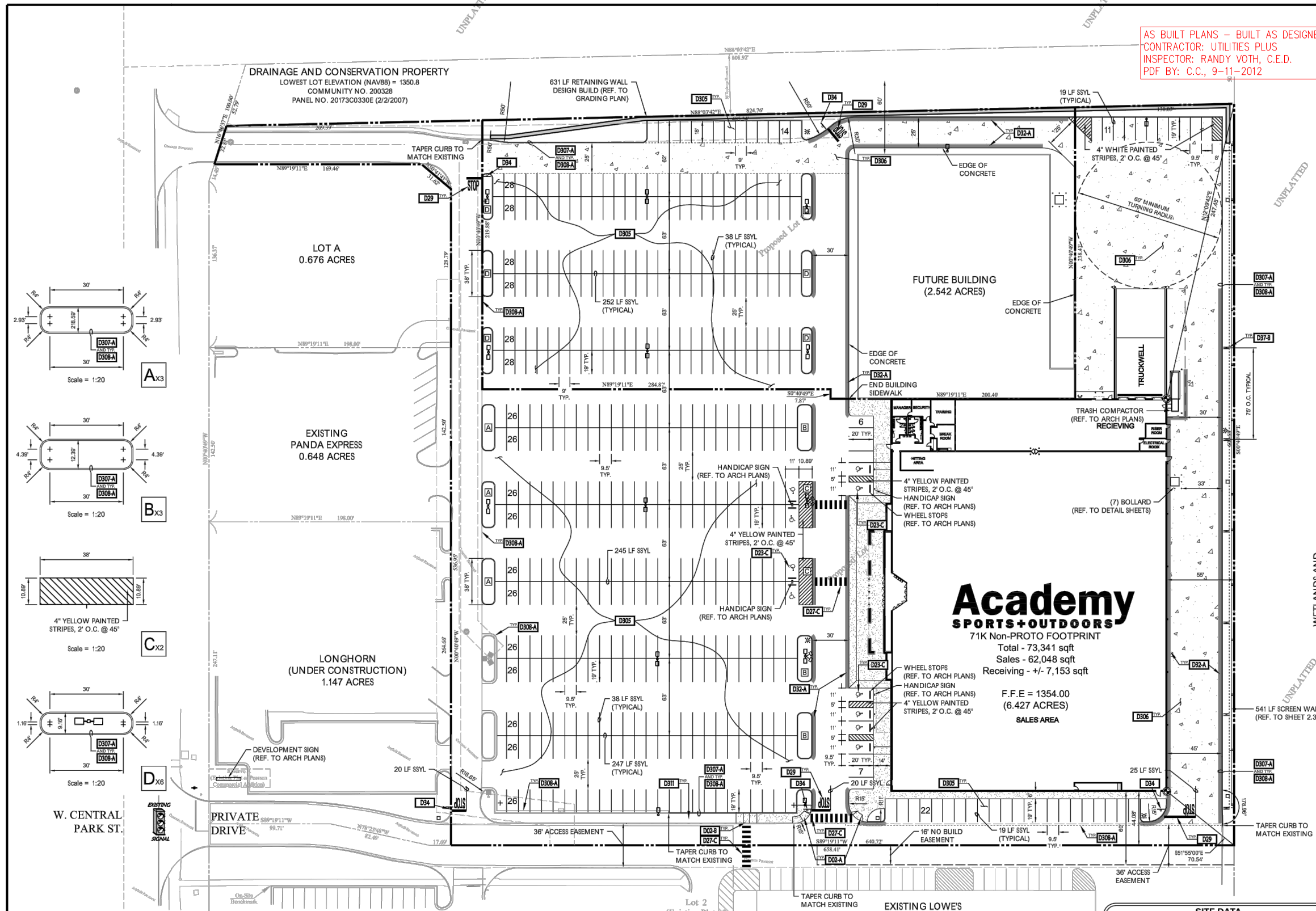
AS BUILT PLANS - BUILT AS DESIGNED
 CONTRACTOR: UTILITIES PLUS
 INSPECTOR: RANDY VOTH, C.E.D.
 PDF BY: C.C., 9-11-2012



Know what's below.
 Call before you dig.



0 40' 60' 80'
 SCALE IN FEET



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
	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" (BSWL & BSYL)
	4" (DBYL)
	4" (BSWL & BSYL) 10' O.C. TYPICAL
	4" (SDWL)
	4" (SDWL) 10' O.C. TYPICAL
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	4" (SDWL) 1000' O.C. TYPICAL

SITE GENERAL NOTES

COORDINATE LETTERS (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 BEGINS.

EXCEPT WHERE INDICATED OTHERWISE, PAVING SHALL BE STANDARD DUTY CONCRETE PAVEMENT. UNLESS OTHERWISE NOTED, ALL CURB INDICATED SHALL BE: 4" 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, FLORED PAVING EXIT, PORCHES, RAMPS, TRUCK DOOR, 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 38 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 DIMENSIONAL UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING OR ON THE CENTERLINE OF STRIVE.

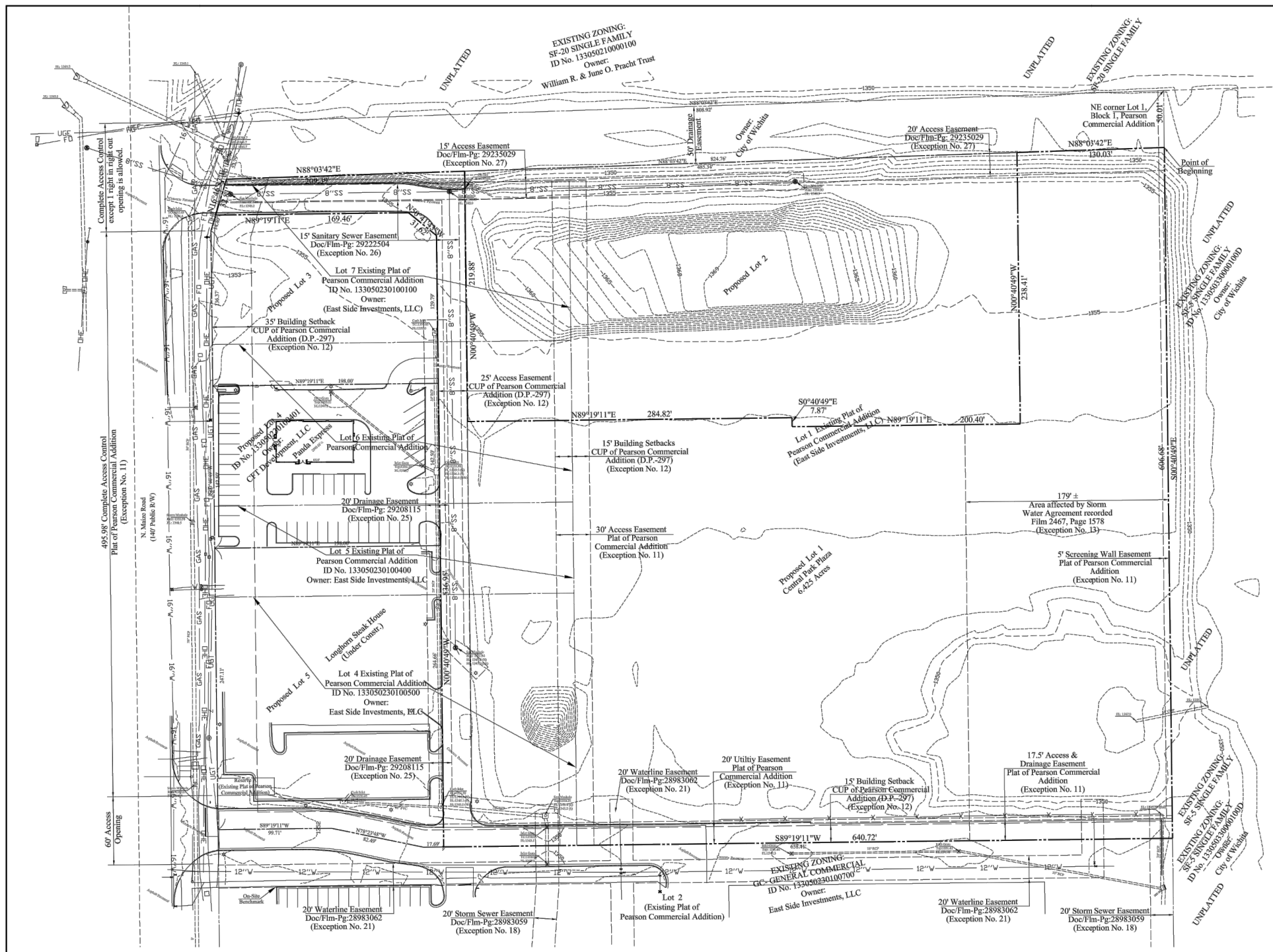
ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS.

SITE DETAIL LIST

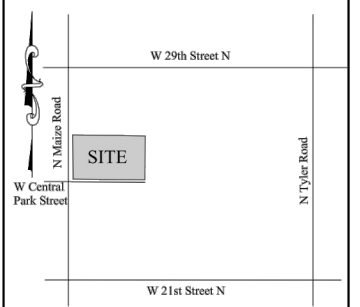
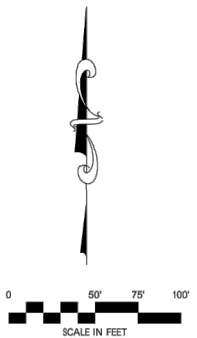
D00-A	CURB RAMP DETAIL
D02-B	CURB RAMP DETAIL
D02-C	CURB RAMP DETAIL
D23-C	HANDICAP SYMBOL DETAIL
D27-C	STANDARD CROSSWALKS
D29	STOP BAR DETAIL
D32-A	FIRE LANE STRIPING
D34	STOP SIGN DETAIL
D37-B	DOUBLE SIDED "NO PARKING-FIRE LANE" SIGN
D305	STANDARD DUTY CONCRETE PAVEMENT SECTION
D306	HEAVY DUTY CONCRETE PAVEMENT SECTION
D307-A	24" CONCRETE CURB AND GUTTER DETAIL
D308-A	CONCRETE STAND CURB DOWELED JOINT DETAIL
D311	SIDEWALK DETAIL

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



AS BUILT PLANS - BUILT AS DESIGNED
 CONTRACTOR: UTILITIES PLUS
 INSPECTOR: RANDY VOTH, C.E.D.
 PDF BY: C.C., 9-11-2012



VICINITY MAP
 NOT TO SCALE
 LAT: 37°43'58" N
 LONG: 97°27'39" W

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)

FIRST AMERICAN TITLE INSURANCE COMPANY		
COMMITMENT NO. NCS-501889-OPKS		EFFECTIVE DATE: AUGUST 19, 2011 AT 3:00 P.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 things being recorded in the Public Records, any deeds, mortgages, liens, pendens, items or other title encumbrances subsequent to the commitment date and prior to the effective 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 matters shown or disclosed by the filed or recorded map referenced to in the legal description: building setback lines, easements, access controls, drainage plans, minimum pad elevation and reserve reservoirs.	See Note No. 4
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.	The terms and provisions contained in the document entitled "Dedication of Storm Sewer Easement" filed as DOC #FLM-PG: 28983059.	As shown hereon
19.	The terms and provisions contained in the document entitled "Dedication of Drainage Easement" filed as DOC #FLM-PG: 28983060.	Does not affect the subject prop.
20.	The terms and provisions contained in the document entitled "Dedication of Sanitary Sewer Easement" filed as DOC #FLM-PG: 28983061.	Does not affect the subject prop.
21.	The terms and provisions contained in the document entitled "Dedication of Water Line Easement" filed as DOC #FLM-PG: 28983062.	As shown hereon
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: 20091333.	Not survey related
23.	Covenants and restrictions contained in/on Doc/Film-Pg: 29197388.	Not survey related
24.	The terms and provisions contained in the document entitled "Access Easement Agreement" filed as Doc #In-Pg: 29197389.	See Note No. 5
25.	An easement for drainage recorded in/on Doc/Film-Pg: 29208115.	As shown hereon
26.	An easement for sanitary sewer recorded in/on Doc/Film-Pg: 29222504.	As shown hereon
27.	An easement for access recorded in/on Doc/Film-Pg: 29233029.	As shown hereon
28.	Subject property may become subject to special assessments for various capital 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: 28887565; DOC #FLM-PG: 28887566; DOC #FLM-PG: 28941848; DOC #FLM-PG: 29017301; DOC #FLM-PG: 29109415; 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 #Film-Pg: 29220754.	Not survey related
30.	Rights of parties in possession under unrecorded leases.	Not survey related

- Notes:
- 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.
 - The declarations recorded as Doc #Film-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.
 - The Storm Water Easement Agreement recorded as Doc #Film-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.
 - The plat of Pearson Commercial Addition shows easements (as shown hereon), access controls (as shown hereon) and minimum opening elevation (1352.8 NAVD). The reserve reservations are not located on the described property.
 - The Access Easement in Doc/Film-Pg: 29197389 does not give an exact description of the access easement granted but the graphic representation of the easement follows the access easements as shown on the CUP.
 - The ECCR Agreement in Doc/Film-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 documents).

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 DATE

LEGEND

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

Description:
 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.

DATE OF LAST REVISION:

**CITY OF WICHITA
 SEDGWICK COUNTY
 KANSAS**

**ALTA/ACSM LAND
 TITLE SURVEY**

DATE OF FIELD SURVEY - OCTOBER 5-6, 2011

SCALE: 1"=50'

DRAWN BY: RD DATE:

FIELD CREW: INDIAN CREEK DRAWING NO. S110261

CHECKED BY: RLD SHEET 1 OF 1

zark
 Civil Engineering Inc.
 Bentonville • Kansas City



Know what's below. Call before you dig.

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)

SEEDING SPECIFICATIONS

GENERAL SEEDING CAN BE USED FOR TEMPORARY OR PERMANENT STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS (OR MORE FREQUENT IF REQUIRED BY THE STATE NPDES PERMIT) SHALL BE TEMPORARILY SEEDED AND WATERED.

TEMPORARY SEEDING PLANTING DATES ALL YEAR SEED VARIETY ANNUAL RYE GRASS APPLICATION RATE 352 LBS/ACRE

PERMANENT SEEDING PLANTING DATES ALL YEAR SEED VARIETY TALL FESCUE APPLICATION RATE 352 LBS/ACRE

MULCH SEEDING AREA WITH 2 TONS PER ACRE (ONE TON PER ACRE IF LOCAL ANNUAL RAINFALL IS LESS THAN 10") CLEAN GRAIN STRAW, ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LBS PER ACRE.

SLOPES FLATTER THAN 3:1 APPLY 10-20 COMMERICAL ORGANIC FERTILIZER AT A RATE OF 435 LBS PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

SLOPES 3:1 AND STEEPER TRACK WALK THE SLOPES PER DETAIL (D368) AND USE MIXTURES AND SEED VARIETIES IN SECTION "SLOPES FLATTER THAN 3:1" LISTED ABOVE IMMEDIATELY.

SEED BED PREPARATION (PERMANENT SEEDING) SURFACE WATER CONTROL MEASURES SHALL BE IN PLACE. AREA TO BE SEED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL.

IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME SHOULD BE ACCORDING TO SEEDING SPECIFICATIONS. IF SOIL TEST IS TAKEN, APPLY FERTILIZER AND LIME ACCORDING TO SOIL TEST REPORT.

SEEDING SHALL BE ACCOMPLISHED IN TWO DIRECTIONS AND AT RIGHT ANGLES TO EACH OTHER. LAWN AREAS SHALL BE SEED AT THE RATE INDICATED ON THE DRAWINGS BY SOWING EVENLY WITH AN APPROVED MECHANICAL CULTI-PACKER SEEDER TO COVER THE SEED AND FORM THE SEEDBED IN ONE OPERATION.

IF SEEDING CAN NOT BE ACCOMPLISHED DUE TO SEASONAL CONSTRAINTS, APPLY STRAW MULCH AND TACKIFIER TO ALL SLOPES AND DISTURBED AREAS UNTIL PERMANENT SEEDING IS ALLOWED.

INSPECTION INSPECT SEEDED AREAS FREQUENTLY. IF SEEDED AREAS FAIL TO GERMINATE, OR TO PROVIDE ADEQUATE GROUND COVERAGE, THE AREA SHALL BE RE-SEED UNTIL FINAL STABILIZATION IS ACHIEVED.

