

# GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:  
Kansas One-Call 687-2470  
The Contractor must notify the following in case of an emergency:  
A&T 1-800-246-6464  
Black Hills Energy 1-800-694-8989  
City of Wichita Water & Sewer 1-316-219-8921  
City of Wichita Stormwater 1-316-268-4090  
City of Wichita Traffic 1-316-268-4034  
Cox Communications 1-888-249-3530  
Kansas Gas Service 1-888-482-4950  
Westar Energy 1-800-544-4857
- Utility service lines, poles, valve boxes, meters, and etcetera 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. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain 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.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- The Engineering Division shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades by the contractor.
- The Contractor shall notify the consultant engineer and Tom Mason with the City at 316-268-4574 with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic is impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at [traffic@wichita.gov](mailto:traffic@wichita.gov) before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are U.S.G.S. Datum (NAVD 88).
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- Any sidewalk, drive approach, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- City maintenance of storm sewer ends at the last structure in the easement or right-of-way.
- A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat top of the mound shall be 0.4 foot below the top to the manhole.
- Contractor shall limit the extend of trench open overnight and weekends to less than 50 feet.
- The inspecting firm shall submit to the City Stormwater Maintenance Division a digital copy of the CCTV inspection of the conduits and structures following construction. The digital file formation shall be compatible with the City input template. A copy of the template is available upon request at 316-268-4090.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractor's expense.
- Contractor shall provide positive drainage away from all manhole covers.
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.
- Structure location coordinates are to the center of structure and are to be located with a coordinate datum per the provided control points.

# STORM SEWER IMPROVEMENTS to serve **BROOKINGS BY-PASS 2ND/MAA 2ND ADD.**

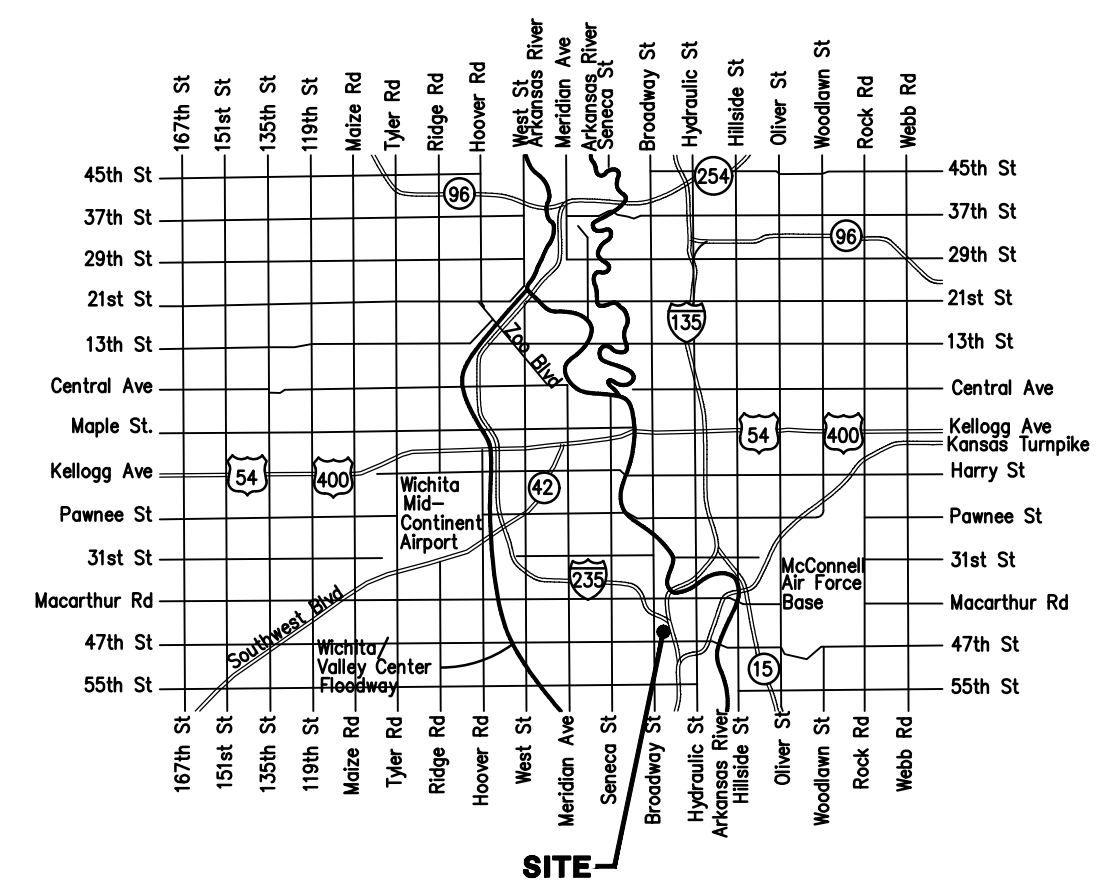
4520 S. SANTA FE STREET  
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
Project Number  
0492 PPD (133119)

## Sheet Index

Title Sheet	1
Line 1	2-3
Line 2	4
Erosion Control/Grading Plan	5
Copy of Plats	6-7

SWS Details SW-101, SW-111, SW-201 and  
Erosion Control Details available at City of  
Wichita web site at  
[http://www.wichita.gov/PWU/  
StandardsConstruction/Forms/  
WebPageStandardsConstruction.aspx](http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx)



Vicinity Map

## Stormwater Narrative & Certification

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

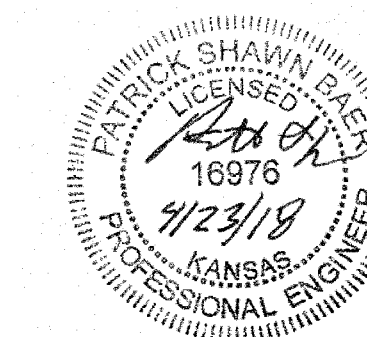
**Water Quality Treatment:** This site will apply for enrollment in Offsite BMP Program.  
WQV = 11,414 ft<sup>3</sup> (eq. 4-24)

ERU Plan:	Redev.	New
Area	Imperv.	Imperv.
(ft <sup>2</sup> )	(ft <sup>2</sup> )	(ft <sup>2</sup> )
159,510	15,927	117,816

**Detention & Downstream Channel Protection:** Per the approved Drainage Plan for MMA 2nd Addition, this location's relative size and location on the adjacent channel meets the guidelines for the 10% rule and will not require detention. **BMPs used for this development are:** Offsite BMP program(post), Area Inlet & Silt Fence BMP (const.).

## Water Quality Treatment

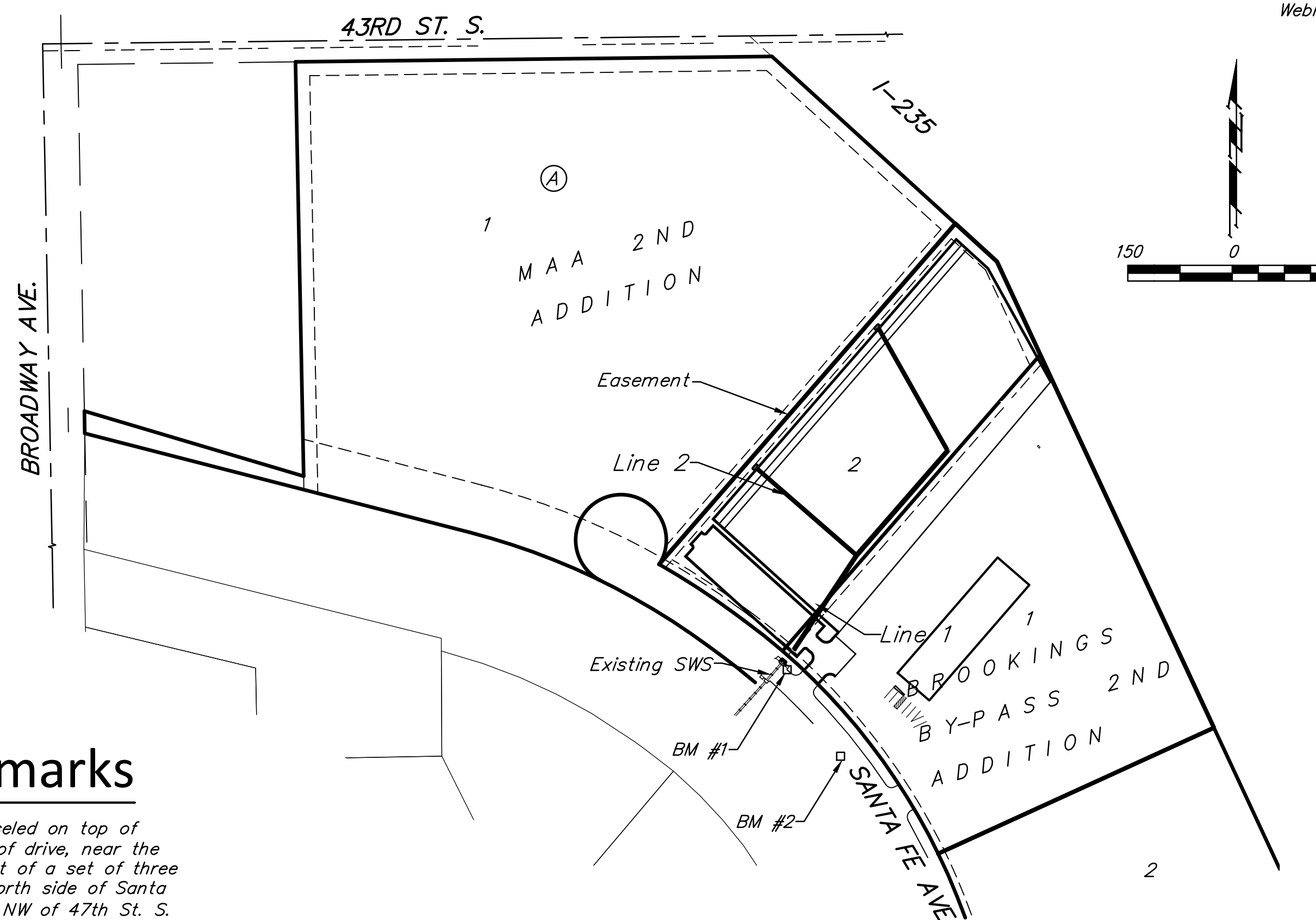
Basin #	Weighted Volumetric Runoff Coef. (R <sub>w</sub> ) (eq. 4-24*)										WQ, ft <sup>3</sup> eq. 4-25*
	Undist.	Dist.	Red. Imp.	New Imp.	Total Area	U	D	Redev. I	I	R <sub>w</sub>	
	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	%	%	%	%	%	
Basin to Pond	0	25,767	15,927	117,816	159,510	0.000	0.032	0.028	0.702	0.7340	11,708



