

LEGAL DESCRIPTION:

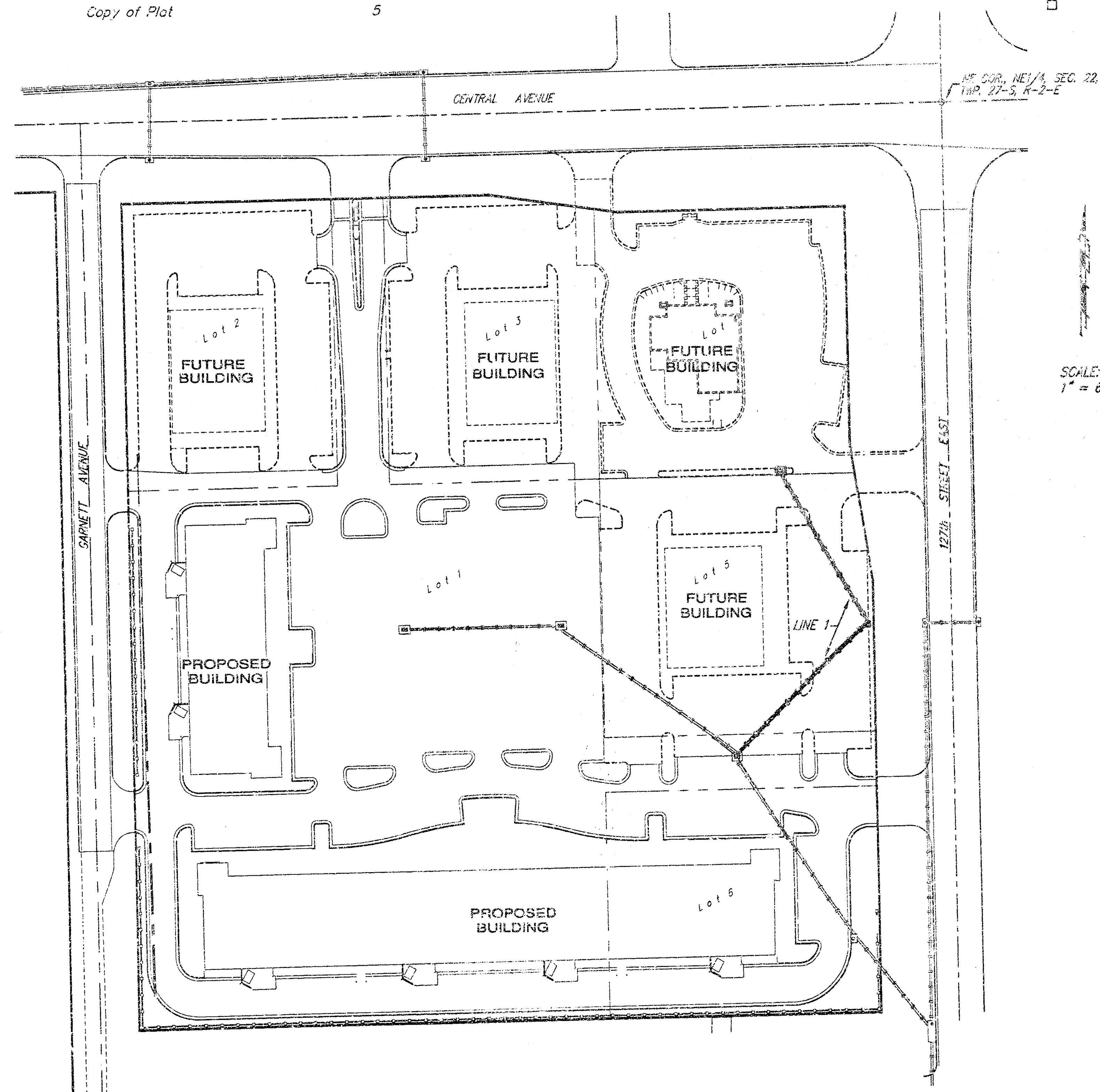
Lot 4-5, 127th Retail Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