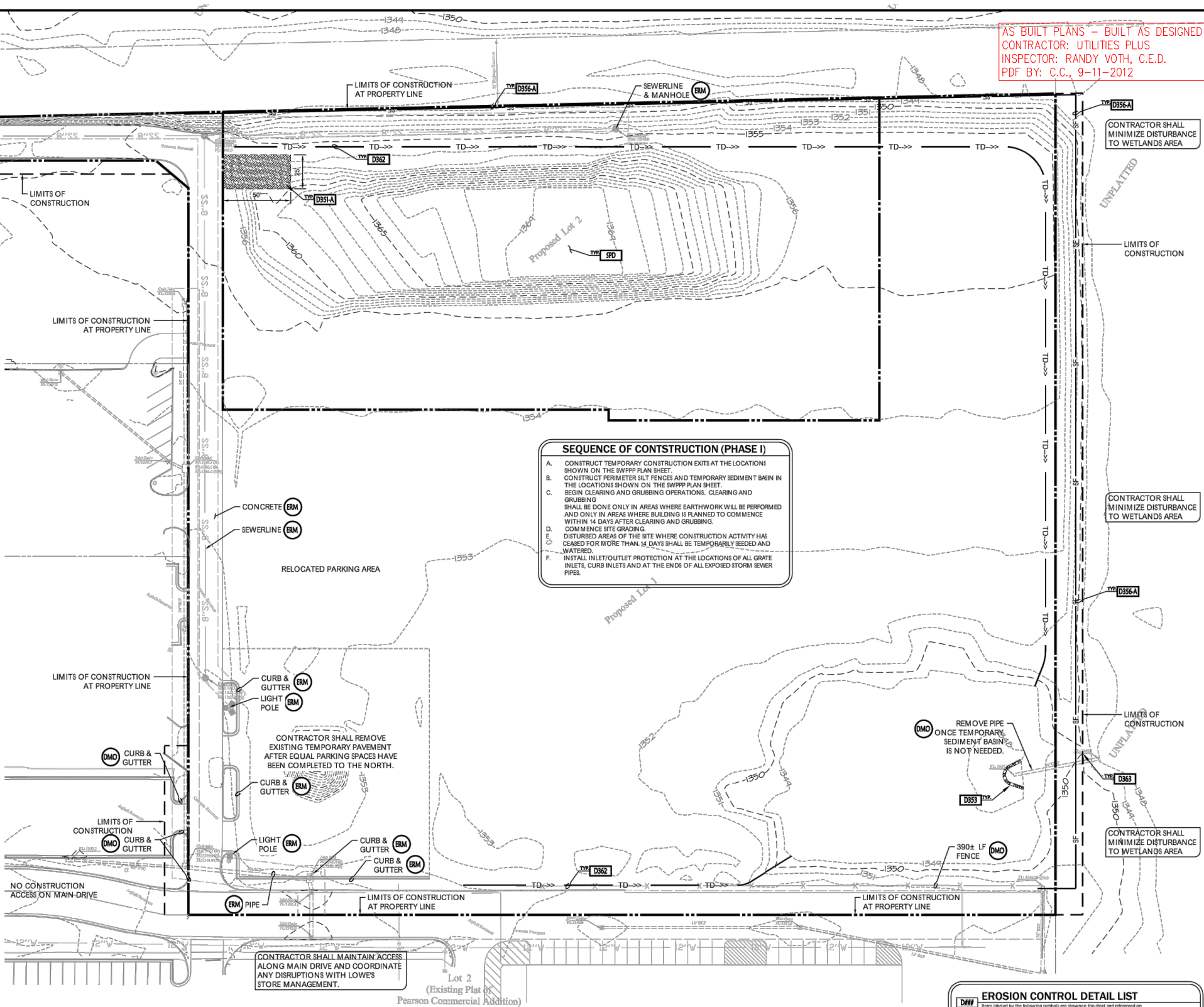
IF SEEDING CAN NOT BE ACCOMPLISHED DUE TO SEASONAL CONSTRAINTS, APPLY STRAW MULCH AND TACKIFIER TO ALL SLOPES AND DISTURBED AREAS UNTIL PERMANENT SEEDING IS ALLOWED.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.

DEMOLITION NOTES (XXX) Items labeled by the following symbols are shown on this sheet.

DEMOLITION PROPOSED FEATURES BOUNDARY LINE RIGHT OF WAY LINE CONCRETE CURB AND GUTTER FENCE GUARD RAIL RETAINING WALL STORM DRAIN (SEE GRADING PLAN FOR SIZE)

DEMOLITION NOTES (XXX) Items labeled by the following symbols are shown on this sheet.



SEQUENCE OF CONSTRUCTION (PHASE I) A. CONSTRUCT TEMPORARY CONSTRUCTION EXITS AT THE LOCATION(S) SHOWN ON THE SWPPP PLAN SHEET.

Table with 2 columns: Symbol and Description. Lists various erosion control features like Boundary Line, Right of Way Line, Concrete Curb and Gutter, etc.

EROSION & SEDIMENT CONTROL NOTES THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE IT FUNCTIONS AS IT WAS INTENDED.

EROSION CONTROL DETAIL LIST Table with 2 columns: Symbol and Description. Lists details like D355-A Temporary Construction Entrance, D363 Pipe/Riser Inlet Protection, etc.

DEMOLITION GENERAL NOTES CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.

DEMOLITION PROPOSED FEATURES BOUNDARY LINE RIGHT OF WAY LINE CONCRETE CURB AND GUTTER FENCE GUARD RAIL RETAINING WALL STORM DRAIN (SEE GRADING PLAN FOR SIZE)

DEMOLITION NOTES (XXX) Items labeled by the following symbols are shown on this sheet.

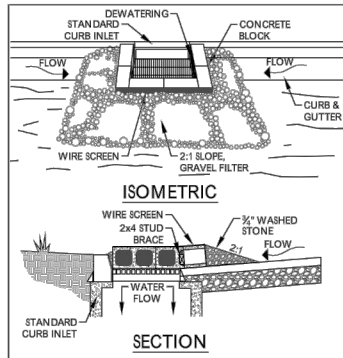
AS BUILT PLANS - BUILT AS DESIGNED CONTRACTOR: UTILITIES PLUS INSPECTOR: RANDY VOTH, C.E.D. PDF BY: C.C., 9-11-2012



Vertical sidebar containing logos for Academy Sports+Outdoors, Scott P. Mages Licensed Professional Engineer, and Ozark Civil Engineering Inc. Includes project information like 'NEW FACILITY FOR: ACADEMY SPORTS + OUTDOORS' and 'WICHITA, KANSAS'.

Vertical text on the left edge: c:\my box\fileshare\projects\10-1003\wchita ks academy sport\dwg\project\1003\10-1003 project 100.dwg @ a scale of 1:1 to pdf-xchange.pdf by Jon Berry

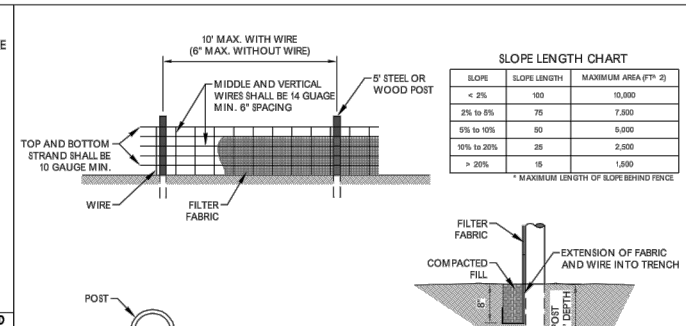
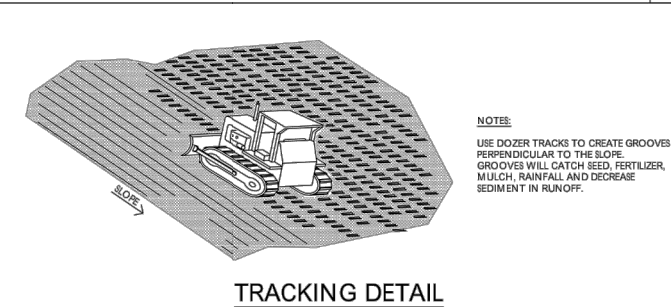
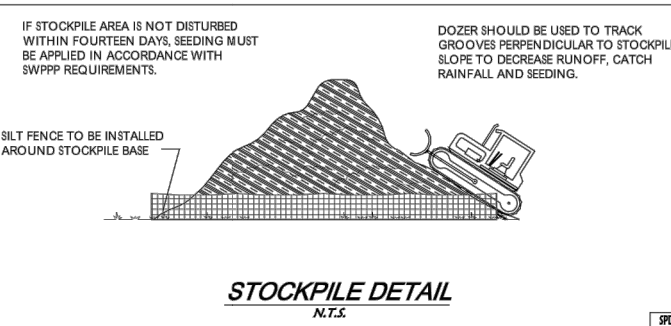
AS BUILT PLANS - BUILT AS DESIGNED
 CONTRACTOR: UTILITIES PLUS
 INSPECTOR: RANDY VOTH, C.E.D.
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NOTES:

- TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT THEIR SIDE OF THE INLET OPENING. A 2"x4" STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF THE SPACER BLOCKS TO BRACE THE FRONT BLOCKS. FRONT BLOCKS ARE PLACED ON THEIR SIDES ACROSS THE INLET AND ABUTTING THE SPACER BLOCKS.
- HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2" OPENINGS SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBSIDE) OF THE BLOCKS TO PREVENT FILTER STONE FROM BEING WASHED THROUGH HOLES IN THE BLOCK.
- 3/4" WASHED STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK.
- CHECK DEVICE AFTER EACH RAIN. REPLACE WASHED STONE IF IT CLOGS WITH SEDIMENT.
- APPLICABLE CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE INLET.

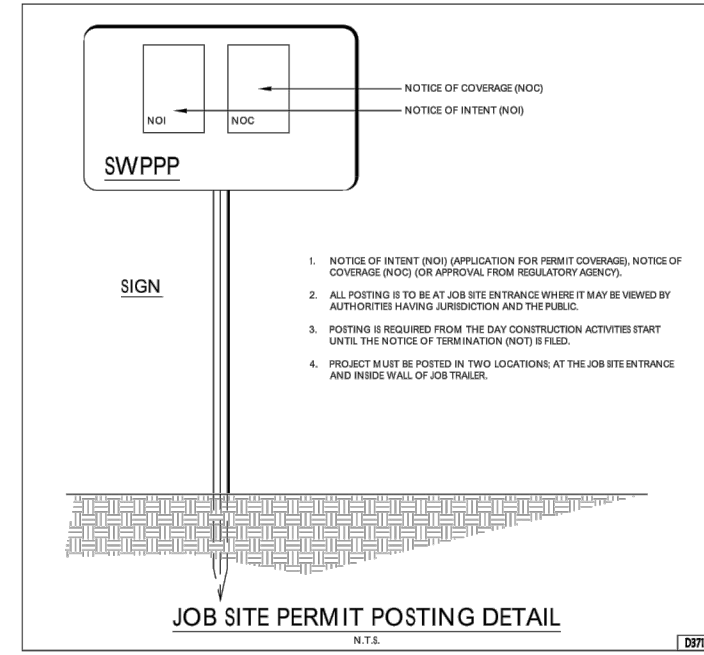
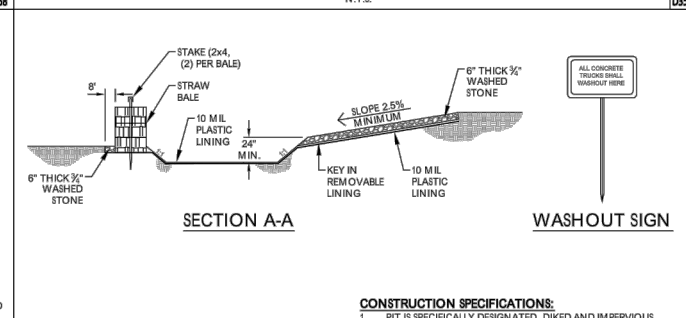
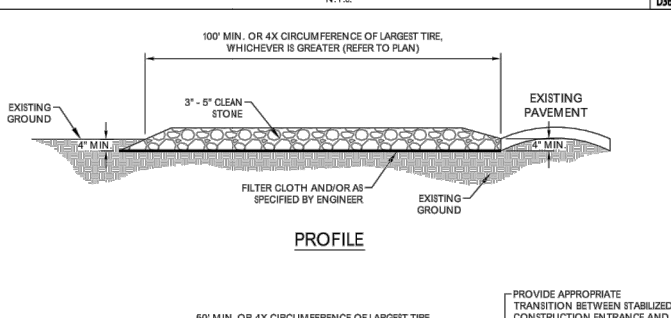
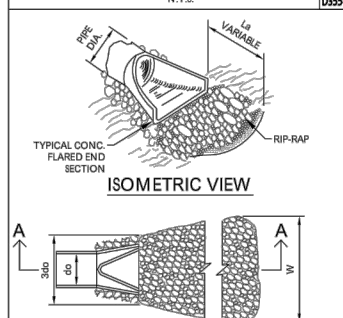
BLOCK AND GRAVEL CURB INLET PROTECTION
 N.T.S. D355A



JOINING FENCE SECTIONS

NOTES:

- W/M MINIMUM 32" WIDTH WITH A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACINGS.
- FILTER FABRIC SHALL BE 36" WIDE AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
- STEEL POST SHALL BE 6'-0" IN LENGTH AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
- WOOD POST SHALL BE 6'-0" IN LENGTH AND 2" IN DIAMETER.
- SUPPORT POSTS SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE SEDIMENT FENCE (DOWNSTREAM FROM EXPECTED FLOW).
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN 25% THE HEIGHT OF FENCE.
- MAXIMUM DRAINAGE AREA 10,000 SF PER 100' OF FENCE.
- MAXIMUM LENGTH UPSLOPE FROM FENCE PER CHART.



BY	DATE	DESCRIPTION

Academy Sports+Outdoors

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 LICENSED PROFESSIONAL ENGINEER
 18947
 1/09/2012

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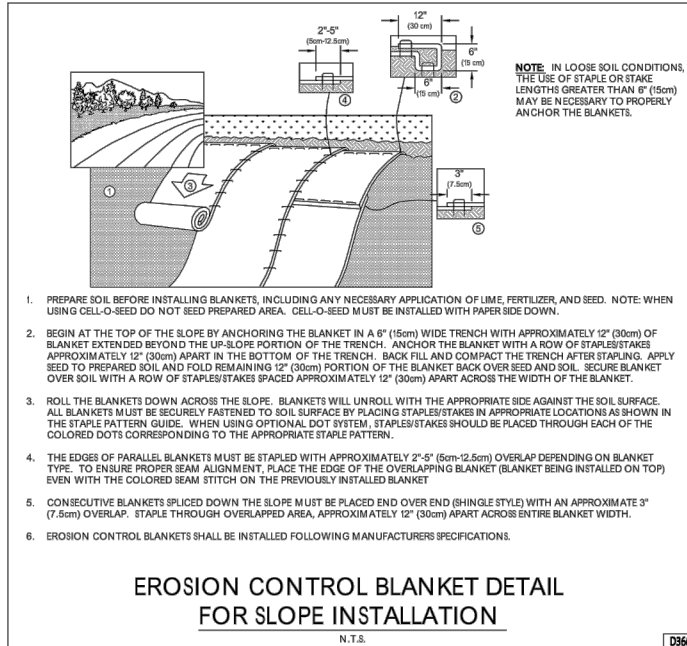
EROSION CONTROL DETAIL SHEET

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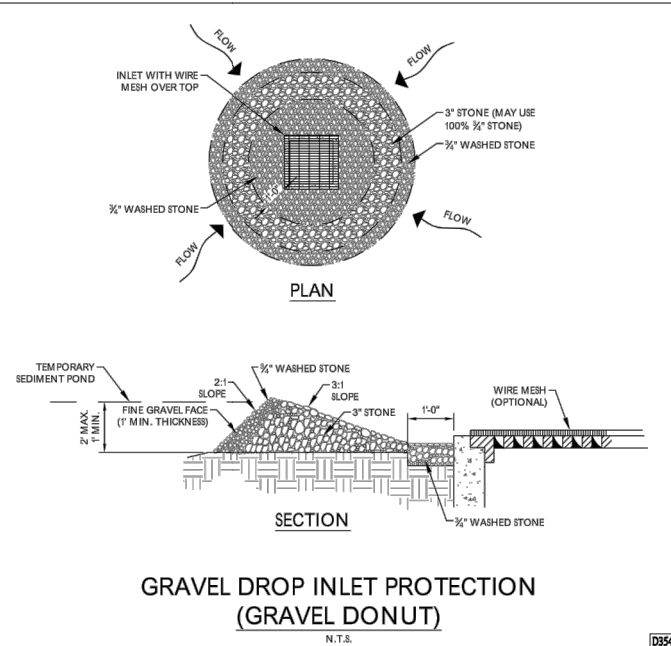
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA, KANSAS