## Benchmarks

BM #1: "□" chiseled on top of curb, west side of drive, near the southeasternmost of a set of three curb inlets on north side of Santa Fe Ave., ~1860' NW of 47th St. S.  
N: 1,658,962.69, E: 1,651,097.38  
Elev. = 1,272.44 NAVD88

BM #2: Benchmark on south side of Santa Fe Ave., ~1700' NW of 47th St. S.  
N: 1,658,838.55, E: 1,651,174.09  
Elev. = 1,272.97 NAVD88



APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS ENGINEERING  
AND STORMWATER DIVISION

Engineering *Julianne Kallman* 4-24-18  
Stormwater *Joe Hilde* 5-14-18

NOTE TO CONTRACTORS

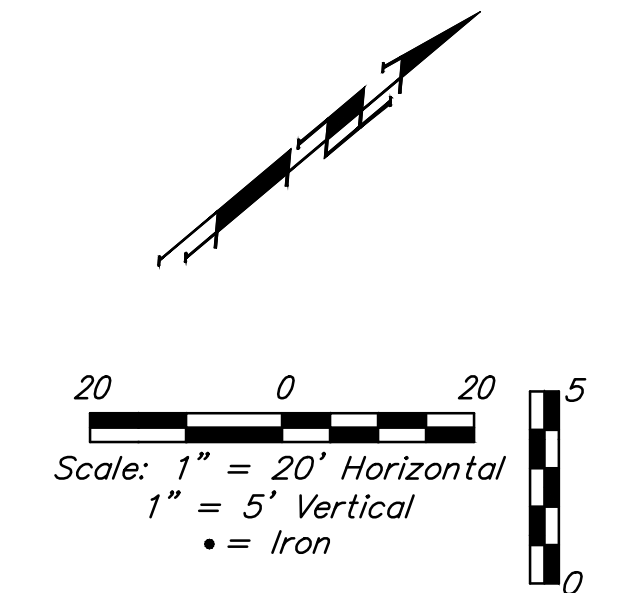
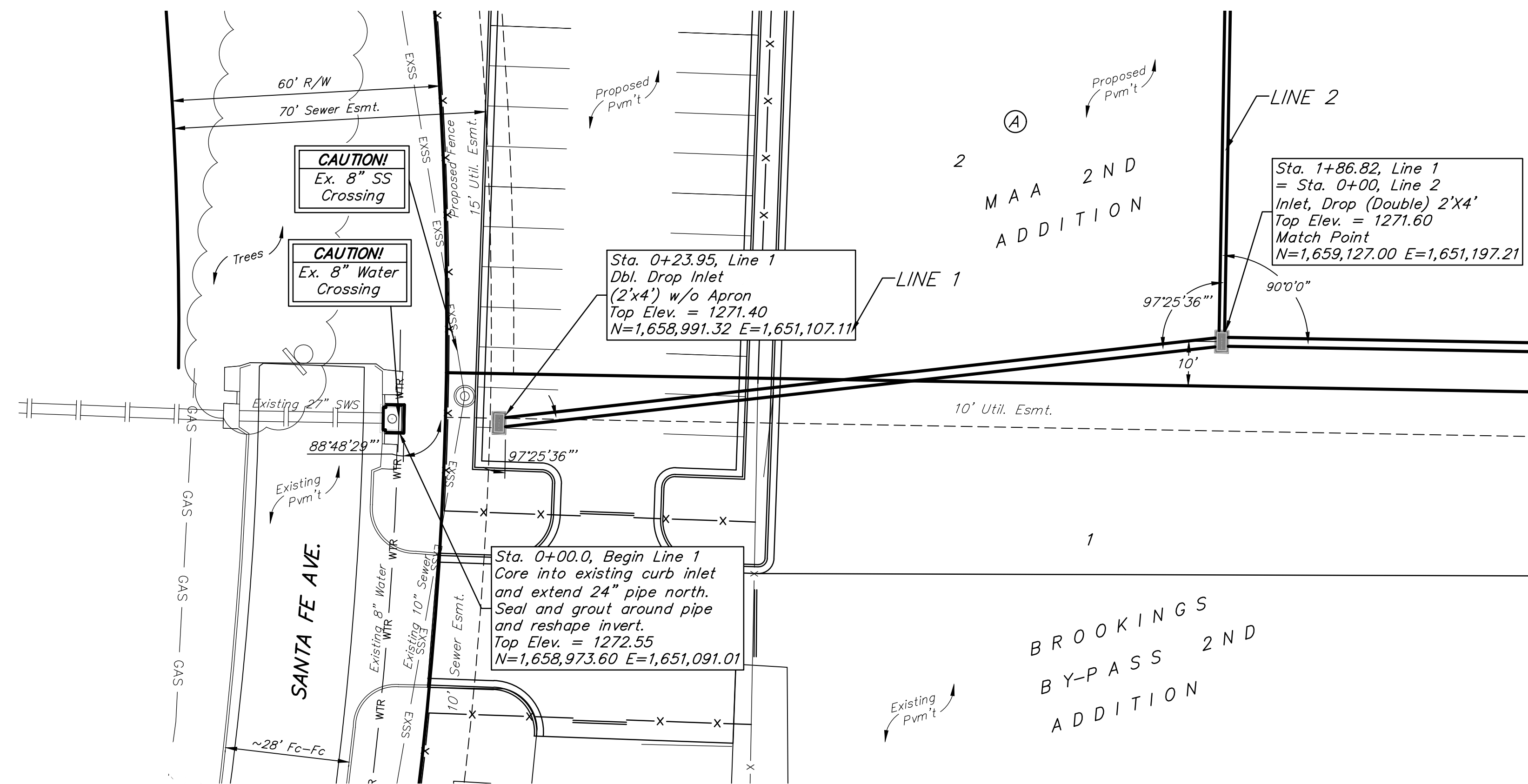
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions. (on file and available at Wichita.gov).