DRAWN BY:	JON
APPV BY:	SM
DWG. NAME:	10-1003 Details 100
DATE:	01/09/2012
JOB NO.:	10-1003
SHEET NO.:	4.2

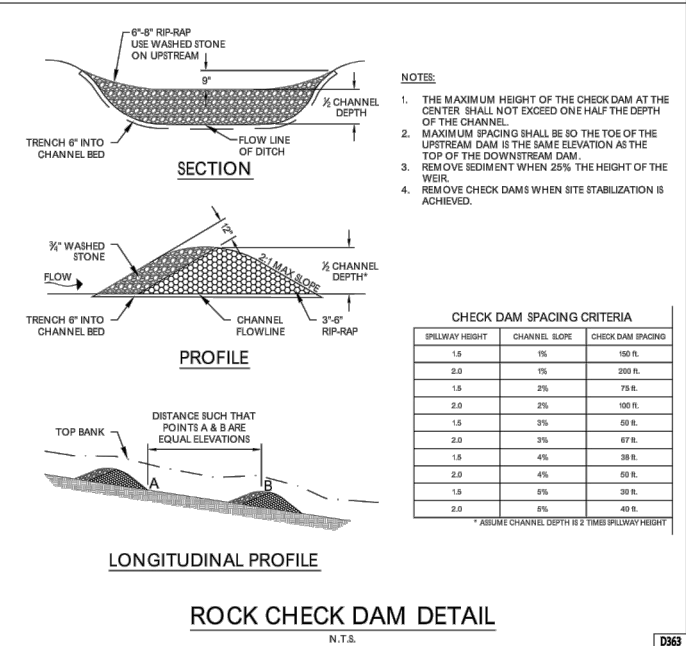
AS BUILT PLANS - BUILT AS DESIGNED
 CONTRACTOR: UTILITIES PLUS
 INSPECTOR: RANDY VOTH, C.E.D.
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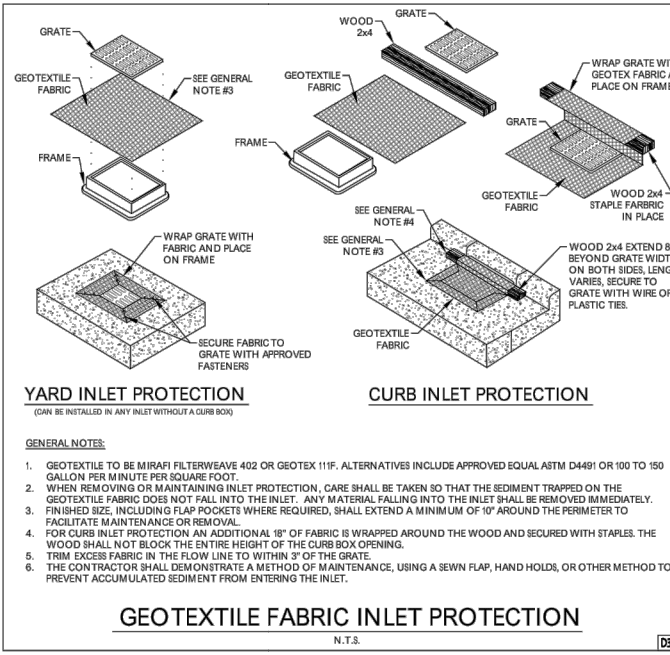
EROSION CONTROL BLANKET DETAIL FOR SLOPE INSTALLATION N.T.S. D356



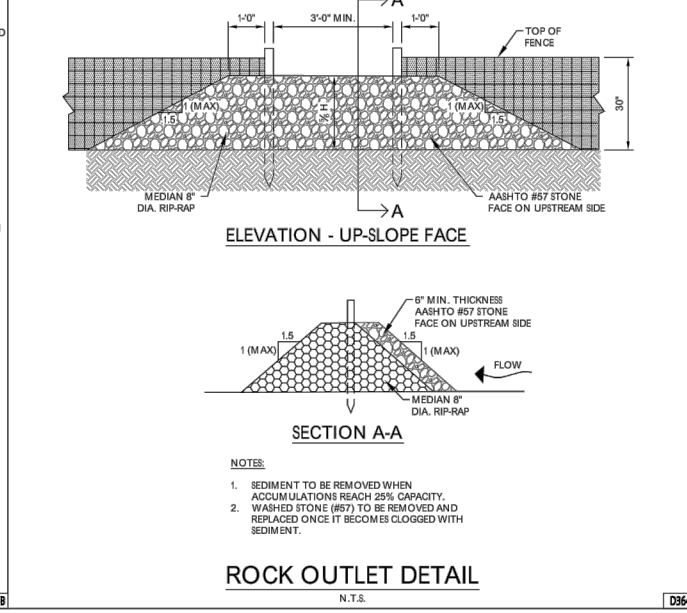
GRAVEL DROP INLET PROTECTION (GRAVEL DONUT) N.T.S. D354A



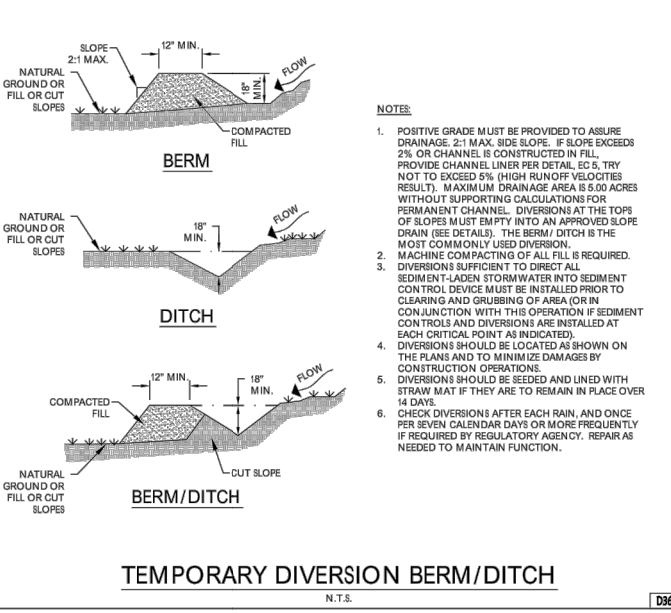
ROCK CHECK DAM DETAIL N.T.S. D353



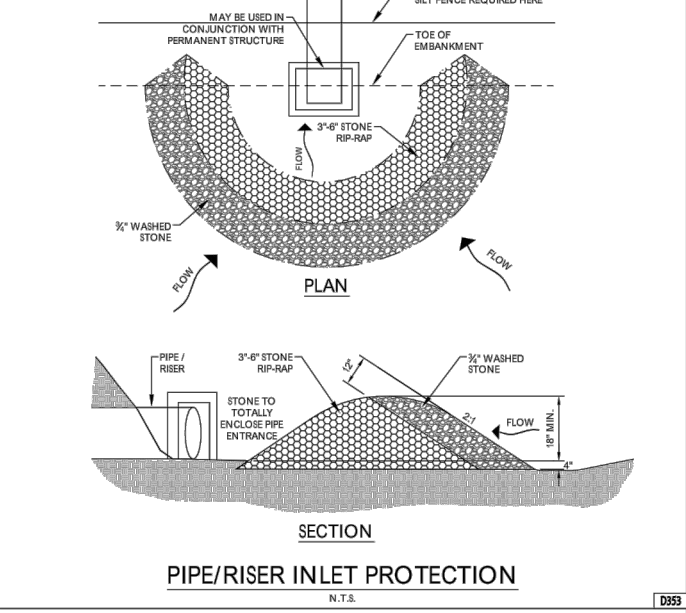
YARD INLET PROTECTION N.T.S. D355B



ROCK OUTLET DETAIL N.T.S. D364



TEMPORARY DIVERSION BERM/DITCH N.T.S. D362



PIPE/RISER INLET PROTECTION N.T.S. D353

DATE	DESCRIPTION

Academy SPORTS+OUTDOORS



Civil Engineering Inc. Bentonville • Kansas City

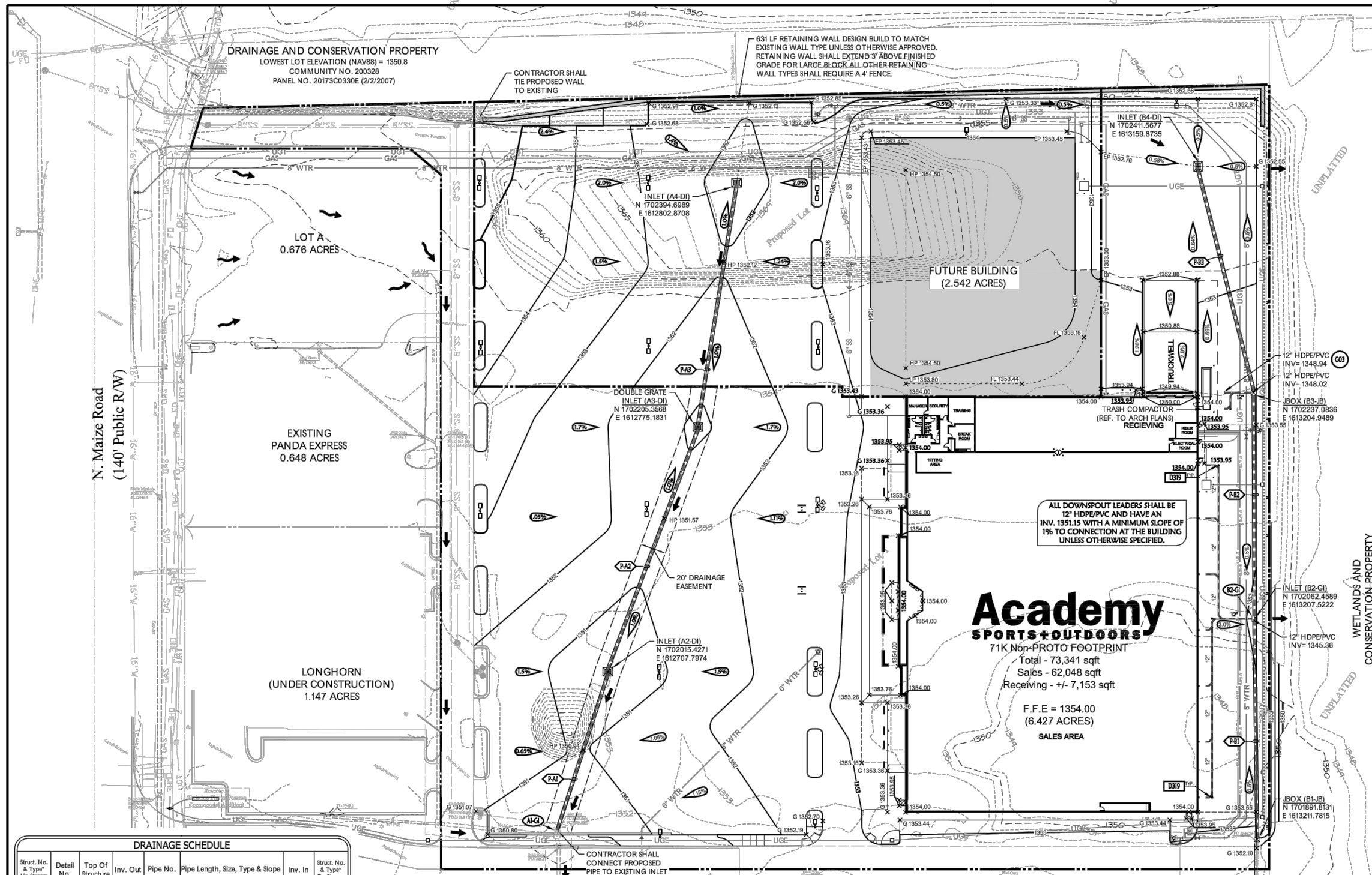
EROSION CONTROL DETAIL SHEET
 A NEW FACILITY FOR:
 ACADEMY SPORTS + OUTDOORS
 N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA, KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 Details 100
DATE:	01/09/2012
JOB NO.:	10-1003
SHEET NO.:	

4.3

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

SCALE IN FEET
0 40' 60' 80'

GRADING & DRAINAGE PROPOSED FEATURES

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- FENCE
- GUARD RAIL
- RETAINING WALL
- STORM DRAIN
- BREAKLINE
- SWALE LINE
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD TELEPHONE SERVICE
- FIBER OPTIC CABLE SERVICE
- GAS SERVICE
- SPOT ELEVATIONS:
 - T = TOP OF CURB
 - C = CURB OF CURB
 - S = TOP OF STRUCTURE
 - TP = TOP OF GRADE (BEHIND TOP OF WALL)
 - BT = BOTTOM OF GRADE (AT FRONT OF WALL)
 - HP = HIGH POINT
 - LP = LOW POINT
 - EP = EDGE OF PAVEMENT
 - FB = FINISHED SECTION
- RIP-RAP PAD (SEE EROSION PLAN FOR SIZE)
- DRAINAGE STRUCTURES
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH GUARD POSTS
- UTILITY POLE
- WATER LINE TEE, BEND, VALVE, AND PLUG

GRADING & DRAINAGE GENERAL NOTES:

INFORMATION PERTAINING TO UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR SHALL VERIFY THE DEPTH, LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR IF, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.

ALL STRUCTURES LOCATED WITHIN R.O.W. OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED PER THE HIGHWAY DEPARTMENT STANDARDS. IF STRUCTURES ARE NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE AGREED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OWNER/CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.

WHERE THE WORD PIPE IS USED ON THESE PLANS, THE CONTRACTOR HAS THE OPTION TO BID MATERIAL WITH OR WITHOUT BEDDING.

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

CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHEETING, STORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.

ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND END OF PLANNED END SECTION.

RETAINING WALL(S) SHALL BE CONSTRUCTED TO EXTEND A MINIMUM OF 6 INCHES ABOVE THE TOP OF FINISHED GRADE. CONTRACTOR SHALL REFER TO THE RETAINING WALL PLANS BY OTHER FOR CONNECTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OZARK CIVIL ENGINEERING, INC. IF RETAINING WALL PLANS DIFFER.

ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOP SOIL APPLIED. THE AREA SHALL BE SEEDS AND WATERED UNTIL HARVEY GRASS GERMENATION HAS BEEN ESTABLISHED. SEE EROSION CONTROL PLANS FOR LANDSCAPING PLAN FOR SEEDING SPECIFICATIONS.

STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL (D322) (SEE DETAIL SHEET).

SEE EROSION CONTROL PLAN OR (D306) FOR RIP RAP PAD SIZE.

CONTRACTOR SHALL CONTRACT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS ACCORDING WITH THE EROSION CONTROL PLAN AND CONSTRUCTION SPECIFICATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.

REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL OTHER AREAS.

SCAFF AREA TO REMOVE TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES BEFORE PLACING TOPSOIL PER OWNER/DEVELOPER, CITY AND/OR HIGHWAY DEPARTMENT STANDARDS AND SPECIFICATIONS.

CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, OR OTHER DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.

ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, BARBERS, BRUSH, LOGS, STUMP, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILL.

DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.

KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.

PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR SUSPENDED (SEE EROSION CONTROL PLANS).

CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH 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 WAY SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENTS OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICH IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

ALL PVC TO REINFORCED CONCRETE PIPE CONNECTIONS SHALL USE RAIN RING OR OTHER APPROVED EQUAL. AFTER ASSEMBLY, THE REMAINING SPACES SHALL BE GROUTED WITH DENSE CEMENT MORTAR, INSIDE AND OUTSIDE.

ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREE & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES (SEE CONSTRUCTION PLAN).

ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.

ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC LOADS AND BE INSTALLED ACCORDINGLY.

CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION.

AFTER PERMITS HAVE BEEN OBTAINED & SEDIMENT CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRAB BUILDING PAD, & APPROX TO 4" - 12" OF SUBGRADE FOR STANDARD SITE SPECIFICATIONS. IMMEDIATELY APPLY & COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR & PERIMETER FOOTINGS.

GENERAL CONTRACTOR SHALL PROVIDE 2' x 2' x 6" THICK CONCRETE APRON AT ALL CLEANOUTS OUTSIDE OF BUILDING.

ALL ROOF DRAIN TO BUILDING SHALL END 9' FEET OUTSIDE THE BUILDING LIMITS AND SHALL BE PROVIDED WITH A TYPICALY PLUS AT THE END. (SEE ARCH. PLAN FOR DRAIN INLET AND LOCATION OF ROOF DRAIN).

AREAS DESIGNATED AS PERMANENT (POST-CONSTRUCTION) INFILTRATION BAYS SHALL NOT BE COMPACTED DURING SITE GRADING OPERATION.

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

GRADING AND DRAINAGE PLAN

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS

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

DRAWN BY: JON SM
APPV. BY: SM
DWG. NAME: 10-1003 Project 100
DATE: 01/09/2012
JOB NO: 10-1003
SHEET NO: **5.0**

DRAINAGE SCHEDULE

Struct. No. & Type* Up Stream	Detail No.	Top Of Structure	Inv. Out.	Pipe No.	Pipe Length, Size, Type & Slope	Inv. In	Struct. No. & Type* Dn Stream
*CH-CURB INLET *GI-GRATED CURB INLET *DI-DROP INLET *AI-AREA INLET *JB-JUNCTION BOX							
* OTHER STRUCTURE TYPES (SEE DETAILS OR PLAN FOR TOP OF STRUCTURE) -CG = OUTFALL STRUCTURE -EX = EXISTING STRUCTURE							
Storm Line "A"							
(A4-DI)	D316	1351.50	1346.83	<P-A3>	191 LF 18" PIPE @ 0.50%	1345.87	(A3-DI)
(A3-DI)	(2)D316	1350.82	1344.87	<P-A2>	201 LF 30" PIPE @ 0.50%	1343.88	(A2-DI)
(A2-DI)	D316	1350.31	1343.86	<P-A1>	131 LF 30" PIPE @ 0.50%	1343.20	(A1-GI)
(A1-GI)	D317	1350.76	1343.20				
Storm Line "B"							
(B4-DI)	D316	1352.32	1348.07	<P-B3>	180 LF 24" PIPE @ 0.25%	1347.62	(B3-JB)
(B3-JB)	D228	1353.43	1347.12	<P-B2>	175 LF 30" PIPE @ 0.25%	1346.68	(B2-GI)
(B2-GI)	D317	1352.80	1346.68	<P-B1>	173 LF 30" PIPE @ 0.25%	1346.25	(B1-JB)
(B1-JB)	D228	1352.49	1346.25				
CONNECTION TO EXISTING 30" PIPE							

GRADING DETAIL LIST

(Items labeled by the following symbols are shown in this sheet and referenced on detail sheets, which are included as part of this set of plans.)

D228	JUNCTION BOX DETAIL
D316	DROP INLET
D317	CLEAN OUT DETAIL
D317	GRATED CURB INLET

GRADING NOTES

(Items labeled by the following symbols are shown on this sheet.)

XXX DOWNPOUTS - CONNECT TO DRAIN PIPE (SEE ARCH. PLANS FOR QUANTITY AND LOCATION)

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 of Lot's parking lot. ELEVATION: 1353.41 (DATUM NAVD88)

See site plan or survey for location.

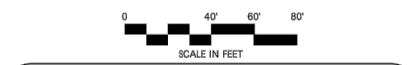
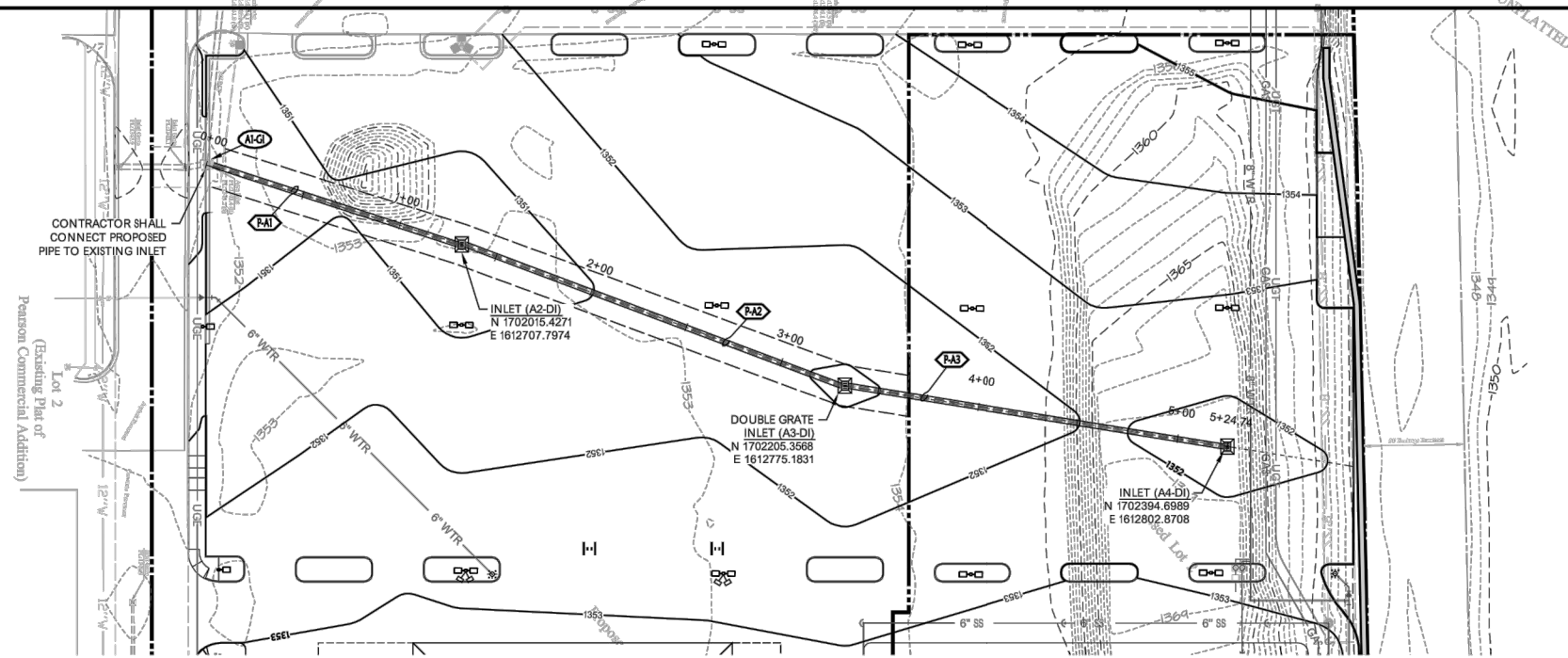
AS BUILT PLANS - BUILT AS DESIGNED
CONTRACTOR: UTILITIES PLUS
INSPECTOR: RANDY VOTH, C.E.D.
PDF BY: C.C., 9-11-2012

Academy SPORTS+OUTDOORS

SCOTT P. MOGGE
LICENSED PROFESSIONAL ENGINEER
18947
1/09/2012

Ozark Civil Engineering Inc.
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AS BUILT PLANS - BUILT AS DESIGNED
 CONTRACTOR: UTILITIES PLUS
 INSPECTOR: RANDY VOTH, C.E.D.
 PDF BY: C.C., 9-11-2012



GRADING & DRAINAGE PROPOSED FEATURES

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	CONCRETE CURB AND GUTTER
---	FENCE
---	GUARD RAIL
---	RETAINING WALL
---	STORM DRAIN
---	BREAKLINE
---	SWALE LINE
---	SANITARY SEWER SERVICE
---	WATER SERVICE
---	UNDERGROUND ELECTRIC SERVICE
---	UNDERGROUND TELEPHONE SERVICE
---	OVERHEAD ELECTRIC SERVICE
---	OVERHEAD TELEPHONE SERVICE
---	FIBER OPTIC CABLE SERVICE
---	GAS SERVICE
---	SPOT ELEVATIONS:
---	TO = TOP OF CURB
---	CS = CUTTER OF CURB
---	TS = TOP OF STRUCTURE
---	TS = TOP OF GRADE (BEHIND TOP OF WALL)
---	BS = BOTTOM OF GRADE (AT FRONT OF WALL)
---	HP = HIGH POINT
---	LP = LOW POINT
---	EP = EDGE OF PAVEMENT
---	FEH = FLARED END SECTION
---	RIP-RAP PAD (SEE EROSION PLAN FOR SIZE)
---	DRAINAGE STRUCTURES
---	SANITARY SEWER MANHOLE
---	FIRE HYDRANT WITH GUARD POSTS
---	UTILITY POLE
---	WATER LINE TEE, BEND, VALVE, AND PLUG

GRADING & DRAINAGE GENERAL NOTES:

INFORMATION PERTAINING TO UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR IF, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.

ALL STRUCTURES LOCATED WITHIN R.O.W. OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED PER THE HIGHWAY DEPARTMENT STANDARDS. IF STRUCTURES ARE NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ASCERTAINED, CONTRACTOR SHALL SUBMIT SHOP DRAWING TO GEOTECHNICAL ENGINEERING, INC. FOR REVIEW AND APPROVAL.

WHERE THE WORD PIPE IS USED ON THESE PLANS, THE CONTRACTOR HAS THE OPTION TO BID MATERIAL WITH OR WITHOUT CURB.

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

CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHIELDING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.

ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND END OF FLARED END SECTION.

RETAINING WALL(S) SHALL BE CONSTRUCTED TO EXTEND A MINIMUM OF 6 INCHES ABOVE THE TOP OF FINISHED GRADE. CONTRACTOR SHALL REFER TO THE RETAINING WALL PLANS BY OTHERS FOR CONSTRUCTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEERING, INC. IF RETAINING WALL PLANS DIFFER.

ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOP SOIL APPLIED. THE AREA SHALL BE SEEDS AND WATERED UNTIL HEAVY GRASS GROWTH HAS BEEN ESTABLISHED. SEE EROSION CONTROL PLANS OR LANDSCAPING PLAN FOR SEEDING SPECIFICATIONS.

STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL [D32] (SEE DETAIL SHEETS).

SEE EROSION CONTROL PLAN OR [D32] FOR RIP RAP PAD SIZE.

CONTRACTOR SHALL CONTRACT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND CONSTRUCTION SCHEDULE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.

REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILL, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.

SCAFFRY AREAS TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES BEFORE PLACING TOPSOIL PER OWNER/DEVELOPER, CITY AND/OR HIGHWAY DEPARTMENT STANDARDS AND SPECIFICATIONS.

CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, OR OTHER DEBRIS AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.

ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBER, HOODS, LOCAL STUMP, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILL.

DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.

KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.

PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED (SEE EROSION CONTROL PLANS).

CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH 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 WAY SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENTS OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICH EVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

ALL PVC TO REINFORCED CONCRETE PIPE CONNECTIONS SHALL USE RAIN-RIK OR OTHER APPROVED EQUAL. AFTER ASSEMBLY, THE REMAINING SPACES SHALL BE GROUTED WITH DENSE CEMENT MORTAR, INSIDE AND OUTSIDE.

ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREE & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY SURVIVING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES (SEE CONSTRUCTION PLAN).

ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.

ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC LOADS AND BE INSTALLED ACCORDINGLY.

CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.

REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.

AFTER PERMITS HAVE BEEN OBTAINED & SEDIMENT CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRUB BUILDING PAD, & APPROX TO 4\"/>

BY: _____

DATE: _____

Academy Sports+Outdoors

SCOTT P. MOGGE
 LICENSED PROFESSIONAL ENGINEER
 18947
 1/09/2012

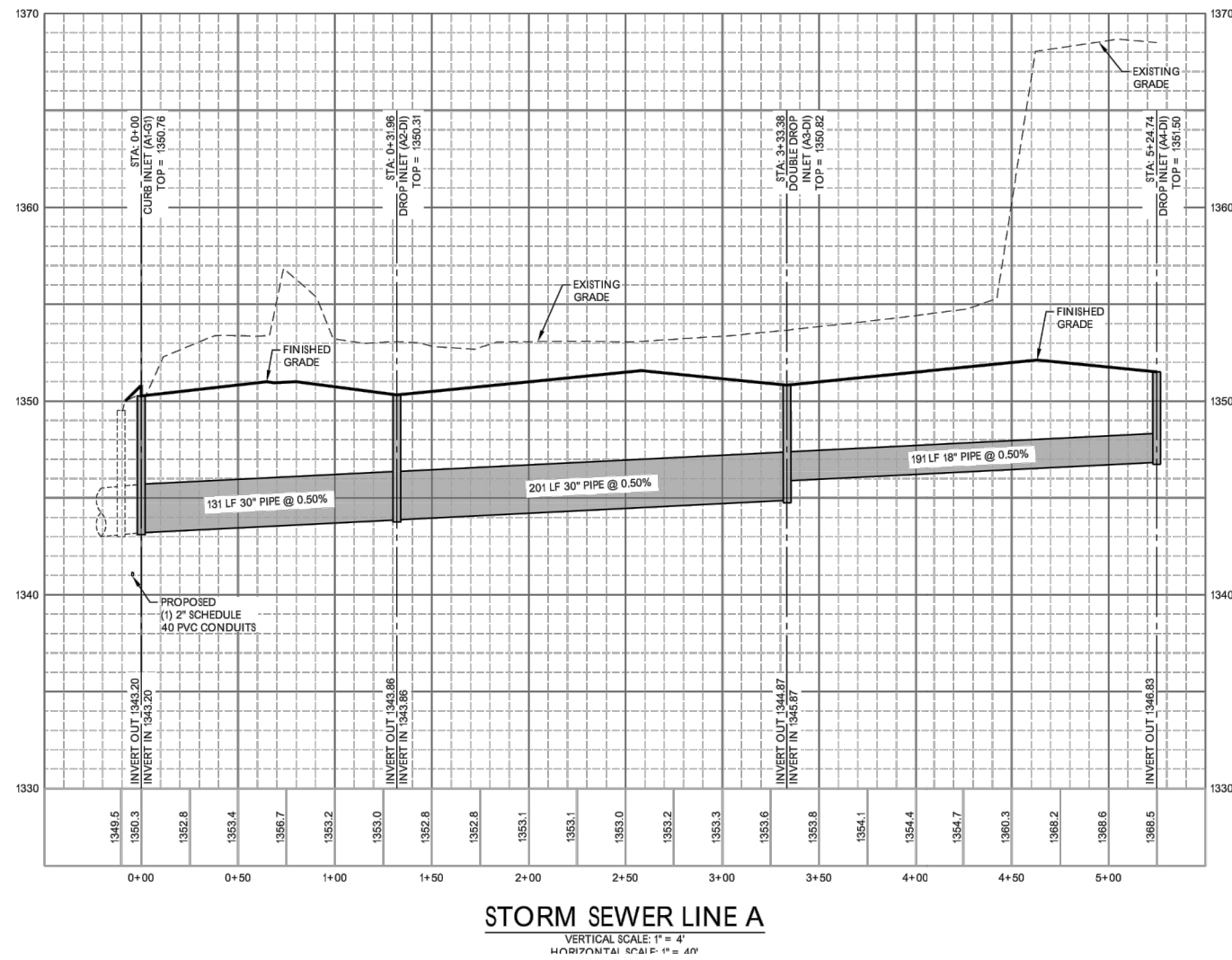
Clark
 Civil Engineering Inc.
 Bentonville • Kansas City

STORM LINE "A" PLAN AND PROFILE

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS

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

DRAWN BY: JON SM
 APPV. BY: SM
 DWG. NAME: 10-1003 Profiles 100
 DATE: 01/09/2012
 JOB NO: 10-1003
 SHEET NO: **5.1**



STORM SEWER LINE A
 VERTICAL SCALE: 1" = 4'
 HORIZONTAL SCALE: 1" = 40'

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.