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

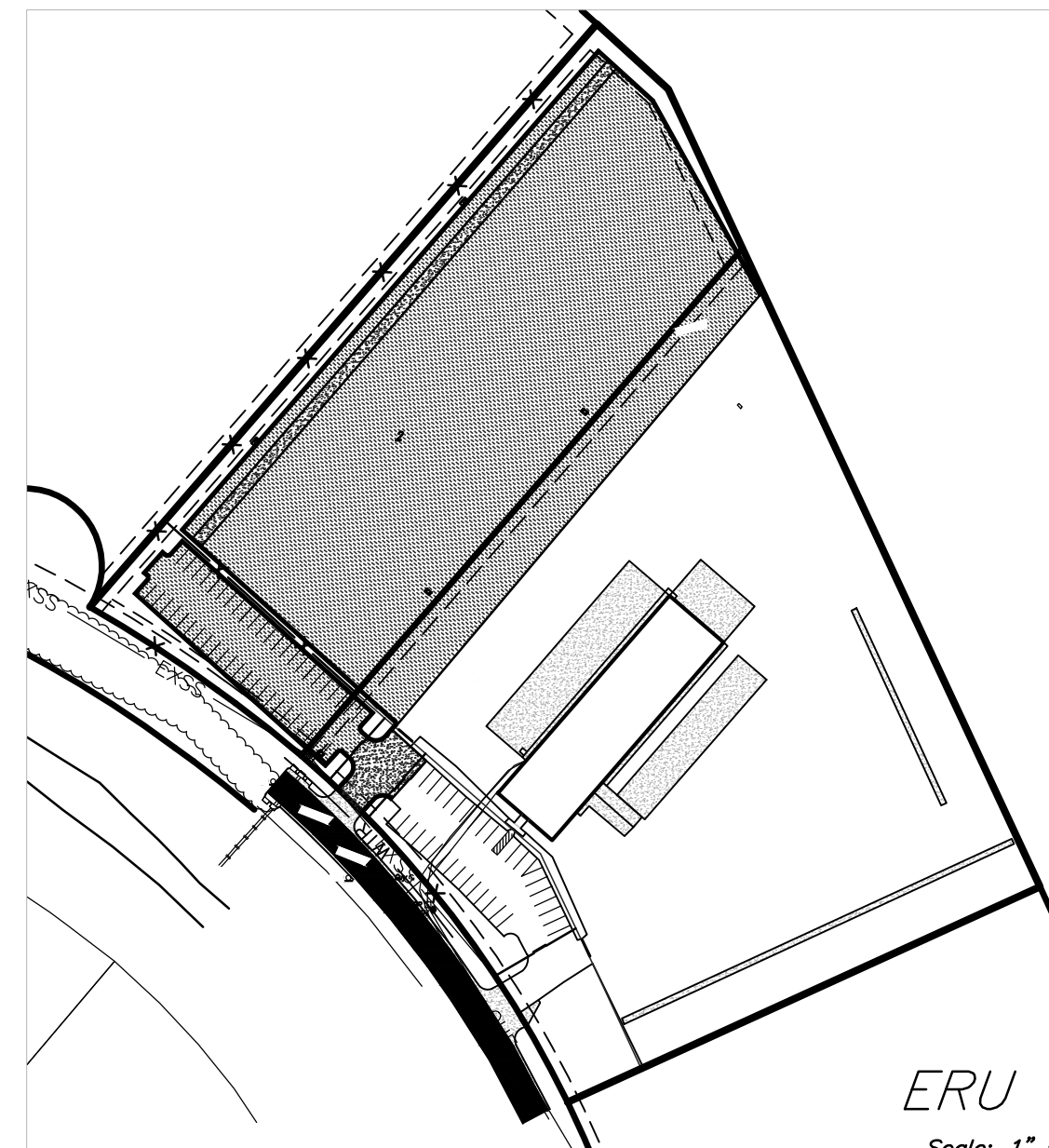
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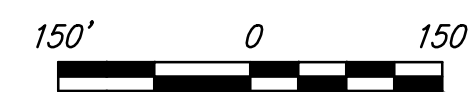
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ERU Plan for Old Dominion Trucking

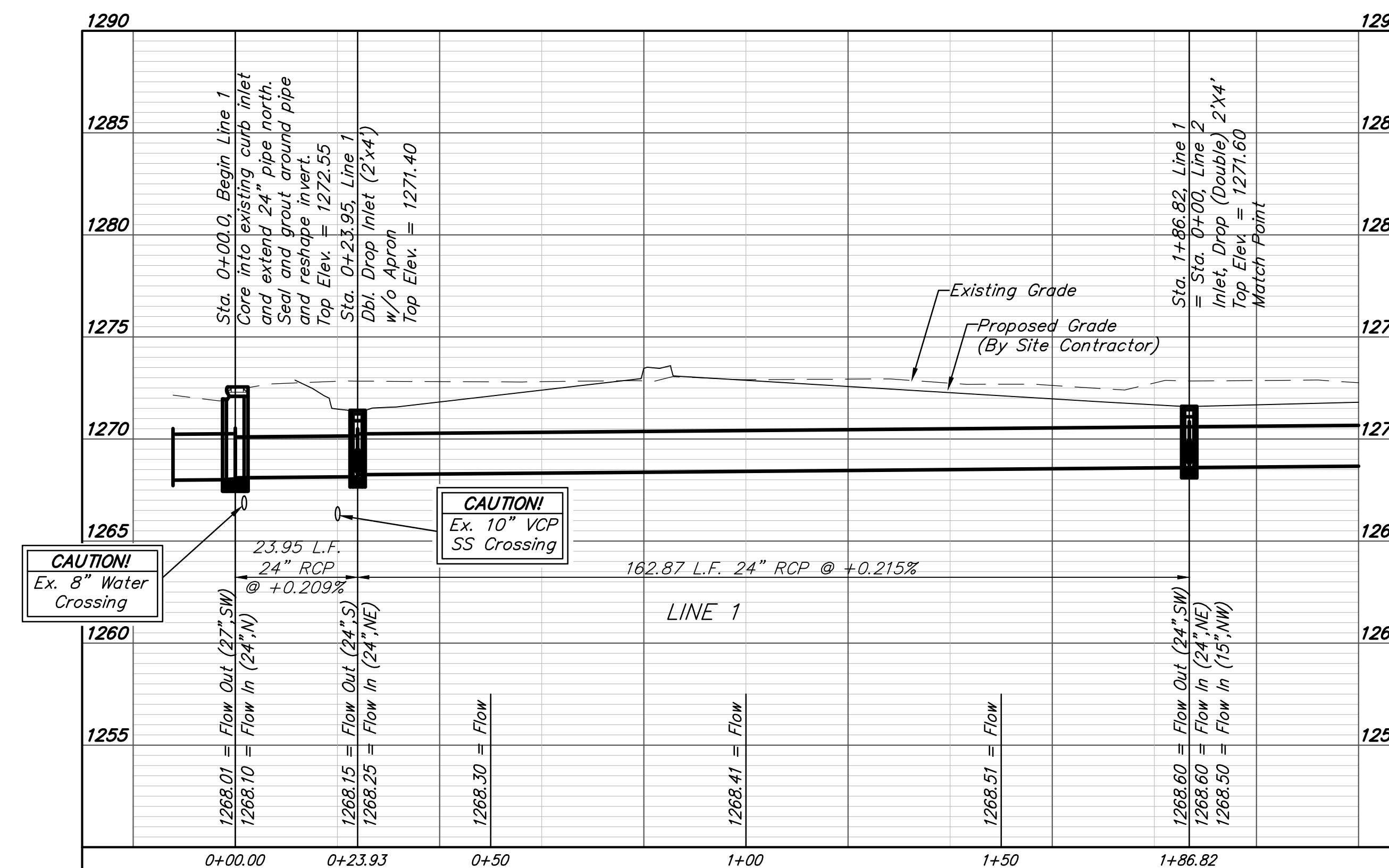


ERU PLAN  
Scale: 1" = 150'-0"



ERU Plan:	Redev.	New	Total
Area	Imperv.	Imperv.	Imperv.
(ft <sup>2</sup> )	(ft <sup>2</sup> )	(ft <sup>2</sup> )	(ft <sup>2</sup> )
159,510	15,927	117,816	311,979

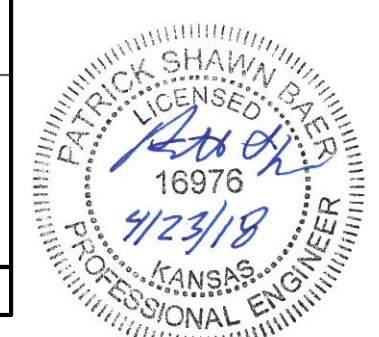
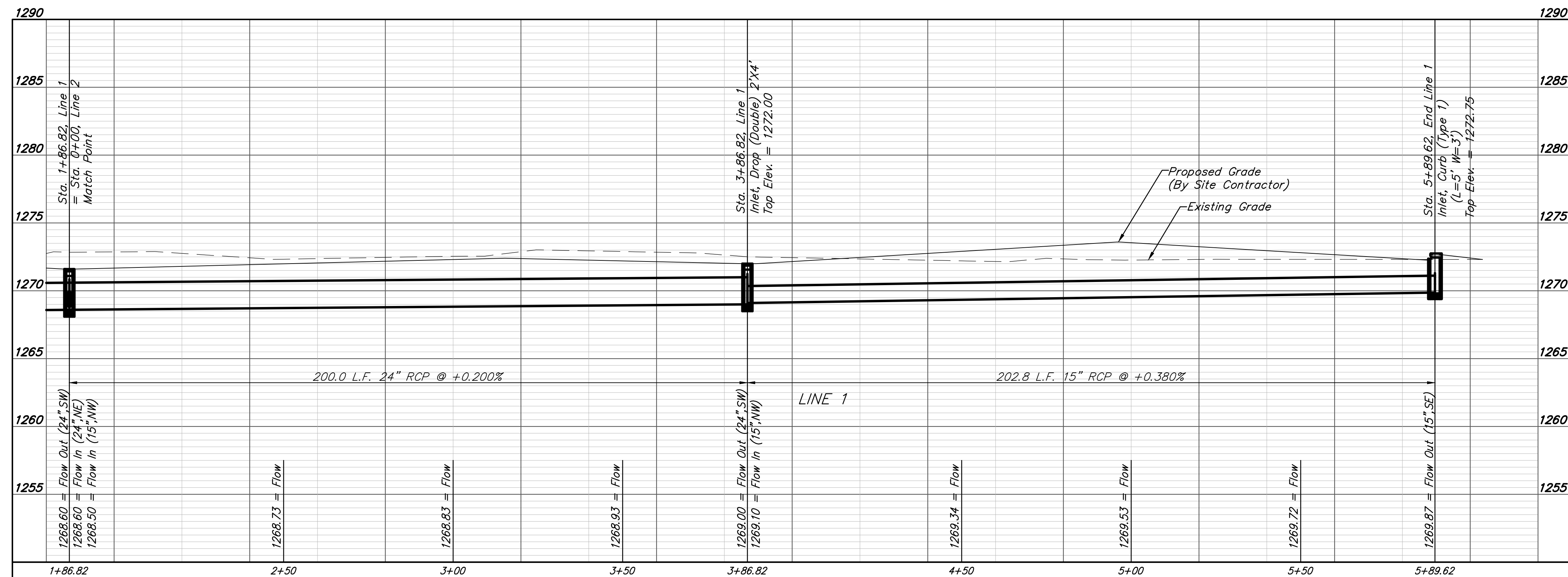
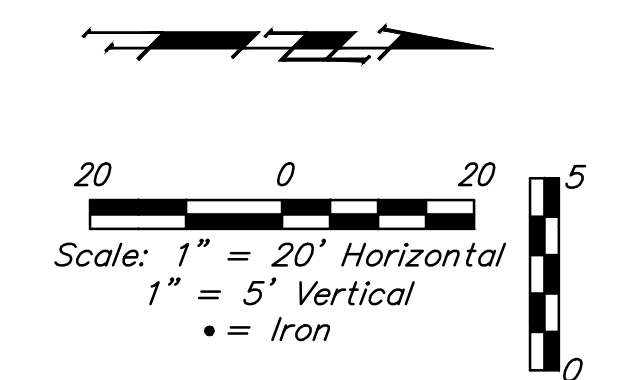
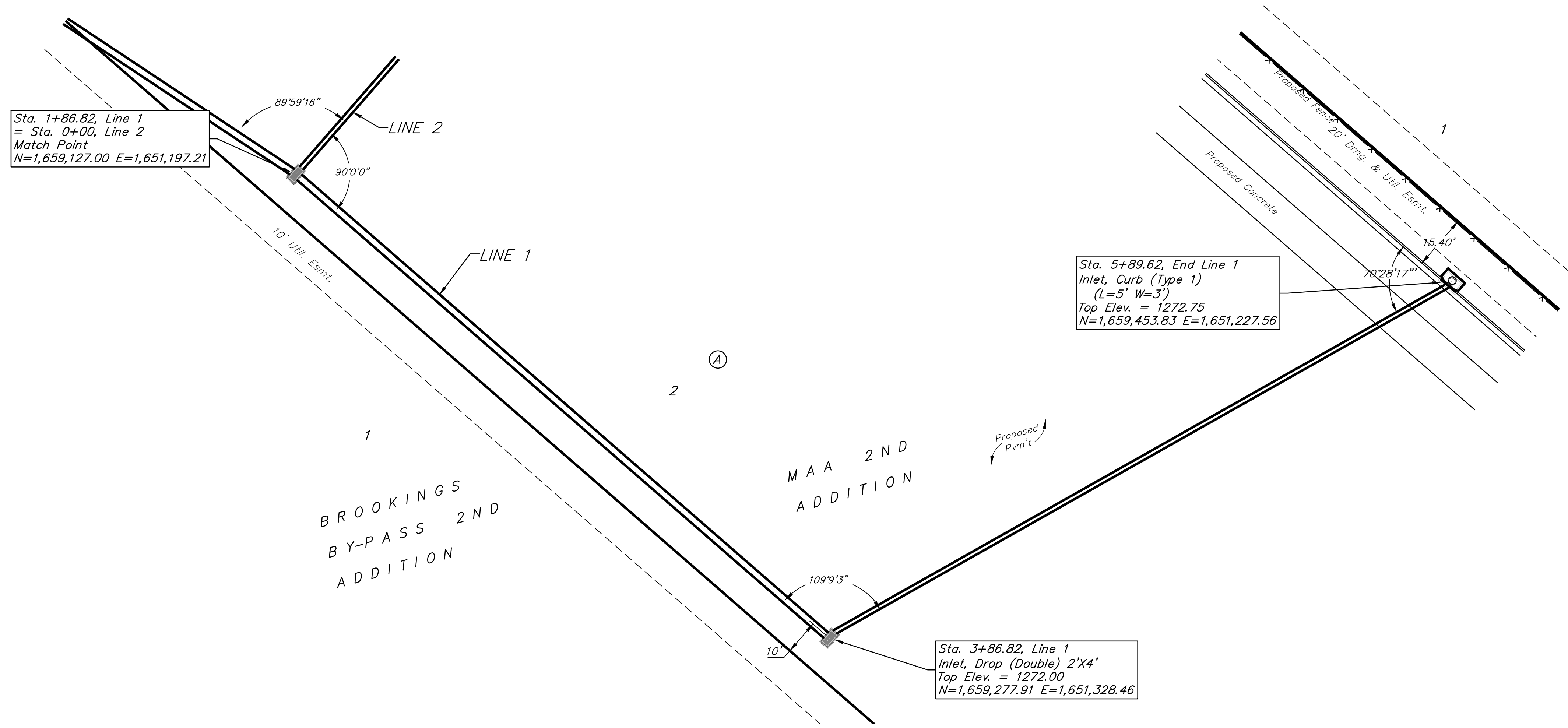
Area: 357,192 ft<sup>2</sup> ≈ 8.2 Acres  
 Area Disturbed: 159,510 ≈ 3.7 Acres  
 Redeveloped Imp. 15,927 ft<sup>2</sup>  
 New Imp./ Area: 117,816 ft<sup>2</sup>  
 Total Imp. Area 311,979 ft<sup>2</sup>