DRAINAGE SCHEDULE

Struct. No. & Type* Up Stream	Detail No.	Top Of Structure	Inv. Out	Pipe No.	Pipe Length, Size, Type & Slope	Inv. In	Struct. No. & Type* Dn Stream
* OTHER STRUCTURE TYPES (SEE DETAILS OR PLAN FOR TOP OF STRUCTURE) - CS = OUTFALL STRUCTURE - EX = EXISTING STRUCTURE							
Storm Line "A"							
(A4-DI)	D316	1351.50	1348.83	< P-A3>	191 LF 18" PIPE @ 0.50%	1345.87	(A3-DI)
(A3-DI)	(2)D316	1350.82	1344.87	< P-A2>	201 LF 30" PIPE @ 0.50%	1343.86	(A2-DI)
(A2-DI)	D316	1350.31	1343.86	< P-A1>	131 LF 30" PIPE @ 0.50%	1343.20	(A1-GI)
(A1-GI)	D317	1350.78	1343.20				
Storm Line "B"							
(B4-DI)	D316	1352.32	1348.07	< P-B3>	180 LF 24" PIPE @ 0.25%	1347.62	(B3-JB)
(B3-JB)	D228	1353.43	1347.12	< P-B2>	175 LF 30" PIPE @ 0.25%	1346.68	(B2-GI)
(B2-GI)	D317	1352.80	1346.68	< P-B1>	173 LF 30" PIPE @ 0.25%	1346.25	(B1-JB)
(B1-JB)	D228	1352.49	1346.25		CONNECTION TO EXISTING 30" PIPE		

AS BUILT PLANS - BUILT AS DESIGNED
 CONTRACTOR: UTILITIES PLUS
 INSPECTOR: RANDY VOTH, C.E.D.
 PDF BY: C.C., 9-11-2012



GRADING & DRAINAGE PROPOSED FEATURES

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	CONCRETE CURB AND GUTTER
---	FENCE
---	GUARD RAIL
---	RETAINING WALL
---	STORM DRAIN
---	BREAKLINE
---	SWALE LINE
---	SANITARY SEWER SERVICE
---	WATER SERVICE
---	UNDERGROUND ELECTRIC SERVICE
---	UNDERGROUND TELEPHONE SERVICE
---	OVERHEAD ELECTRIC SERVICE
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---	GAS SERVICE
---	SPOT ELEVATIONS:
---	TO = TOP OF CURB
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---	TS = TOP OF STRUCTURE
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STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL [D32] (SEE DETAIL SHEET).

SEE EROSION CONTROL PLAN OR [D36] FOR RIP RAP PAD SIZES.

CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND CONSTRUCTION SCHEDULE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.

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CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

IMMEDIATELY APPLY & COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR & PERIMETER FOOTINGS.

GENERAL CONTRACTOR SHALL PROVIDE 2' x 2' x 4" THICK CONCRETE APRON AT ALL CLEANOUTS OUTSIDE OF BUILDINGS.

ALL ROOF DRAIN TO BUILDING SHALL BE 9" (FEET) OUTSIDE THE BUILDING LIMITS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END. (SEE AREA PLAN FOR EXACT LOCATION OF ROOF DRAIN).

AREAS DESIGNATED AS PERMANENT (POST-CONSTRUCTION) INFILTRATION BASINS SHALL NOT BE COMPACTED DURING SITE GRADING OPERATION.

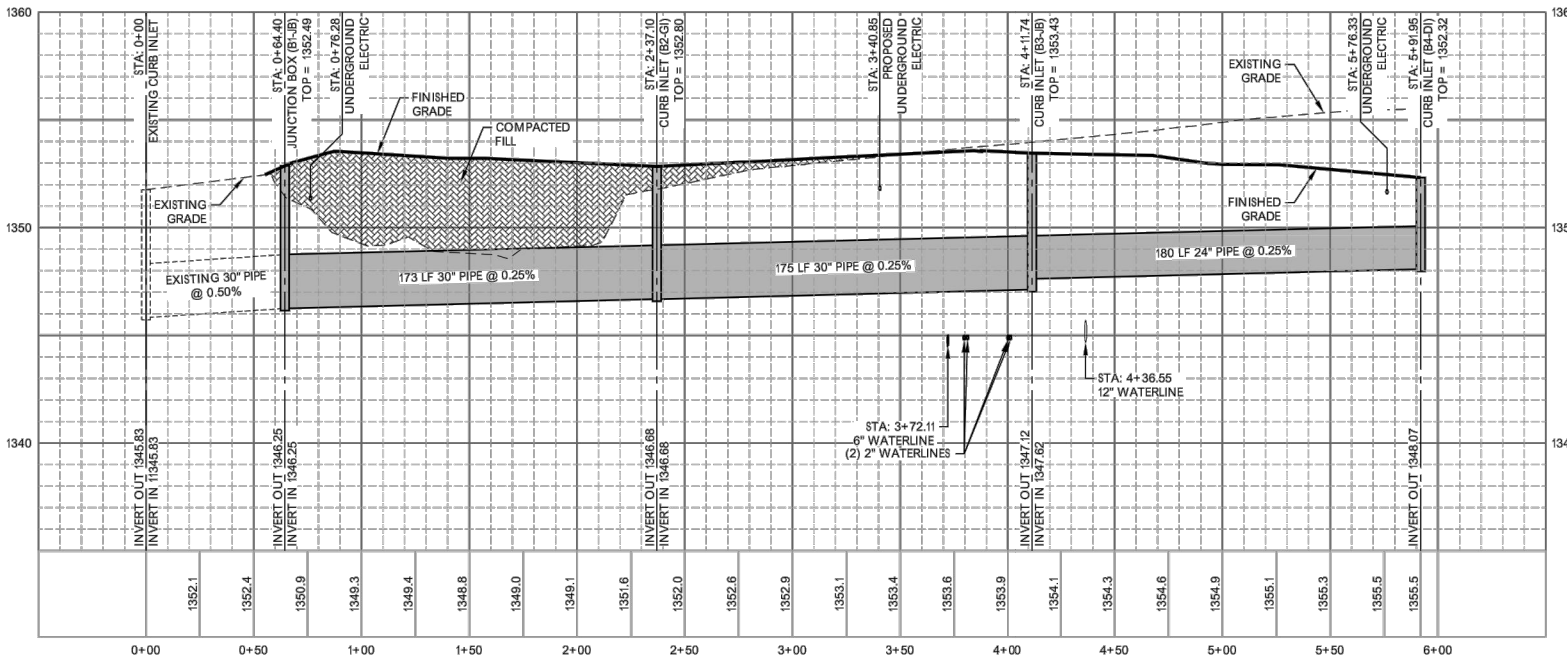
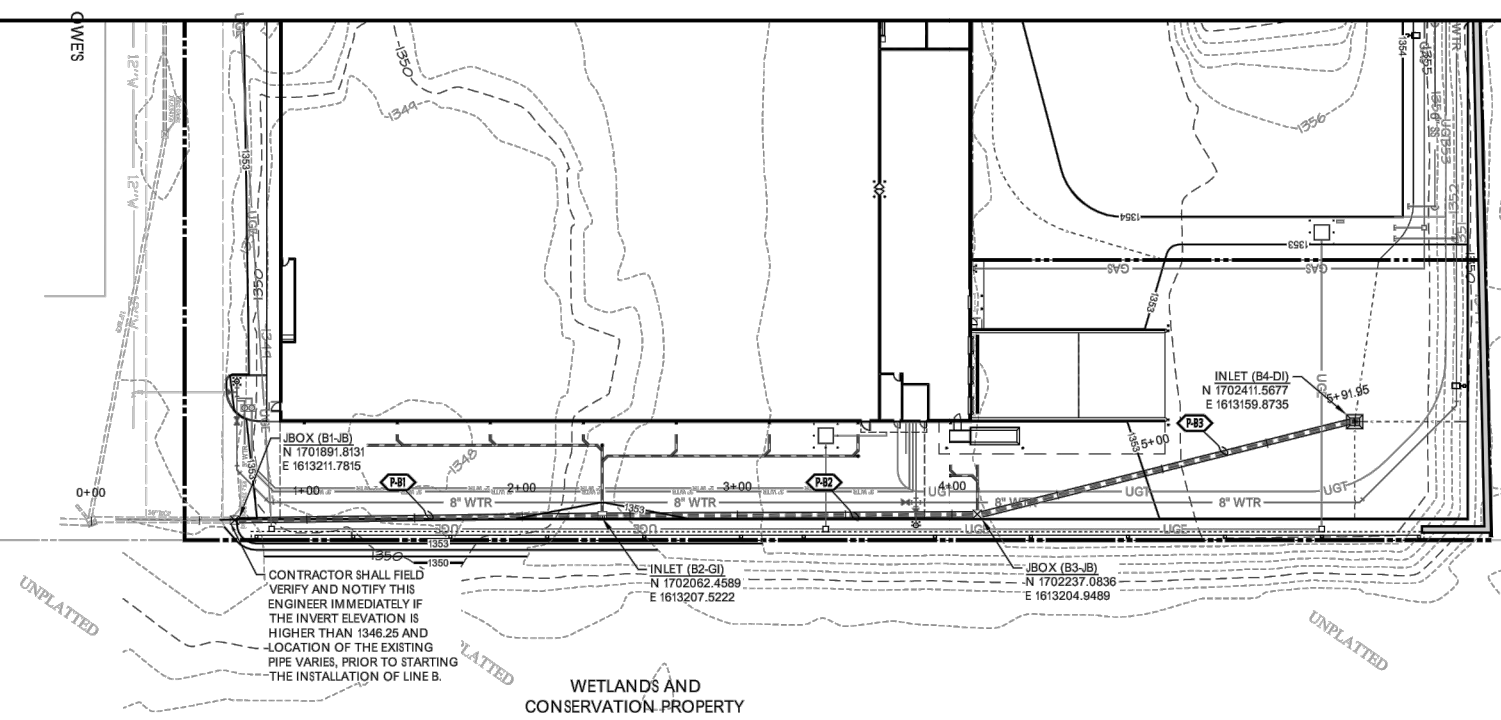
ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS.

BY	
DATE	
DESCRIPTION	



STORM LINE "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 100
DATE:	01/09/2012
JOB NO.:	10-1003
SHEET NO.:	5.2



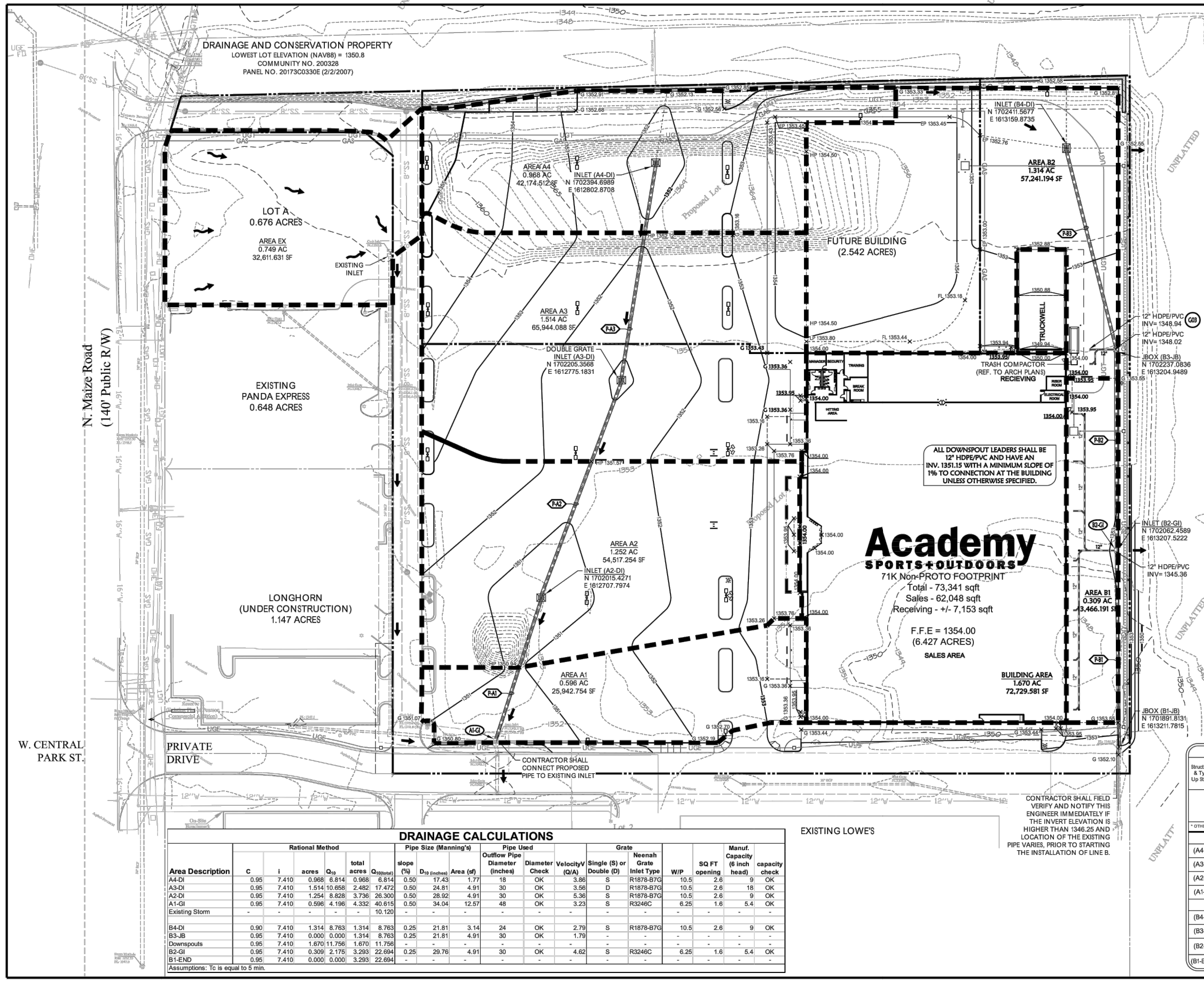
STORM SEWER LINE B
 VERTICAL SCALE: 1" = 4'
 HORIZONTAL SCALE: 1" = 40'

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.

DRAINAGE SCHEDULE

Struct. No. & Type* Up Stream	Detail No.	Top Of Structure	Inv. Out	Pipe No.	Pipe Length, Size, Type & Slope	Inv. In	Struct. No. & Type* Dn Stream
Storm Line "A"							
(A4-D)	D316	1351.50	1348.83	<P-A3>	191 LF 18" PIPE @ 0.50%	1345.87	(A3-D)
(A3-D)	(2)D316	1350.82	1344.87	<P-A2>	201 LF 30" PIPE @ 0.50%	1343.86	(A2-D)
(A2-D)	D316	1350.31	1343.86	<P-A1>	131 LF 30" PIPE @ 0.50%	1343.20	(A1-G)
(A1-G)	D317	1350.78	1343.20				
Storm Line "B"							
(B4-D)	D316	1352.32	1348.07	<P-B3>	180 LF 24" PIPE @ 0.25%	1347.62	(B3-JB)
(B3-JB)	D228	1353.43	1347.12	<P-B2>	175 LF 30" PIPE @ 0.25%	1346.68	(B2-G)
(B2-G)	D317	1352.80	1346.68	<P-B1>	173 LF 30" PIPE @ 0.25%	1346.25	(B1-JB)
(B1-JB)	D228	1352.49	1346.25		CONNECTION TO EXISTING 30" PIPE		

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

GRADING & DRAINAGE PROPOSED FEATURES

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- FENCE
- GUARD RAIL
- RETAINING WALL
- STORM DRAIN
- BREAKLINE
- SWALE LINE
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD TELEPHONE SERVICE
- FIBER OPTIC CABLE SERVICE
- GAS SERVICE

SPOT ELEVATIONS:
 T₀ = TOP OF CURB
 T₁ = TOP OF STRUCTURE
 T₂ = TOP OF GRADE (BEHIND TOP OF WALL)
 B₀ = BOTTOM OF GRADE (AT FRONT OF WALL)
 H_P = HIGH POINT
 L_P = LOW POINT
 E_P = EDGE OF PAVEMENT
 F₁ = FLARED END SECTION

RIP-RAP PAD (SEE EROSION PLANS FOR RISE)
 DRAINAGE STRUCTURES
 SANITARY SEWER MANHOLE
 FIRE HYDRANT WITH GUARD POSTS
 UTILITY POLE
 WATER LINE TEE, BEND, VALVE, AND PLUG

DRAINAGE LEGEND

- 100-YEAR OVERFLOW
- PROPOSED DRAINAGE DIRECTION
- DRAINAGE AREA

AS BUILT PLANS - BUILT AS DESIGNED
 CONTRACTOR: UTILITIES PLUS
 INSPECTOR: RANDY VOTH, C.E.D.
 PDF BY: C.C., 9-11-2012

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)

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DRAINAGE SCHEDULE

Struct. No. & Type* Up Stream	Detail No.	Top Of Structure	Inv. Out	Pipe No.	Pipe Length, Size, Type & Slope	Inv. In	Struct. No. & Type* Dn Stream
Storm Line "A"							
(A4-DI)	D316	1351.50	1346.83	< P-A3>	191 LF 18" PIPE @ 0.50%	1345.87	(A3-DI)
(A3-DI)	(2)D316	1350.82	1344.87	< P-A2>	201 LF 30" PIPE @ 0.50%	1343.86	(A2-DI)
(A2-DI)	D316	1350.31	1343.86	< P-A1>	131 LF 30" PIPE @ 0.50%	1343.86	(A1-GI)
(A1-GI)	D317	1350.76	1343.20				
Storm Line "B"							
(B4-DI)	D316	1352.32	1348.07	< P-B3>	180 LF 24" PIPE @ 0.25%	1347.62	(B3-JB)
(B3-JB)	D228	1353.43	1347.02	< P-B2>	175 LF 30" PIPE @ 0.25%	1346.68	(B2-GI)
(B2-GI)	D317	1352.80	1346.68	< P-B1>	173 LF 30" PIPE @ 0.25%	1346.25	(B1-END)
(B1-END)			1346.25		CONNECTION TO EXISTING 30" PIPE		

DRAINAGE CALCULATIONS

Area Description	Rational Method				Pipe Size (Manning's)		Pipe Used		Grate		Manuf. Capacity (6 inch head)	capacity check						
	c	i	acres	Q ₁₀	slope (%)	D ₁₀ (inches)	Area (sf)	Diameter (inches)	Diameter Check	Velocity (ft/s)			Single (S) or Double (D)					
A4-DI	0.95	7.410	0.968	6.814	0.968	6.814	17.43	1.77	18	OK	3.86	S	R1878-B7G	10.5	2.6	9	OK	
A3-DI	0.95	7.410	1.514	10.658	2.482	17.472	24.81	4.91	30	OK	3.56	D	R1878-B7G	10.5	2.6	18	OK	
A2-DI	0.95	7.410	1.254	8.828	3.736	26.300	28.92	4.91	30	OK	5.36	S	R1878-B7G	10.5	2.6	9	OK	
A1-GI	0.95	7.410	0.596	4.196	4.332	40.615	34.04	12.57	48	OK	3.23	S	R3246C	6.25	1.6	5.4	OK	
Existing Storm						10.120												
B4-DI	0.90	7.410	1.314	8.763	1.314	8.763	21.81	3.14	24	OK	2.79	S	R1878-B7G	10.5	2.6	9	OK	
B3-JB	0.95	7.410	0.000	0.000	1.314	8.763	21.81	4.91	30	OK	1.79							
Downspouts	0.95	7.410	1.670	11.756	1.670	11.756												
B2-GI	0.95	7.410	0.309	2.175	3.293	22.694	29.76	4.91	30	OK	4.62	S	R3246C	6.25	1.6	5.4	OK	
B1-END	0.95	7.410	0.000	0.000	3.293	22.694												

Assumptions: Tc is equal to 5 min.