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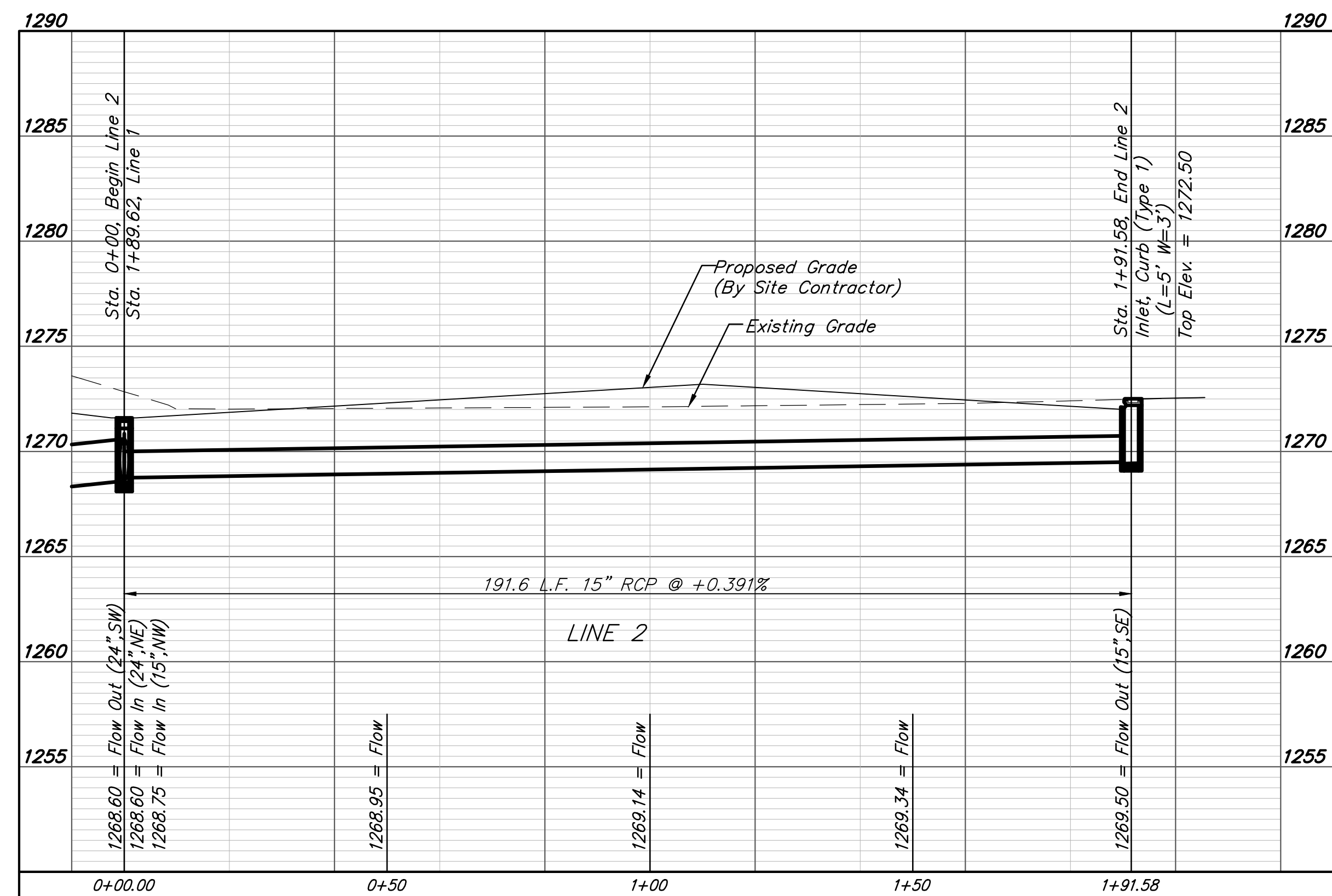
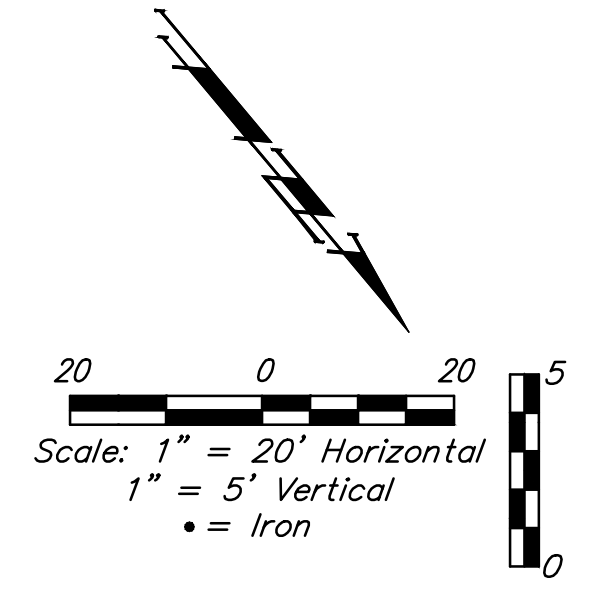
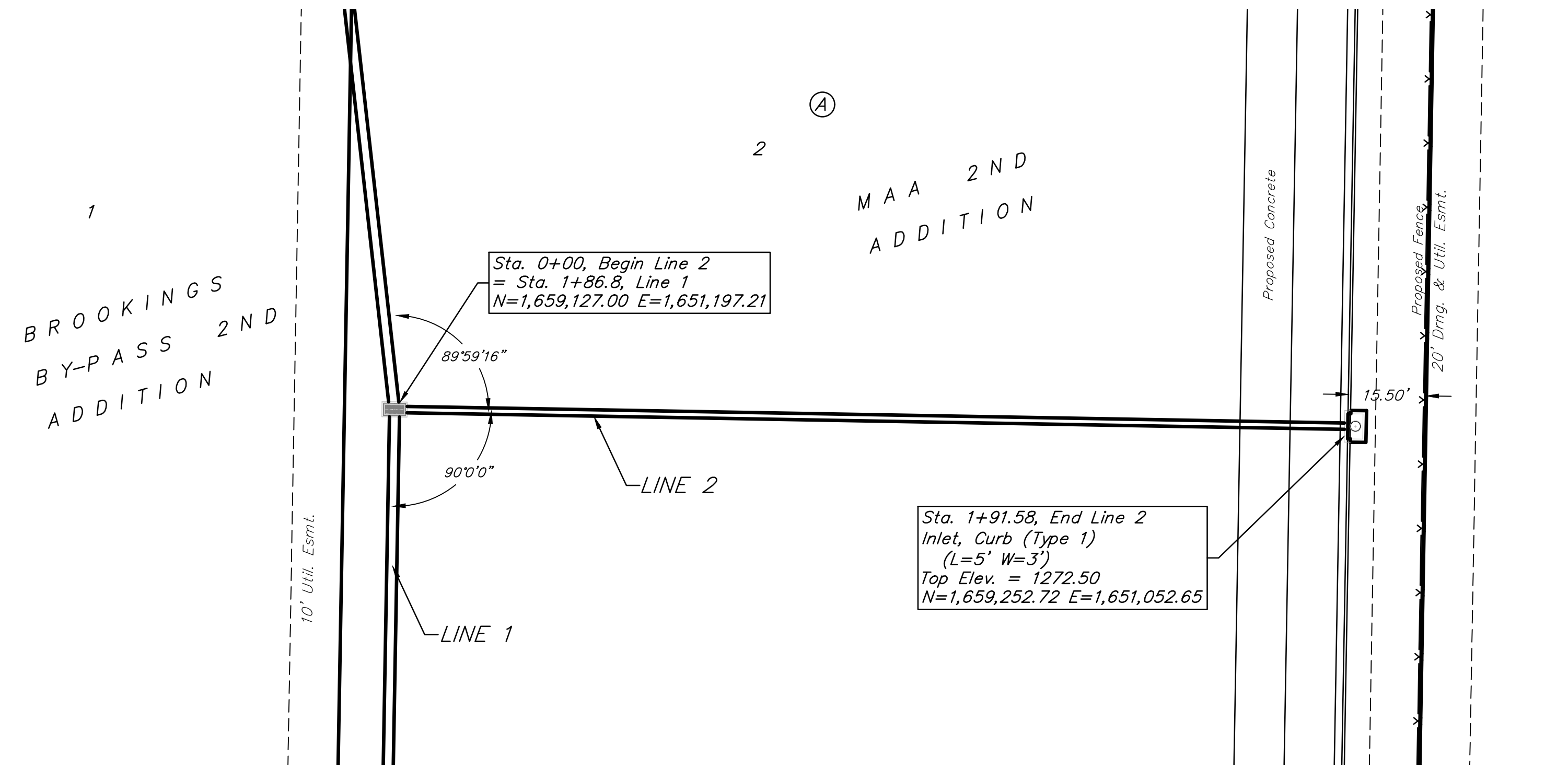
BM #2: Benchmark on south side of Santa Fe Ave., ~1700' NW of 47th St. S. N: 1,658,838.55, E: 1,651,174.09 Elev. = 1,272.97 NAVD88



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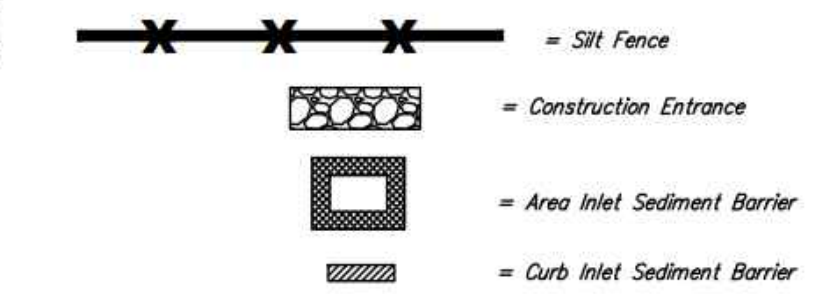
**LEGAL DESCRIPTION**

Part of Lot 1, Brookings By-pass 2nd Addition  
 Lot 2 Block A, MAA 2nd Addition

**SITE INFORMATION**

Total Area: 357,192 sq. ft. (±8.2 acres)  
 Disturbed Area: 159,510 sq. ft. (±3.7 acres)  
 Ex. Impervious: 341,265 sq. ft. (±7.8 acres)  
 Ex. Impervious Replaced: 15,927 sq. ft. (±0.4 acres)  
 Added Impervious: 117,816 sq. ft. (±2.7 acres)  
 Total Impervious Area: 443,154 sq. ft. (±10.2 acres)

**EROSION CONTROL LEGEND**



**BENCHMARKS**

**BENCHMARK #1:** "chiseled on top of curb, west side of drive  
 E: 1,651,097.5819  
 N: 1,658,962.6925  
 Z: 1,272,442 NAVD88

**BENCHMARK #2:** south side of drive  
 E: 1,651,174.0940  
 N: 1,658,838.5450  
 Z: 1,272,965 NAVD88

**EROSION CONTROL NOTES**

- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (See #11).
- All exposed areas shall be seeded as specified within 21 days of final GRADING. Seed is to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by an site inspection.
- Land disturbing activities shall not commence until approval to do so has been disturbed by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nighttime, the pipe ends shall be covered with filter fabric.
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded, fertilized, and mulched.
- This SWPP Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- An NPDES Permit Application has been submitted for this property. A copy of this application must be kept at the job site for the duration of the construction process.
- The Contractor is not allowed to import or export soil from this site. See site plans for stock pile requirements for this site.
- Contractor is responsible to maintain existing temporary and permanent erosion control measure during construction. If the existing channels have evidence of erosion, contractor is to restore channel to proposed grades and install curlex type I TRM to maintain channel until permanent vegetation is establish.



**Baughman Company, P.A.**  
 4520 South Santa Fe Street, Wichita, KS 67216  
 1018 S. WALSH, SUITE 201, WICHITA, KS 67202  
 315 ELLIS ST., WICHITA, KS 67202  
 1018 S. WALSH, SUITE 201, WICHITA, KS 67202  
 315 ELLIS ST., WICHITA, KS 67202  
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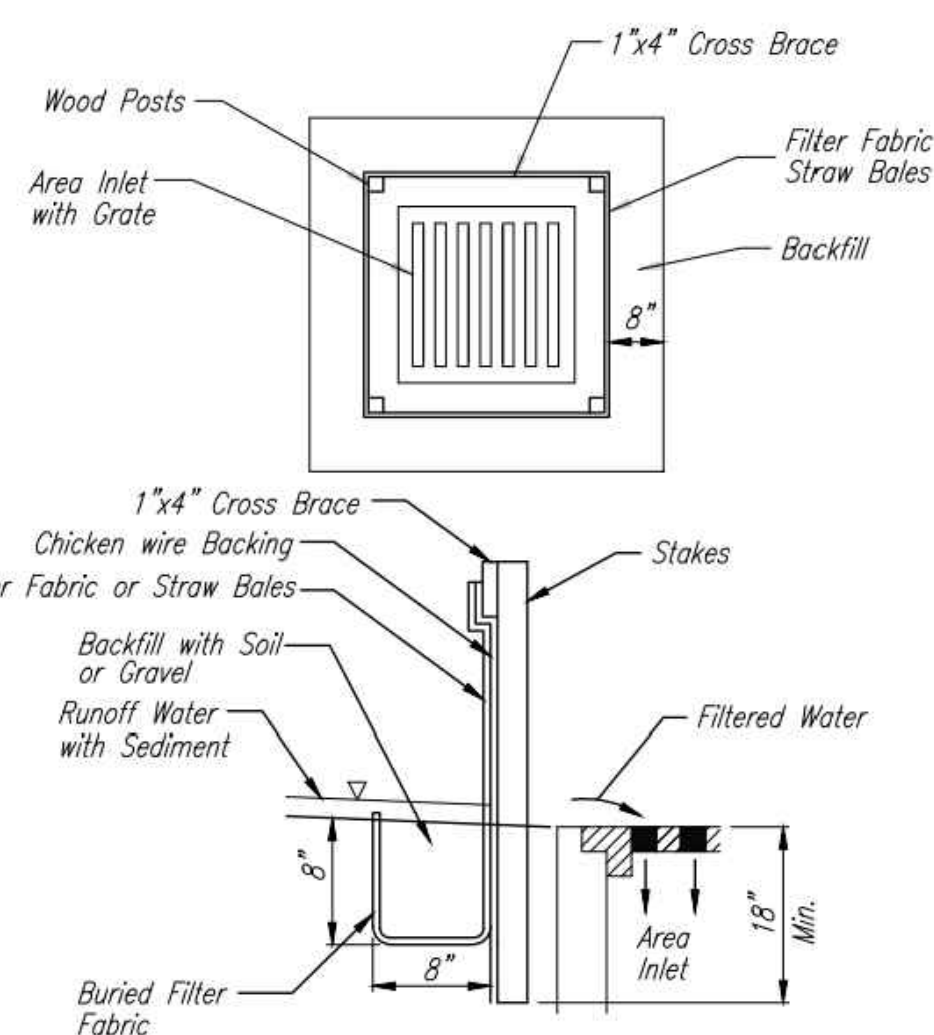
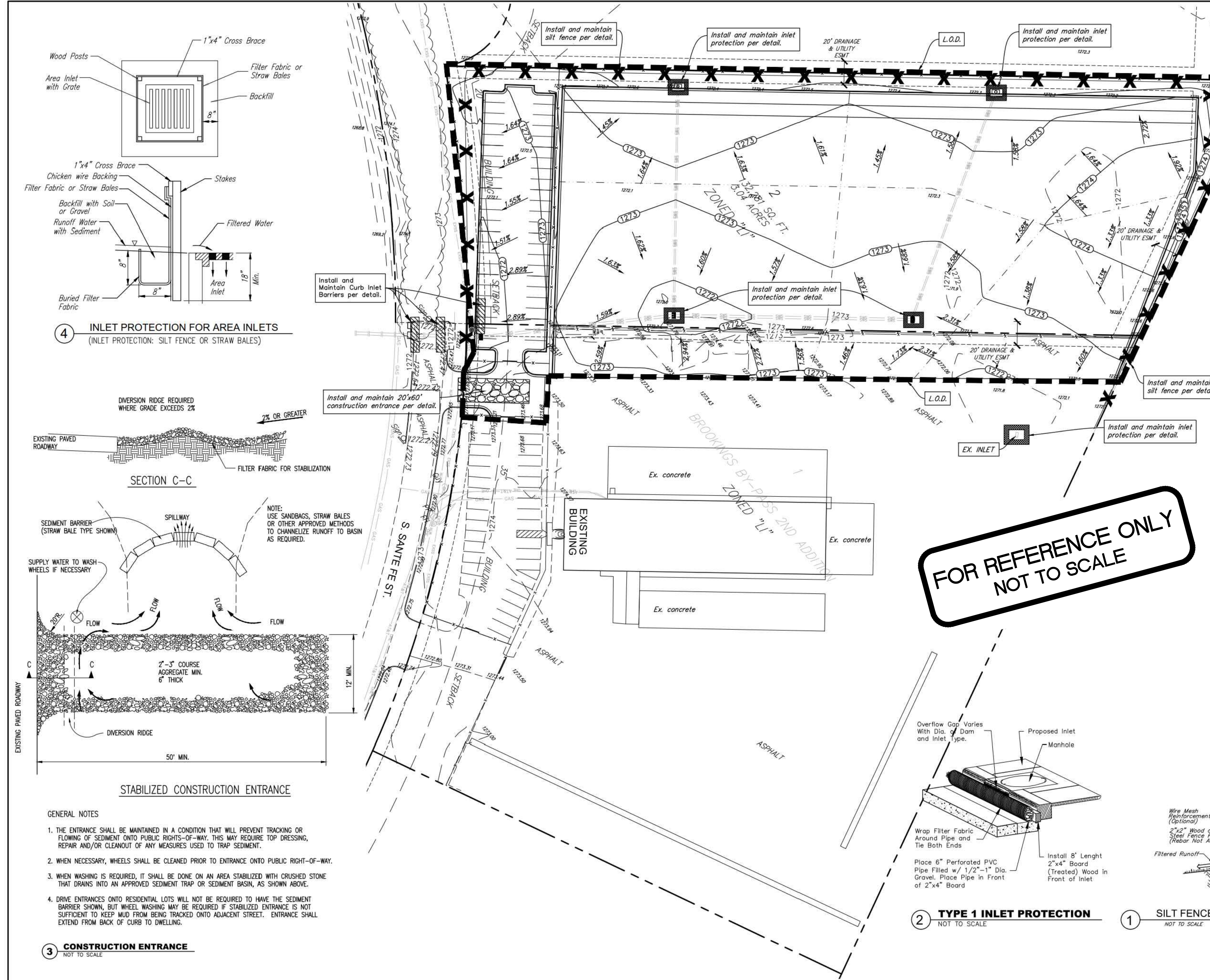
**4520 South Santa Fe Street, Wichita, KS 67216**  
**SITE DIMENSION & EROSION CONTROL PLAN**  
**PROPOSED PARKING EXPANSION**