DATE: _____

DESCRIPTION: _____

Academy SPORTS+OUTDOORS

SCOTT P. MOGGE
 LICENSED PROFESSIONAL ENGINEER
 18947
 1/09/2012

Ozark Civil Engineering Inc.
 Bentonville • Kansas City

DRAINAGE PLAN

A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS

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

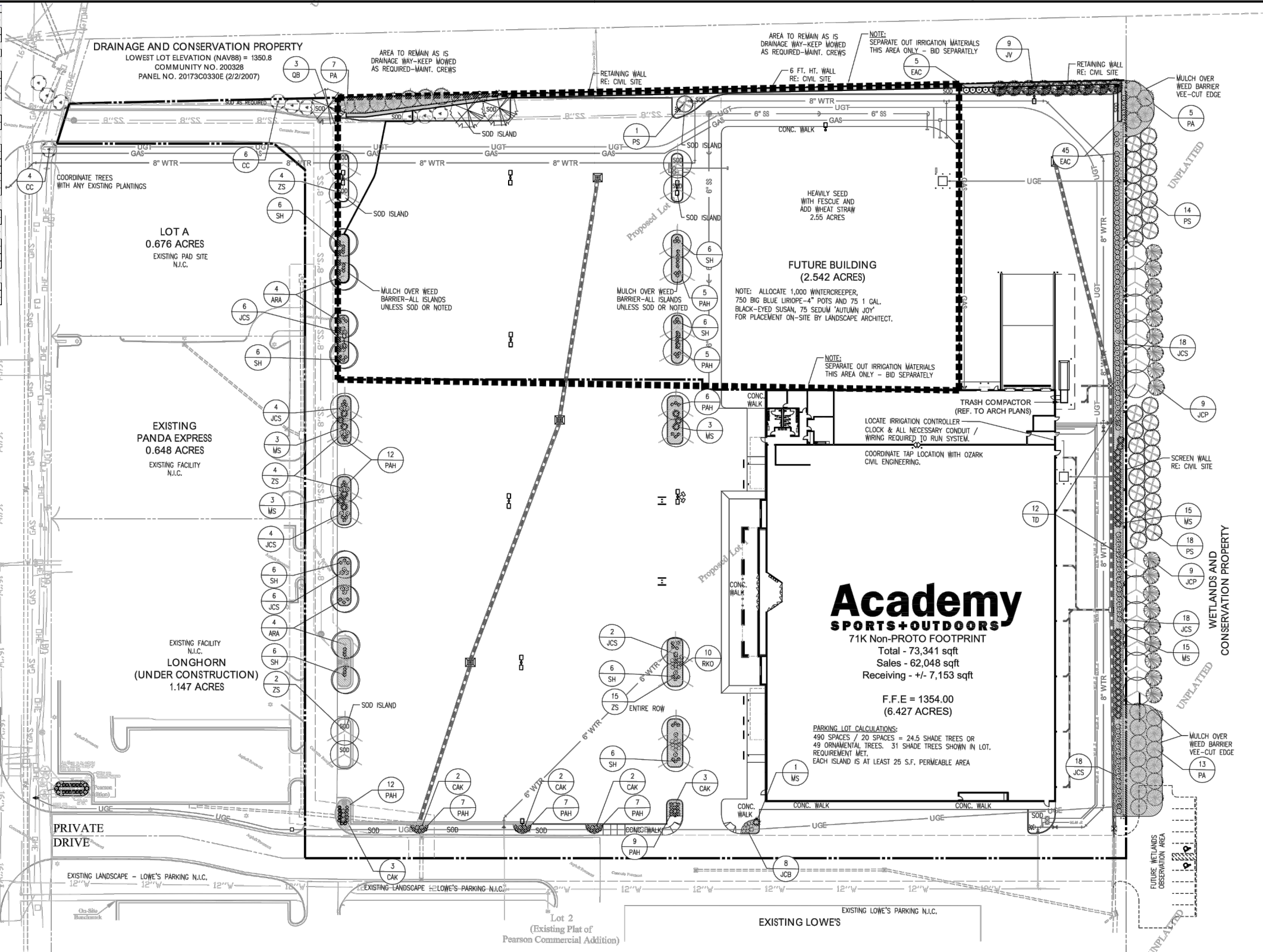
DRAWN BY: JON SM
 APPV. BY: SM
 DWS. NAME: 10-1003 Project 100
 DATE: 01/09/2012
 JOB NO: 10-1003
 SHEET NO: _____

5.4

SYM. QTY. BOTANICAL NAME	COMMON NAME	SIZE	ROOT SPACING	REMARKS/COMMENTS
SHADE TREES				
ARC	Acer rubrum 'Armstrong Maple'	Armstrong Maple	2-1/2" cal.	B&B Per Plan Matched, dense, straight trunk
QB	Quercus bicolor	Swamp White Oak	2-1/2" cal.	B&B Straight trunk, matched
TD	Taxodium distichum	Bald Cypress	2" cal.	B&B Straight trunk, preferred
ZSS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2-1/2" cal.	B&B Straight trunk, matched
EVERGREEN TREES				
WV	Juniperus virginiana	Western Red Cedar	6" H.	B&B Full, healthy, good shape
PA	Picea abies	Norway Spruce	6" H.	B&B Full, healthy, good shape
JCP	Juniperus chinensis 'Perfecta' or Burki	Perfecta Juniper or Burki	6" H.	B&B Full, healthy, good shape
PS	Pinus strobus	Eastern White Pine	6" H.	B&B Full, healthy, good shape
ORNAMENTAL TREES				
CC	Cercis canadensis	Eastern Redbud	6" H. 1-1/2" cal.	B&B Full, clump form
CV	Chionanthus virginicus	Fringe Tree	6" H. 1-1/2" cal.	B&B Full, single trunk
SHRUBS				
EAC	Euonymus alatus 'Compactus'	Burning Bush	36" H.	5 gal. 4" o.c. Full, healthy, well-rooted
JCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	20" H.	5 gal. 4" o.c. Full, healthy, well-rooted
SB	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	15" H.	5 gal. 4" o.c. Full, healthy, well-rooted
POD	Physocarpus opulifolius 'Copperfin'	Copperfin Ninebark	30" H.	5 gal. 4" o.c. Full, healthy, well-rooted
RKO	Rosa Double Knockout	Double Knockout Rose	18" H.	5 gal. 4" o.c. Full, healthy, well-rooted
VB	Viburnum burkwoodii	Burkwood Viburnum	36" H.	5 gal. 5" o.c. Full, healthy, well-rooted
VON	Viburnum opulus 'Nanum'	Dwarf European Viburnum	20" H.	2 gal. 5" o.c. Full, healthy, well-rooted
GROUNDCOVER				
EFC	Euonymus fortunei coronatus var.	Purple Leaf Wintercreeper	4" pots	18" o.c. Full, healthy, well-rooted
LM	Liriodendron 'Big Blue'	Big Blue Liriodendron	4" pots	16" o.c. Full, healthy, 8" runners
GRASSES				
CAK	Calamagrostis acutiflora 'K. Forester'	Feather Reed Grass	2 Gal.	3'-4" o.c. Full, healthy, not root bound
MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	2 Gal.	4' o.c. Full, healthy, not root bound
PAH	Panicum x alopecuroides 'Piglet'	Piglet Fountain Grass	2 Gal.	3'-4" o.c. Full, healthy, not root bound
SH	Sporobolus heterolepis	Prairie Dropseed	2 Gal.	2'-4" o.c. Full, healthy, not root bound
PERENNIALS				
RF	Rudbeckia sp.	Black-Eyed Susans	1 Gal.	24" o.c. Full, healthy, well-rooted
SDJ	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 Gal.	
ANN	Annua	By Owner		

REFER TO SHEET 7.1 LANDSCAPE DETAIL SHEET FOR ENLARGED PLANT SCHEDULE AND 500 NOTES.

AS BUILT PLANS - BUILT AS DESIGNED
 CONTRACTOR: UTILITIES PLUS
 INSPECTOR: RANDY VOTH, C.E.D.
 PDF BY: C.C., 9-11-2012



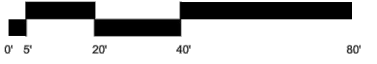
GRADING / SOD NOTE:
 - THE AREA BETWEEN THE CURB OF A PUBLIC STREET AND THE PROPERTY LINE SHALL BE BROUGHT TO A SMOOTH, FINISH GRADE AND SODDED.
 - ALL AREAS NOT COVERED BY BUILDING OR PAVING SHALL BE FINISH GRADED AND SHALL CONTAIN PLANT MATERIAL OR SOD. RE-USE STRIPPED TOPSOIL ON SITE PRIOR TO PLANTING. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL TOPSOIL PLACEMENT & FINE GRADING TOP 6 INCHES IN PLANTED AREAS AND TOP 2 INCHES TURF AREAS. THE LANDSCAPE CONTRACTOR MUST SUBMIT WRITTEN AUTHORIZATION TO THE OWNER AND L.A. OF ACCEPTANCE OF THE EXISTING SITE GRADES AND SUITABLE CONDITIONS FOR PLANTING. IF SITE IS NOT ACCEPTABLE, LANDSCAPE CONTRACTOR MUST NOTIFY THE OWNER AND L.A. IMMEDIATELY TO RESOLVE ANY ARISING CONFLICTS. ONCE SITE IS ACCEPTED, LANDSCAPE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR FINE GRADING PRIOR TO PLANTING, SOD OR SEEDING.

WATER PERMEABILITY TEST:
 THE LANDSCAPE CONTRACTOR WILL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TOO POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE LANDSCAPE CONTRACTOR WILL BE REQUIRED TO OVER DIGGATE THE SOIL TO THE DEPTH OF THE ROOTBALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.

GENERAL NOTES:
 ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
 ALL DISTURBED AREAS TO BE SODDED. SOD TO BE TALL TURF TYPE FESCUE, REFERENCE SPECIFICATION INCLUDED. ALL PLANT MATERIALS TO BE FERTILIZED UPON INSTALLATION AS REQUIRED BY SOIL ANALYSIS.
GENERAL LANDSCAPE MAINTENANCE NOTES:
 APPLY PRE-EMERGENT MARCH 15-30TH. APPLY POST-EMERGENT WEED KILLER IN THE SUMMER & FERTILIZE LAWN WITH SUMMER FERTILIZER / INSECT REDUCER NOW ALL TURF AREAS AT LEAST ONCE A WEEK. NOW AT A HIGHER SETTING LATE DURING HEAT TO AVOID SCALPING. EDGE TRIM WALKS, CURBS, BEDLINES, & TREE SAUCERS.
 AGRATE AND OVERSEED EVERY FALL (SEPT 1 - 15TH) WITH:
 SOE TURF TYPE TALL FESCUE AND 10% MIXED KENTUCKY BLUEGRASS (POA PROTENSIS) SEED BLEND. APPLY STARTER FERTILIZER AT SAME TIME. KEEP AREA WATERED FOR 2 WEEKS AFTER SEEDING. SEED AT A RATE OF 10 LBS/1000 S.F. APPLY SOIL AMENDMENTS PER SOIL TESTS TO REGULATE PH & OTHER TURF NEEDS.

GENERAL CONTRACTOR MUST REMOVE ALL CONSTRUCTION DEBRIS, ROCK, ETC. FROM THE SITE PRIOR TO LANDSCAPE CONTRACTOR INSTALLING PLANTINGS TO A MIN. DEPTH OF 6". A SITE FULL OF CONSTRUCTION DEBRIS WILL BE UNACCEPTABLE.

WICHITA WASTEWATER NOTE:
 1. IN THE EVENT OF WORK ON THE CITY OR COUNTY WASTEWATER SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SENIOR EXCLUSIVE MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF. THE OWNER WILL BE RESPONSIBLE FOR REPLACING ANY REMOVED PLANT MATERIAL, PER THE ORIGINAL APPROVED LANDSCAPE PERMIT PLANS.



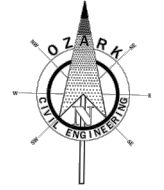
Landscape Plan 1
 SCALE: 1" = 40'-0"

Rosehill Gardens
 Landscape Architecture
 311 East 135th Street
 Kansas City, Missouri 64145
 816.222.5231 office
 816.941.4779 fax
 mshley@rosehillgardens.com

BY	
DATE	
Academy Sports+Outdoors	
Ozark Civil Engineering Inc. Bentonville • Kansas City	
LANDSCAPE PLAN	
A NEW FACILITY FOR: ACADEMY SPORTS + OUTDOORS	
N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA, KANSAS	
DRAWN BY:	MKE
APPV. BY:	
DWG. NAME:	10-1003 LCP 100
DATE:	01/09/2012
JOB NO.:	10-1003
SHEET NO.:	7.0

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AS BUILT PLANS - BUILT AS DESIGNED
 CONTRACTOR: UTILITIES PLUS
 INSPECTOR: RANDY VOTH, C.E.D.
 PDF BY: C.C., 9-11-2012



LEGAL DESCRIPTIONS:

ACADEMY, LTD.:
 LOT 1, BLOCK 1, CENTRAL PARK PLAZA AN ADDITION TO THE CITY OF WICHITA,
 SEDGWICK COUNTY, KANSAS.
 EAST SIDE INVESTMENTS, LLC:
 LOT 2, BLOCK 1, CENTRAL PARK PLAZA AN ADDITION TO THE CITY OF WICHITA,
 SEDGWICK COUNTY, KANSAS.