4520 South Santa Fe Street, Wichita, KS 67216  
 1018 S. WALSH, SUITE 201, WICHITA, KS 67202  
 315 ELLIS ST., WICHITA, KS 67202  
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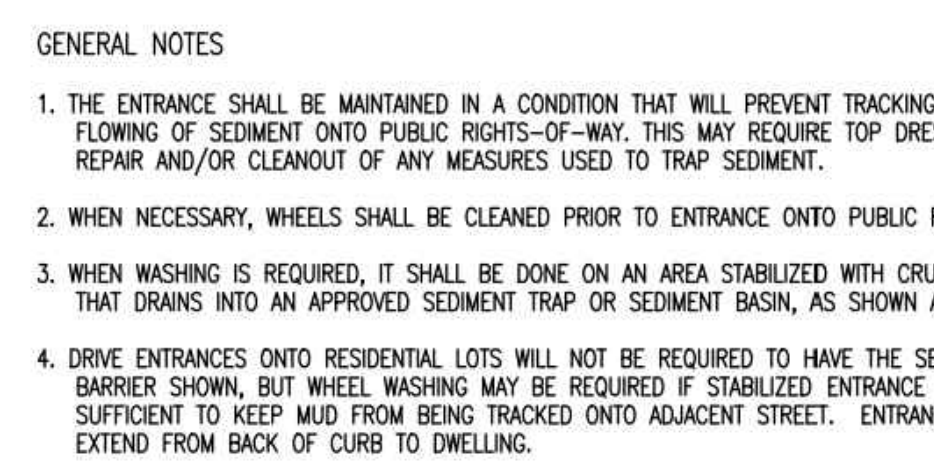
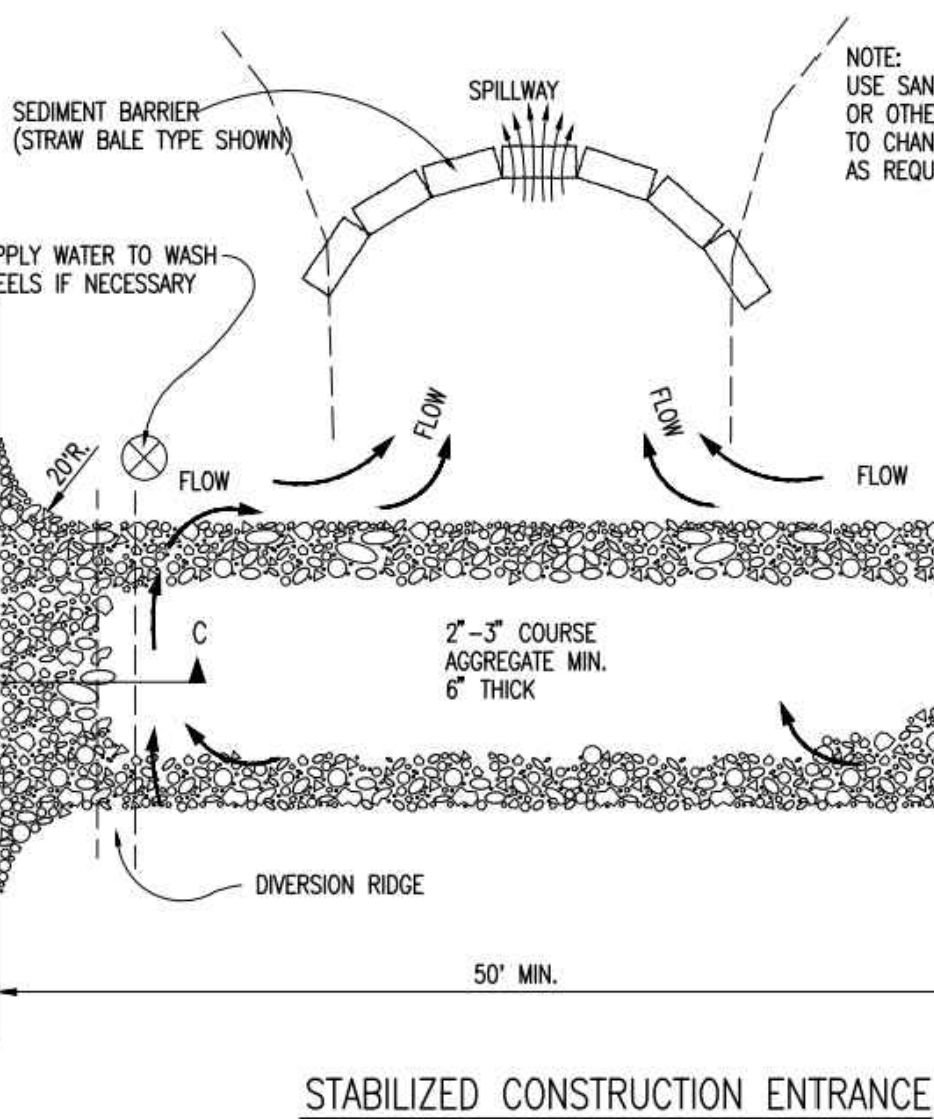
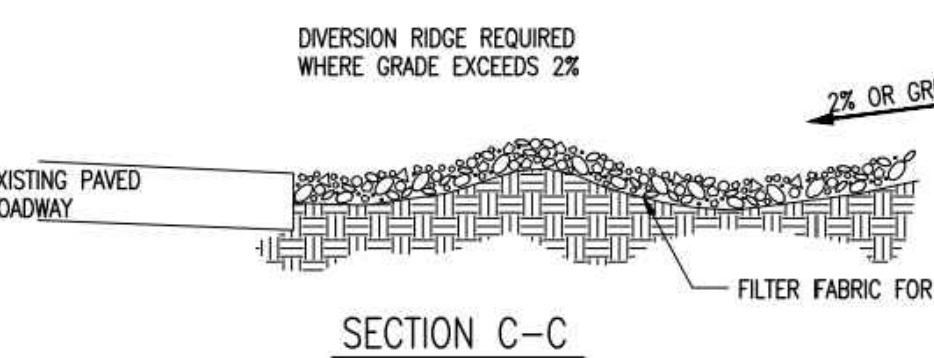
**BAUGHMAN COMPANY**  
 315 Ellis St. Wichita, KS 67202  
 Phone: 316-262-7271  
 Fax: 316-262-7272  
 Email: info@baughmanco.com  
 Website: www.baughmanco.com

**Lot 2, MAA 2nd Addition**  
**Reference Copy of**  
**Erosion Control Plan**  
**Stormwater Improvement**

SHEET 5 OF 7



**1 INLET PROTECTION FOR AREA INLETS**  
 (INLET PROTECTION: SILT FENCE OR STRAW BALES)



**GENERAL NOTES**

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
- DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

**3 CONSTRUCTION ENTRANCE**  
 NOT TO SCALE

**FOR REFERENCE ONLY**  
**NOT TO SCALE**

**EROSION CONTROL PLAN**  
 Scale 1" = 40'-0"





LI-E 1-H

# BROOKINGS BY-PASS 2ND. ADDITION

WICHITA, KANSAS.

This plat of "BROOKINGS BY-PASS 2ND. ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 25th day of May 1978.

*Margaret Taylor* Chairman  
*Robert A. Latin* Secretary

This plat approved and all dedications shown herein accepted by the Board of Commissioners of the City of Wichita, Kansas, this 14th day of October 1978.

*Connie A. Burtner* Mayor  
*Ronald C. Birkbeck* City Clerk

This plat approved and all dedications shown herein accepted by the Board of Commissioners, Sedgwick County, Kansas, this 14th day of October 1978.

*Mark R. White* Chairman  
*John H. Hale* Commissioner  
*Dorothy K. White* County Clerk

Entered on transfer record this 9th day of October 1978.

*Dorothy K. White* County Clerk

This is to certify that this plat was filed for record in the office of the Register of Deeds this 9th day of October 1978, at 1 o'clock P.M.; and is duly recorded.

*Beth F. Mc Cart* Register of Deeds  
*Annelle Leach* Deputy

This is to certify that this plat was acknowledged before me this 4th day of August 1978, by D. E. Shively, Vice-President, Santa Fe Trail Transportation Company.

*Mark R. Shively* Notary Public

State of Kansas ss. Sedgwick County ss. We, the undersigned, do hereby certify that we have surveyed and plotted "BROOKINGS BY-PASS 2ND. ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the SW 1/4 of Sec. 16, T4P. 28-S. R. 16E, Sedgwick County, Kansas, beginning at a point on the westerly right-of-way of Interstate Highway No. 235, Range 1, East of the south line of said SW 1/4, thence southeasterly along said highway right-of-way 381.12 feet, thence southerly with a deflection to the right of 201°25'38" and continuing along said highway right-of-way 173.08 feet to a point 675 feet north of the south line of said SW 1/4, thence west parallel with the south line of said SW 1/4 561.26 feet to the east line of the Riverside Drainage Ditch (Case #83947); thence north-westerly with a deflection to the right of 140°00' a distance of 140.00 feet to a curve having a radius of 856.36 feet; thence northwesterly and westerly along said curve, a distance of 461.71 feet; thence northeasterly, 424.91 feet to a point on the westerly right-of-way of Interstate Highway No. 235, said point being 1079.89 feet north-westerly from the point of beginning; thence south-easterly along said highway right-of-way, 1079.89 feet to beginning.