SITE INFORMATION:

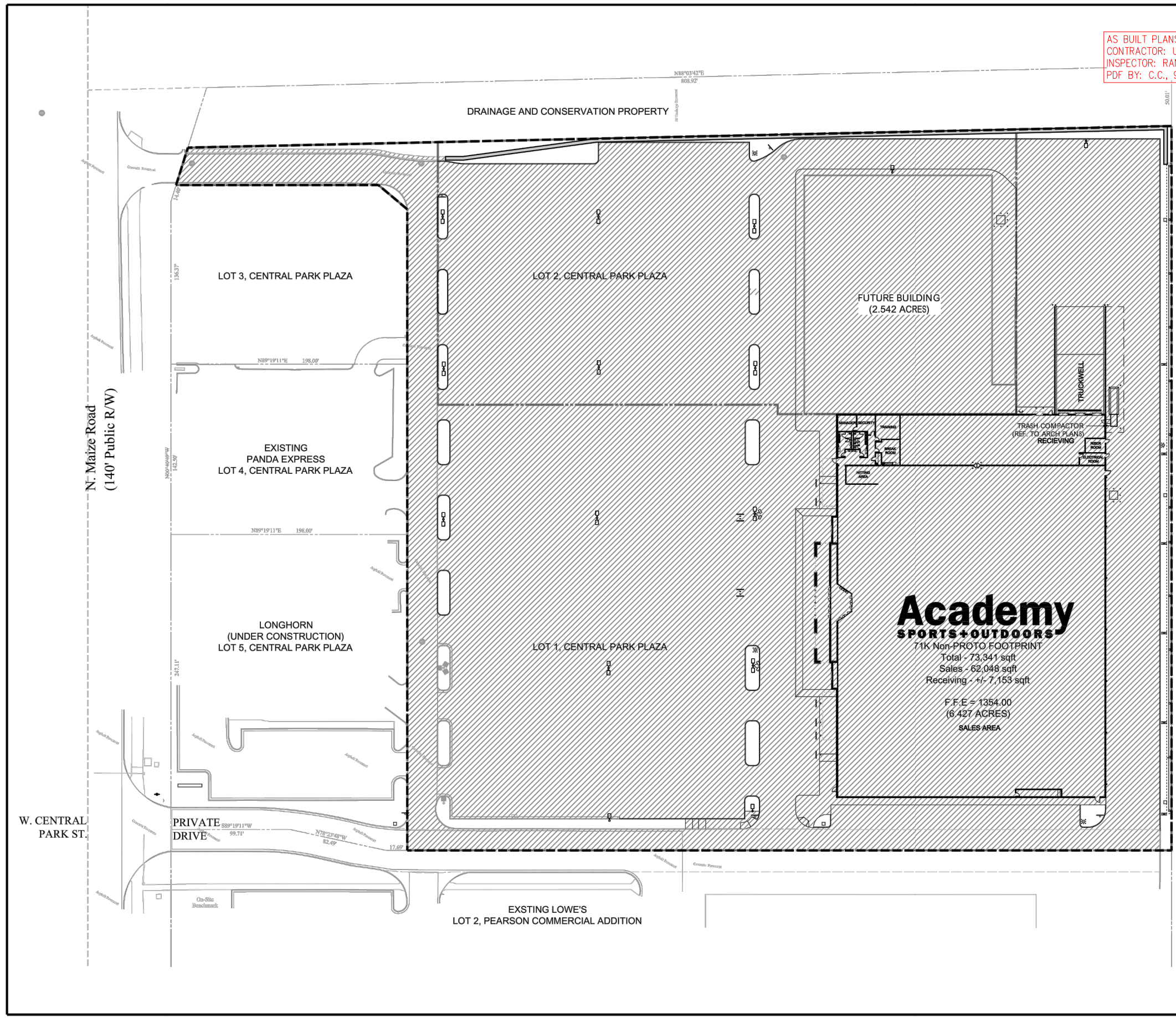
OWNER/SHIP:	AREA	PERCENTAGE
ACADEMY, LTD.	279,875 SF (6.425 AC)	71.27%
EAST SIDE INVESTMENTS, LLC	110,854 SF (2.545 AC)	28.37%
TOTAL	390,729 SF (8.970 AC)	100%

PROJECT INFORMATION:

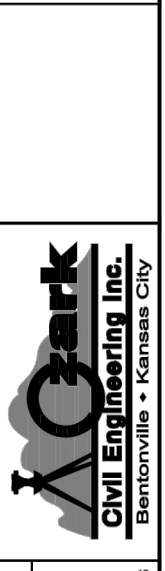
ACADEMY, LTD.:	AREA	PERCENTAGE
PROJECT LIMITS:	279,875 SF (6.425 AC)	100%
IMPERVIOUS AREA:	268,547.83 SF (6.119 AC)	95.24%
PERVIOUS AREA:	13,327.17 SF (0.308 AC)	4.76%

EAST SIDE INVESTMENTS, LLC:	AREA	PERCENTAGE
PROJECT LIMITS:	110,854 SF (2.545 AC)	100%
IMPERVIOUS AREA:	105,930.48 SF (2.432 AC)	95.56%
PERVIOUS AREA:	4914.52 SF (0.113 AC)	4.04%

LEGEND:



BY	DATE	DESCRIPTION



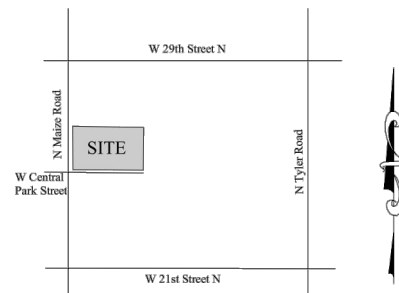
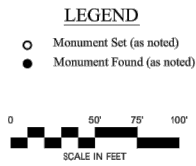
ERU PLAN
 A NEW FACILITY FOR:
ACADEMY SPORTS + OUTDOORS
 N. MAIZE ROAD & W. CENTRAL PARK STREET WICHITA, KANSAS

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME:	10-1003 ERU Plan
DATE:	01/09/2012
JOB NO.:	10-1003
SHEET NO.:	

ERU

FINAL PLAT CENTRAL PARK PLAZA

A Replat of Lot 1 (except the North 50 feet thereof), all of Lots 4, 5, 6 & 7 and Reserve A, Pearson Commercial Addition to Wichita, all in the NW 1/4 of Section 5, T 27 S, R 1 W, City of Wichita, Sedgwick County, Kansas.



DESCRIPTION:

Lot 1 except the North 50 feet thereof, all of Lots 4, 5, 6 and 7, and all of Reserve A, all in Block 1, Pearson Commercial Addition to Wichita, Sedgwick County, Kansas according to the plat recorded August 22, 2007 as Doc.#/Plm-Pg: 28910462, further described by metes and bounds 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 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, 658.41 feet along the South line of said Lots 1 and 4; thence North 78°23'48" West, 82.49 feet along the South line of said Lot 4; thence South 89°19'11" West, 99.71 feet along the South line of said Lot 4 to the Southwest corner thereof; thence North 0°40'49" West, 525.98 feet along the West line of said Lots 4, 5, 6 and 7; thence North 16°46'37" East, 47.21 feet along the West line of said Lots 7 and 1; thence North 88°03'42" East, 824.76 feet along a line 50 feet South of and parallel to the North line of said Lot 1 to the point of beginning. Contains 11.440 acres of land, more or less. Existing public dedications, rights of way and easements being vacated by virtue of K.S.A. 12-512b. I, Richard L. Dayton, Kansas LS-972, do hereby certify that I have been in responsible charge of surveying and platting this "Central Park Plaza" an Addition to the City of Wichita, Sedgwick County, Kansas, and that the details of this plat are correct to the best of my knowledge and belief.

Richard L. Dayton, Kansas LS-972
Ozark Civil Engineering, Inc.
1008 NW J Street, Suite C
Bentonville, AR 72712
479-464-8850

NOTE: The bearings on this plat have been rotated to align with the Kansas State Plane Grid, South Zone. Although the bearings shown on this plat do not match the bearings shown on the previous plat (Pearson Commercial Addition) the property described on this plat is one and the same as the previous plat.

BASIS OF BEARINGS & VERTICAL:
KANSAS STATE PLANE GRID, SOUTH ZONE, NAD 83
CONTROL STATION - FLOOD
ELEVATION: 1340.95 (NAVD 88)
DATE OF ADJUSTMENT: OCTOBER 1998
GRID FACTOR: 0.9998811 (AT SITE)

Know all men by these presents that we, the undersigned owners of the land as set forth herein in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots and blocks, the same to be known as "Central Park Plaza", an Addition to the City of Wichita, Sedgwick County, Kansas. The utility easements are hereby dedicated to the public utilities as indicated for constructing, maintaining, operating and repairing utilities. The access easements are for ingress/egress purposes for the owners of the described property and/or their invitees. 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 approval of the City Engineer, and unobstructed to allow for the conveyance of storm water. Access control as indicated is hereby granted to the appropriate governing body. 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.

East Side Investments, LLC by: Bradley Saville, Managing Member

CFT Developments, LLC by: Peggy Tsiang Cheng, Co-Member

State of Kansas }
County of Sedgwick } ss

State of California }
County of } ss

This instrument was acknowledged before me on this _____ day of _____, 2012,
by Bradley Saville, Managing Member, on behalf of East Side Investments, LLC, a Kansas LLC.

This instrument was acknowledged before me on this _____ day of _____, 2012,
by Peggy Tsiang Cheng, Co-Member, on behalf of CFT Developments, LLC, a California LLC.

Notary Public My Commission expires _____

Notary Public My Commission expires _____

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2012.

Tricia L. Robello, LS-1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat of "Central Park Plaza" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission on this _____ day of _____, 2012.

By: Shawn Farney, Chair

Attest: John L. Schlegel, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2012.

At the direction of the City Council:

Carl Brewer, Mayor

Karen Sublett, City Clerk

Entered on the Transfer Record this _____ day of _____, 2012.

Kelly B. Arnold, County Clerk
Sedgwick County, Kansas

State of Kansas } ss
Sedgwick County }

This is to certify that this instrument was filed for record in the office of the Register of Deeds, at _____ a.m. - p.m.,
on this _____ day of _____, 2012.

William Meek, Register of Deeds

Tonya Buckingham, Deputy

**Required Minimum
Finished Floor Elevations**

Lot No.	Base Flood Elev.	Min. Finished Floor
1	1350.8	1351.8
2	1350.8	1351.8
3	1350.8	1351.8
4	1350.8	1351.8
5	1350.8	1351.8

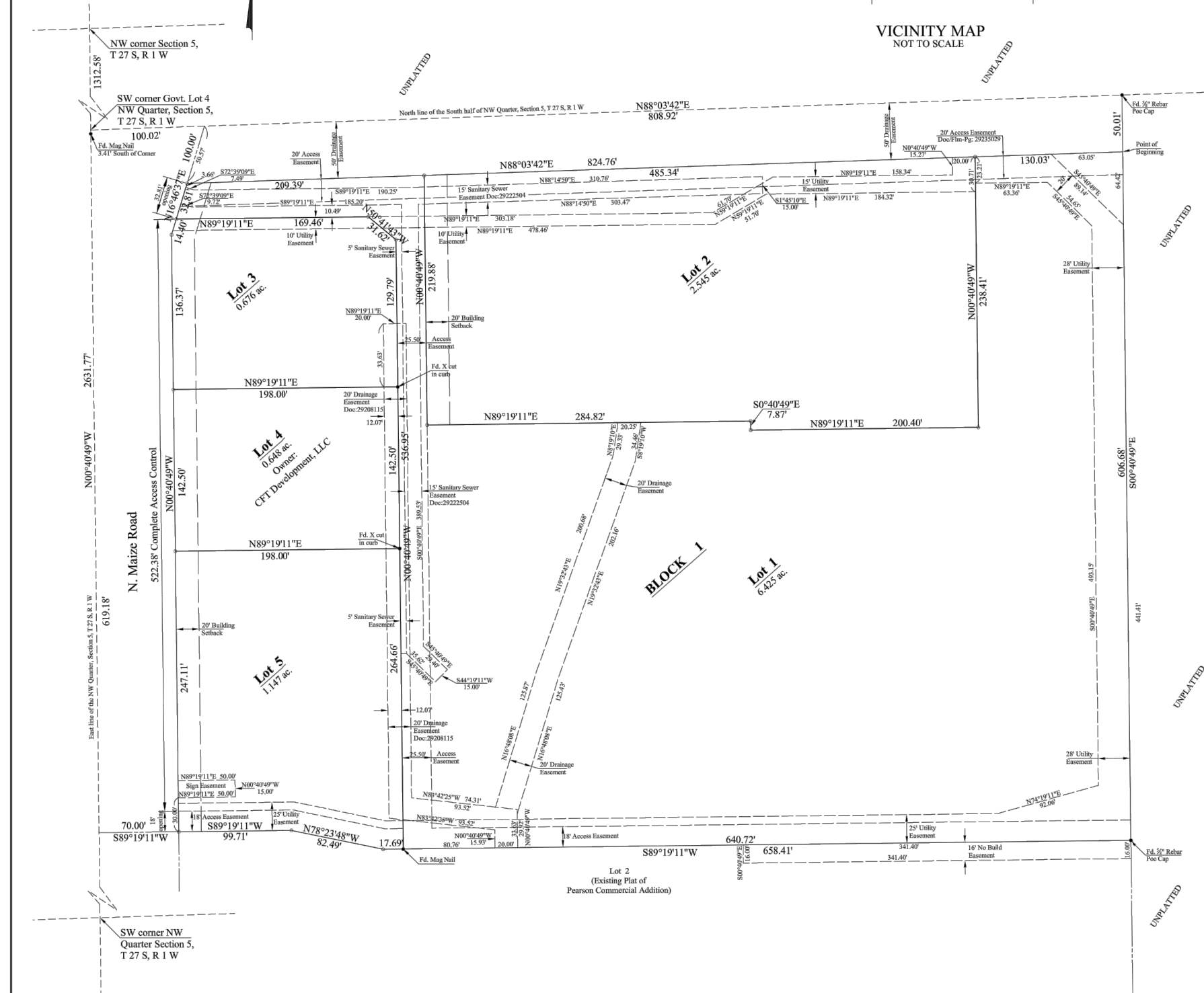
Note: All elevations are NAVD 88

**Ozark
Civil Engineering Inc.**
Bentonville • Kansas City

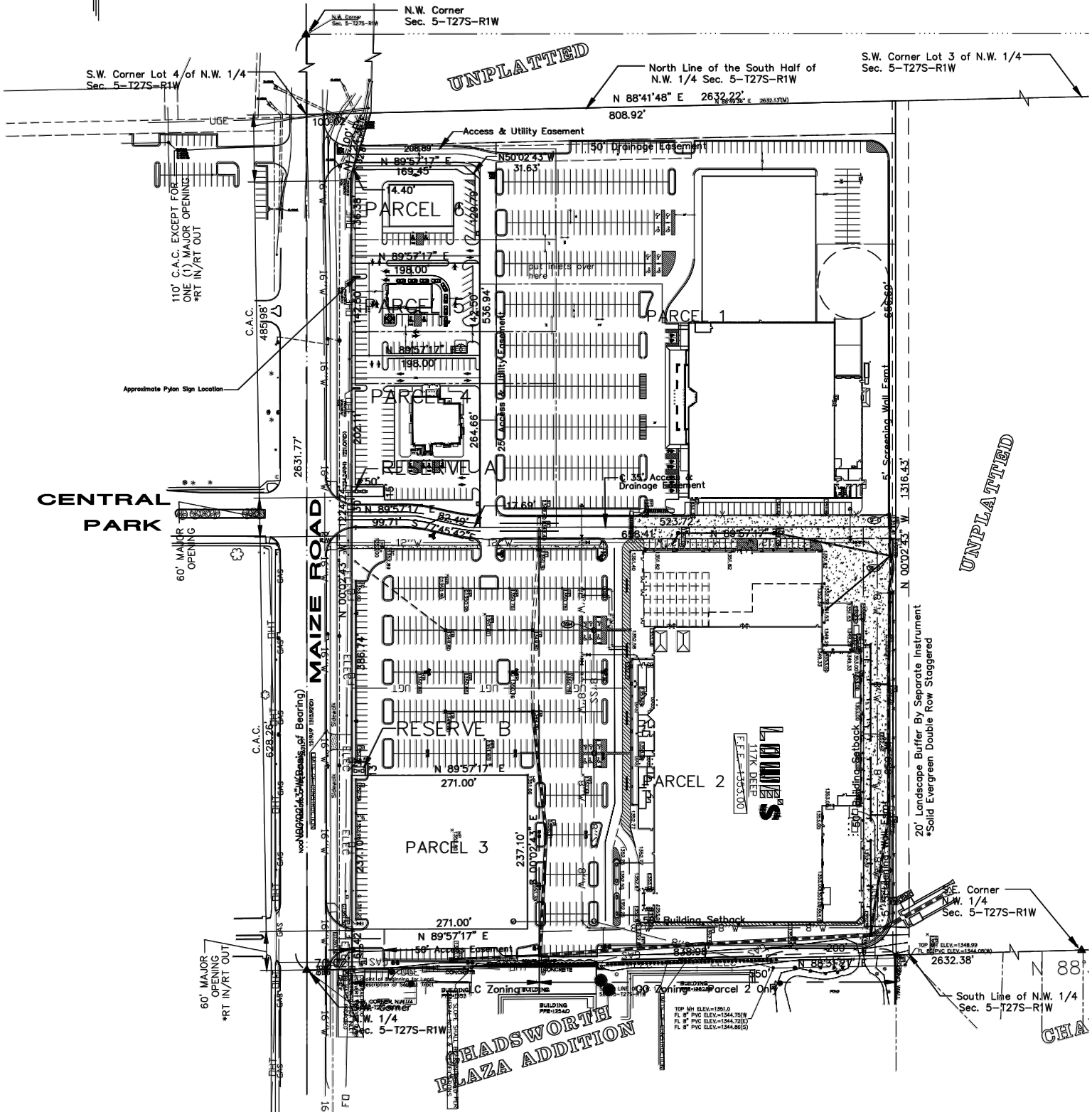
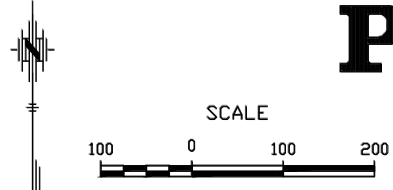
DATE OF FIELD SURVEY - OCTOBER 5-5, 2011