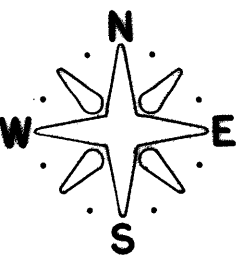
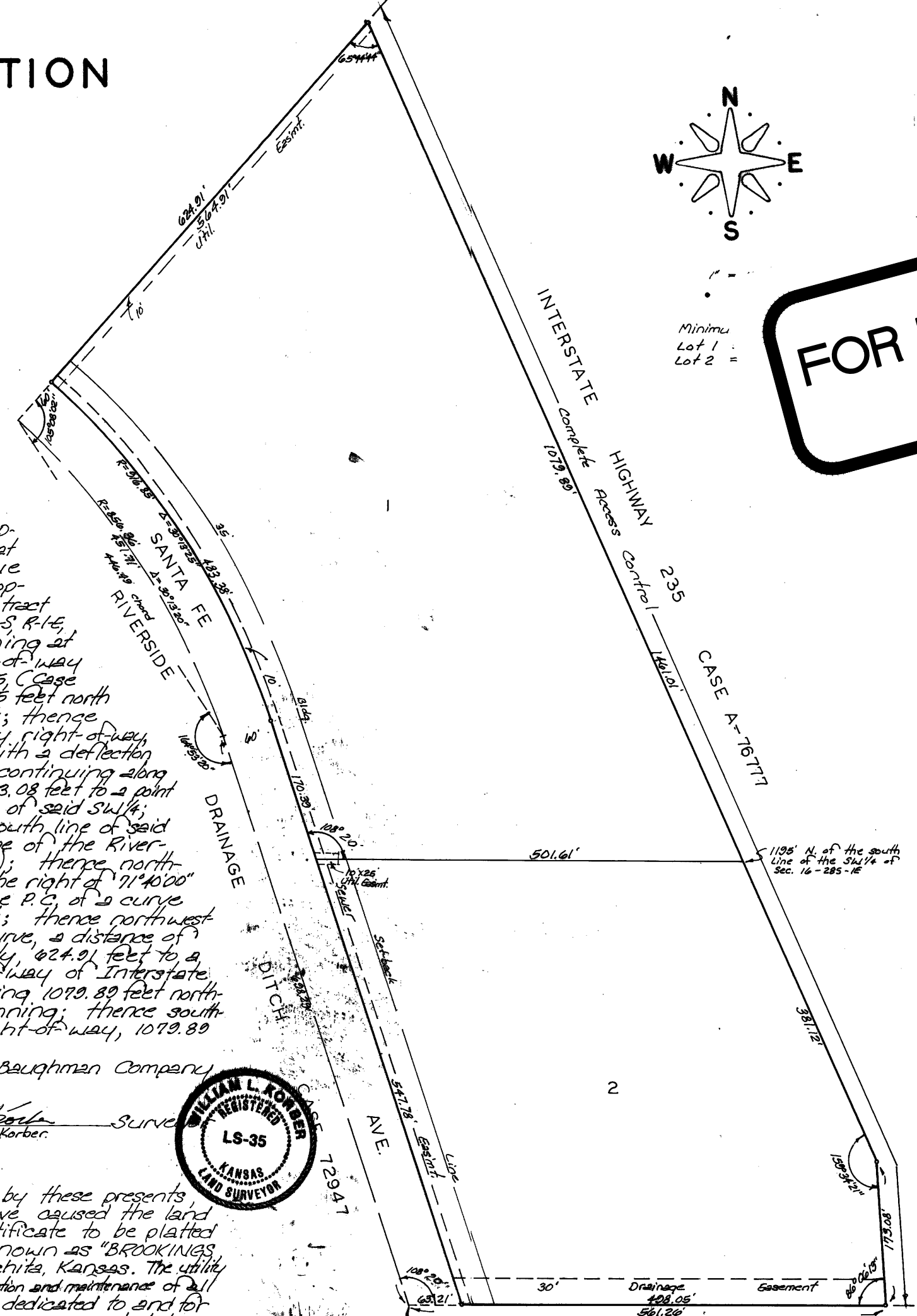
8/2/78  
*William L. Porter* Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into lots and a street to be known as "BROOKINGS BY-PASS 2ND. ADDITION", Wichita, Kansas. The utility easements are hereby granted for the construction and maintenance of public utilities. The street is hereby dedicated to and for the use of the public. Complete Access Control to Interstate Highway No. 235 is as granted in Case # 76777. All buildings shall be constructed below a minimum and elevation of 520 City Datum on Lot 2.

*Fred W. Reust* and *A. Jane Reust*  
The Santa Fe Trail Transportation Company  
*D. E. Shively* Vice-President

State of Kansas ss. Sedgwick County ss. The foregoing instrument was acknowledged before me this 4th day of August 1978, by Fred W. Reust and A. Jane Reust, his wife.

*Mark R. Shively* Notary Public



**FOR REFERENCE ONLY  
NOT TO SCALE**

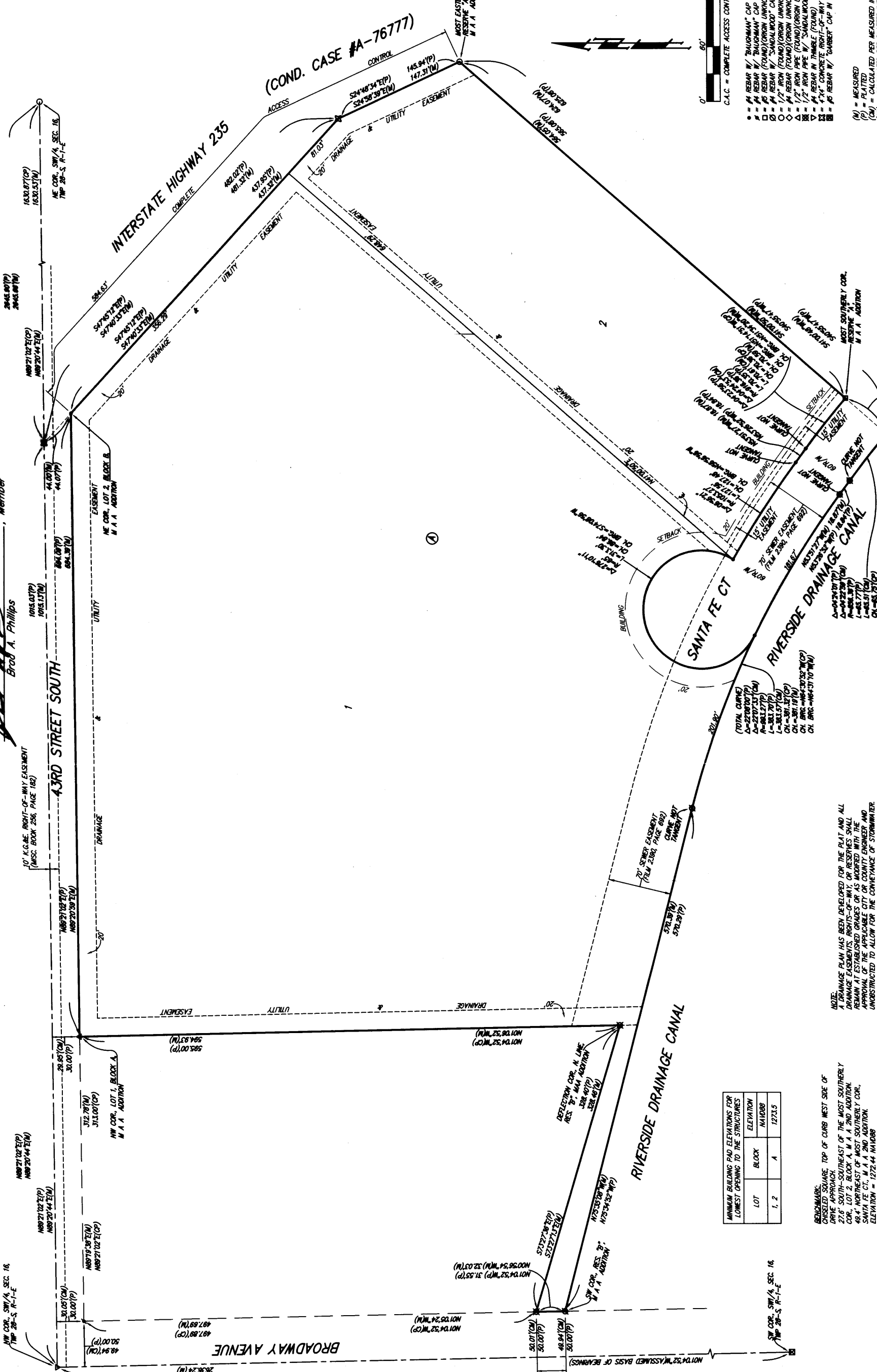
## M A A 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas ss. Sedgwick County ss. We, the undersigned, do hereby certify that we have surveyed and plotted "M A A 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the SW 1/4 of Sec. 16, T4P. 28-S. R. 16E, Sedgwick County, Kansas, beginning at a point on the westerly right-of-way of Interstate Highway No. 235, Range 1, East of the south line of said SW 1/4, thence southeasterly along said highway right-of-way 381.12 feet, thence southerly with a deflection to the right of 201°25'38" and continuing along said highway right-of-way 173.08 feet to a point 675 feet north of the south line of said SW 1/4, thence west parallel with the south line of said SW 1/4 561.26 feet to the east line of the Riverside Drainage Ditch (Case #83947); thence northwesterly with a deflection to the right of 140°00' a distance of 140.00 feet to a curve having a radius of 856.36 feet; thence northwesterly and westerly along said curve, a distance of 461.71 feet; thence northeasterly, 424.91 feet to a point on the westerly right-of-way of Interstate Highway No. 235, said point being 1079.89 feet northwesterly from the point of beginning; thence southeasterly along said highway right-of-way, 1079.89 feet to beginning.

The undersigned, have caused the land in the surveyors certificate to be plotted into lots, a block, and a street, to be known as "M A A 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of public utilities. The street is hereby dedicated to and for the use of the public. Complete Access Control to Interstate Highway No. 235 is as granted in Case # 76777. All buildings shall be constructed below a minimum and elevation of 520 City Datum on Lot 2.

My Comm. Exp. 4/1/80  
*Mark R. Shively* Notary Public

*Michael C. Gandy* Surveyor



LOT	AREA	BEARING
1	1.2	4
2	1.2	4
3	1.2	4
4	1.2	4
5	1.2	4
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99	1.2	4
100	1.2	4

BAUGHMAN COMPANY  
315 Ellis St. Wichita, Kansas 67202  
Phone: 268-1111 Fax: 268-7771  
www.baughmanco.com

Lot 2, M A A 2nd Addition  
Copy of Plat  
Stormwater Improvement