SCALE: 1"=50'

DRAWN BY: RD	DATE: 11-11-11
FIELD CREW: INDIAN CREEK	DRAWING NO: S110261
CHECKED BY: RLD	SHEET 1 OF 1



PEARSON COMMERCIAL ADDITION COMMUNITY UNIT PLAN (D.P.-297)



GENERAL NOTES

- THIS DEVELOPMENT CONTAINS 25.3± NET ACRES.
- LEGAL DESCRIPTION: THE WEST 908.98 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART TAKEN FOR ROAD PURPOSES DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 100.02 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 100 FEET TO A POINT 70 FEET EAST OF THE WEST LINE OF SAID SOUTH HALF; THENCE SOUTH PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1,221.01 FEET TO THE SOUTH LINE OF SAID SOUTH HALF; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 70.02 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTH HALF TO THE POINT OF BEGINNING.
- THE PROPOSED DEVELOPMENT CONTAINS 7 PARCELS WITH COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL. LC ZONING IS BEING REQUESTED FOR PARCELS 1 AND 3 THRU 7. PARCEL 2 IS A COMBINATION OF LC WITH GC OVER THE EAST 550 FEET OF PARCEL 2.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- FINAL DETERMINATION OF ANY PUBLIC IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.
- PARKING SHALL BE PROVIDED AS FOLLOWS:
A REDUCTION UP TO A MAXIMUM OF 25% IN PARKING CODE REQUIREMENTS SHALL BE ALLOWED FOR ANY PARCEL AT THE TIME OF SITE PLAN PREVIEW. WHEN DETERMINING PARKING REQUIREMENTS FOR UNLIMITED BUILDINGS, THE SUPERINTENDENT OF CENTRAL INSPECTION SHALL BE ALLOWED THE FLEXIBILITY OF CALCULATING PARKING BASED UPON THE USE OR USES WITHIN THE RESPECTIVE BUILDING. CHANGES IN USE FOR ANY PARCEL MAY REQUIRE A DETERMINATION BY THE SUPERINTENDENT OF CENTRAL INSPECTION IF SUFFICIENT PARKING IS AVAILABLE TO SUPPORT THE USE.
- THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS. PARKING LOT LIGHT POLES SHALL BE LIMITED TO 40 FEET IN HEIGHT EXCEPT THAT LIGHT POLES WITHIN 200 FEET OF RESIDENTIAL ZONING SHALL BE LIMITED TO 20 FEET IN HEIGHT. CONSISTENT DESIGN FOR LIGHT FIXTURES SHALL BE USED THROUGHOUT THE DEVELOPMENT. SITE LIGHTING SHALL COMPLY WITH UZC SEC. IV-B.4.
- FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE SITE PLAN REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW ON ALL COMMERCIAL PARCELS AND SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.
- LOADING DOCKS AND SERVICE AREAS SHALL BE SCREENED FROM MAIZE ROAD AND FROM THE RESIDENTIAL AREA TO THE SOUTHEAST OF THE DEVELOPMENT AND OR PER UZC WHICHEVER IS MORE RESTRICTIVE.
- ROOF EQUIPMENT SCREENING SHALL BE SCREENED PER UNIFIED ZONING CODE. ROOF TOP UNITS SHALL BE PAINTED SAME COLOR AS ROOF.
- SIGNS - NO OFFSITE SIGNS, BILLBOARDS OR PORTABLE SIGNS PERMITTED ON THE CUP, AND NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED.
- PARCELS SHALL BE ALLOWED THE FOLLOWING SIGNAGE AMOUNTS:

PARCEL 1: 300 S.F. *	PARCEL 4: 120 S.F. ^
PARCEL 2: 200 S.F. **	PARCEL 5: 80 S.F. ^
PARCEL 3: 100 S.F. **	PARCEL 6: 100 S.F. ^

 - * RESERVE A SHALL HAVE A 300 S.F. DUAL PYLON SIGN LIMITED TO 30 FEET AND 75 S.F. MAX.-PER INDIVIDUAL TENANT. REMAINING SIGNAGE WILL BE ALLOCATED PER THE SIGN CODE. EVIDENCE OF A SHARED SIGNAGE AGREEMENT RECORDED WITH THE REGISTER OF DEEDS SHALL BE REQUIRED AT THE TIME OF SIGN PERMIT.
 - ** PARCELS 2 AND 3 SHALL SHARE THE SAME DUAL PYLON SIGN LIMITED TO 30 FEET IN HEIGHT THAT IS TO BE LOCATED IN RESERVE B. EVIDENCE OF A SHARED SIGNAGE AGREEMENT RECORDED WITH THE REGISTER OF DEEDS SHALL BE REQUIRED AT THE TIME OF SIGN PERMIT.
 - ^ PARCELS 4, 5 AND 6 SHALL EACH HAVE A PYLON SIGN LIMITED TO 20 FEET IN HEIGHT. THE SIGNS SHALL BE SITED SUCH THAT THEY ARE 150 FEET APART.
- PYLON SIGNS LOCATED IN THE RESERVES MAY ALSO ACT AS SHOPPING CENTER IDENTIFICATION SIGNS. UP TO THREE FEATURES OR AREAS MAY BE ALLOWED WHEN CALCULATING ALLOWABLE SIGNAGE.
- THE SIGNS IN RESERVES A AND B SHALL SHARE THE SAME DESIGN. ALL OTHER SIGNS SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN OF THE RESERVE SIGNS WITH BRICK-WRAPPED DUAL PYLON SIGNS AND BASE.
- BUILDING SIGNAGE SHALL BE PER THE SIGN CODE. BUILDING SIGNS ARE LIMITED TO THE WEST ELEVATIONS FOR PARCELS 1 AND 2. IF PARCELS 1 AND 2 ARE DEVELOPED WITH A SINGLE USER, THEN UP TO THREE BUILDING SIGNS ARE ALLOWED. WHEN LETTERING AND LOGOS ARE INTEGRATED FOR "BRANDING" AS PART OF A RECOGNIZED NATIONAL OR REGIONAL ADVERTISING OR MARKETING CAMPAIGN, THEN THE ENTIRE LOGO IS TO BE CONSIDERED AS PART OF THE SIGN CALCULATION AND THE MAXIMUM SIZE OF AN INDIVIDUAL SIGN ALLOWED IS 1550 SQUARE FEET PROVIDED THAT THE SUM OF ALL SIGNS DOES NOT EXCEED 20% OF AREA OF THE BUILDING ELEVATION. NO "LETTERING" ONLY SIGN SHALL EXCEED 400 SQUARE FEET IN SIZE.
- OUTDOOR DISPLAY AREAS FOR ALL PARCELS SHALL BE PER THE LC ZONING DISTRICT REGULATIONS EXCEPT THAT ON PARCEL 2, ITEMS MAY BE DISPLAYED IMMEDIATELY ADJACENT TO AND WITHIN FIFTEEN FEET OF THE BUILDING OR WITHIN SIDEWALK AREAS. PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES WITH A MINIMUM WIDTH OF 5 FEET OR WITHIN AREAS ON PARCEL 2 ZONED "GC" AND DESIGNATED ON THE SITE PLAN FOR OUTDOOR DISPLAY, SUBJECT TO REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR. THESE AREAS SHALL NOT OCCUPY REQUIRED PARKING SPACES OR IMPEDE TRAFFIC, VEHICULAR AND EMERGENCY CIRCULATION.
- OUTDOOR STORAGE FOR PARCEL 2 SHALL BE LIMITED TO 20% OF THE GROSS FLOOR AREA. OUTDOOR STORAGE ON PARCELS 1 AND 3 THRU 7 SHALL BE PER THE LC ZONING DISTRICT REGULATIONS. WHEN OUTDOOR STORAGE IS WITHIN 200 FEET OF RESIDENTIAL USES, AN 8-FOOT SCREENING WALL SHALL BE REQUIRED. OUTDOOR STORAGE AREAS SHALL BE IDENTIFIED OR DESIGNATED AT THE TIME OF SITE PLAN REVIEW; HOWEVER, STORAGE AREAS MAY BE RELOCATED IF APPROVED ADMINISTRATIVELY. OPEN ROOF AREAS THAT ARE ENCLOSED AND CONTIGUOUS TO THE BUILDING, SUCH AS GARDEN AREAS, SHALL NOT BE CONSIDERED OUTDOOR STORAGE. NO OUTDOOR STORAGE SHALL BE ALLOWED ABOVE THE HEIGHT OF THE SCREENING WALL ALONG THE SOUTHERN 250 FEET OF THE EAST PROPERTY LINE OR THE SOUTH PROPERTY LINE. IN OTHER AREAS, OUTDOOR STORAGE SHALL BE SCREENED BY SCREENING MATERIALS SUCH AS HEAVY BLACK MESH FABRIC ATTACHED TO VINYL COVERED CHAIN LINK MATERIAL FOR ANY STORAGE ABOVE A REQUIRED 8-FOOT MASONRY WALL.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE GROSS FLOOR AREA, OUTDOOR STORAGE, INTERIOR DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE REQUIRED. EVIDENCE OF THE AGREEMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN PREPARED BY A LICENSED KANSAS LANDSCAPE ARCHITECT INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS. A CONSISTENT PALETTE SHALL BE USED THROUGHOUT THE DEVELOPMENT. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED. THE LANDSCAPE BUFFER(S) CAN BE ACHIEVED OFF-SITE BY EASEMENT, PARKING LOT LANDSCAPING AND SCREENING SHALL BE REQUIRED FOR ALL PARCELS AND A DOUBLE ROW OF STAGGERED EVERGREEN TREES PLANTED AT A SPACING TO PROVIDE SOLID SCREENING SHALL BE PLANTED ALONG THE EAST PROPERTY LINE AND EASTERN 200 FEET OF THE SOUTH PROPERTY LINE.
- A MASONRY SCREENING WALL, 6-8 FEET IN HEIGHT (MEASURED ON THE SIDE OF LEAST VERTICAL EXPOSURE ABOVE FINISHED GRADE OF THE MAIN BUILDINGS TO THE TOP OF THE WALL), SHALL BE CONSTRUCTED ALONG THE EAST LINE OF PARCELS 1 AND 2 AND ALONG THE SOUTH LINE OF PARCEL 2 WHERE SHOWN. EXCEPT THAT ON PARCEL 2 THE WALL SHALL BE 8 FEET TALL EXCEPT WHERE IT CONFLICTS WITH THE INGRESS/EGRESS EASEMENT.
- CROSS LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED ON ALL PARCELS TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS. EVIDENCE OF THE AGREEMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. A SITE CIRCULATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT TO DEMONSTRATE SUFFICIENT CIRCULATION SO AS TO AVOID CONFLICTS BETWEEN TRAFFIC FLOW AND PARKING. AN OVERALL SITE CIRCULATION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING DIRECTOR AND TRAFFIC ENGINEER PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT, DEMONSTRATING SMOOTH INTERNAL VEHICULAR MOVEMENTS WITHIN THE CUP. AN INTERNAL DRIVE SHALL BE PROVIDED ALONG THE COMMON BOUNDARY OF PARCEL 1 WITH PARCELS 4-7.
- A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE CUP TO THE SIDEWALKS ON MAIZE ROAD, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.
- ANY MAJOR CHANGES IN THIS COMMUNITY UNIT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
- ACCESS TO MAIZE SHALL BE LIMITED TO 3 OPENINGS AS SHOWN ON THE RECORDED PLAT.
- ALL BUILDINGS IN THE CUP SHALL USE PREDOMINATELY EARTH TONE COLORS. VIVID COLORS ARE LIMITED TO INCIDENTAL ACCENTS. USE OF METAL BUILDING MATERIALS SHALL NOT BE THE PREDOMINATE EXTERIOR BUILDING MATERIAL. BUILDING ELEVATIONS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- BUILDING SETBACKS OF 15 FEET ON INTERNAL PROPERTY LINES, 35 FEET ALONG MAIZE ROAD AND 50 FEET ON THE NORTH PROPERTY LINE TO CORRESPOND TO THE BOUNDARY OF THE DRAINAGE EASEMENT SHOWN FOR THE NORTH PROPERTY LINE AND THE EAST PROPERTY LINE.
- ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

PARCEL DESCRIPTIONS

- PARCEL 1**
USES - ALL USES PERMITTED IN "LC" ZONING DISTRICT EXCEPT THAT THE FOLLOWING USES WILL NOT BE ALLOWED: NIGHT CLUB IN THE CITY; TAVERN AND DRINKING ESTABLISHMENT; WAREHOUSE; SELF-SERVICE; ADULT ENTERTAINMENT; CORRECTIONAL PLACEMENT RESIDENCES; LIMITED AND GENERAL; MICROBREWERY; ANIMAL CARE, GENERAL; BROADCAST/RECORDING STUDIO; KENNEL; HOBBY; BOARDING, BREEDING AND TRAINING; MARINE FACILITY; PAWN SHOP; RECREATIONAL VEHICLE CAMPGROUND; RIDING ACADEMY OR STABLE; SEXUALLY ORIENTED BUSINESS; TATTOO/BODY PIERCING FACILITY; VEHICLE REPAIR, GENERAL; VEHICLE STORAGE YARD; VOCATIONAL SCHOOL; MANUFACTURING, GENERAL; CAR WASH; VEHICLE SALES; AND MANUFACTURING, LIMITED
GROSS AREA - 431,321 s.f.
MAX. BUILDING COVERAGE 129,396 s.f. (30%)
MAX. GROSS FLOOR AREA 172,528 s.f. (40%)
MAX. BUILDING HEIGHT - 45'
MAX. NUMBER OF BUILDINGS - 6
- PARCEL 2**
USES - ALL USES PERMITTED BY RIGHT IN "GC" ZONING DISTRICT FOR THE EAST 550 FEET OF THE PROPERTY AND ALL USES PERMITTED IN "LC" ZONING DISTRICT FOR THE REMAINDER OF THE PARCEL. THE FOLLOWING USES WILL NOT BE ALLOWED IN EITHER ZONING DISTRICT:
SAME "LC" USES PROHIBITED IN PARCEL 1
GROSS AREA - 500,056 s.f.
MAX. BUILDING COVERAGE 150,017 s.f. (30%)
MAX. GROSS FLOOR AREA 200,022 s.f. (40%)
MAX. BUILDING HEIGHT - 45'
MAX. NUMBER OF BUILDINGS - 6
- PARCEL 3**
USES - SAME AS PARCEL 1
GROSS AREA - 64,254 s.f.
MAX. BUILDING COVERAGE 19,276 s.f. (30%)
MAX. GROSS FLOOR AREA 19,276 s.f. (30%)
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 2
- PARCEL 4**
USES - SAME AS PARCEL 1
GROSS AREA - 49,945 s.f.
MAX. BUILDING COVERAGE 14,983 s.f. (30%)
MAX. GROSS FLOOR AREA 14,983 s.f. (30%)
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 1
- PARCEL 5**
USES - SAME AS PARCEL 1
GROSS AREA - 28,215 s.f.
MAX. BUILDING COVERAGE 8,464 s.f. (30%)
MAX. GROSS FLOOR AREA 8,464 s.f. (30%)
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 1
- PARCEL 6**
USES - SAME AS PARCEL 1
GROSS AREA - 29,447 s.f.
MAX. BUILDING COVERAGE 8,834 s.f. (30%)
MAX. GROSS FLOOR AREA 8,834 s.f. (30%)
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 1

1. CUP Adjustment 12/17/2010 to revise parcel configurations of parcels 4-7 from 4 parcels to 3 parcels. Revised sign sizes and locations based on adjusted parcel configurations.

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