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

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STORM WATER SEWER TO SERVE 127TH RETAIL ADDITION

Lots 4-5

Private Project Number

1187 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

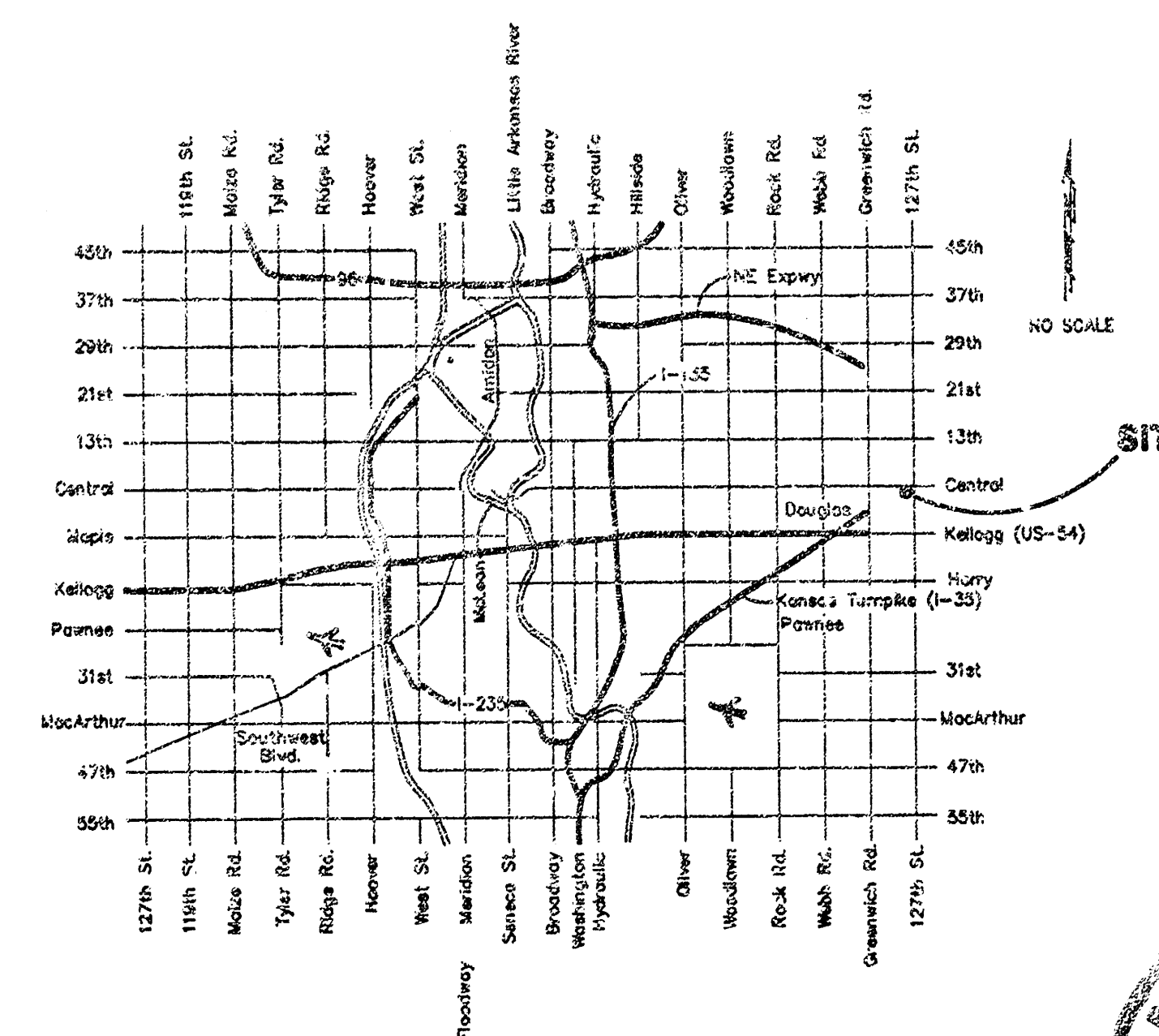
June 2001

General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cox Communications 252-4270
Kansas Gas Service Company 383-8500
Kansas Gas & Electric Company 383-8550
Peoples Gas Company 942-7600
Southwestern Bell Telephone Company 1-571-2811
City of Wichita Water Department 263-4908
City of Wichita Sewer Department 268-4071
- Utility service lines, poles, valve boxes, meters, et cetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor, or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans represent the best information obtainable for design and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- All disturbed areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 82 lb./1000 Sq. Ft. Mulch shall be "patted" with rakes or punched into soil to reduce loss due to wind.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable; call 268-4418 for details. Repair costs to be paid prior to release of sewer service if sewer service is affected. Contractor shall obtain permit prior to construction.

AS-BUILT

Date 6/2/01
Signed [Signature]



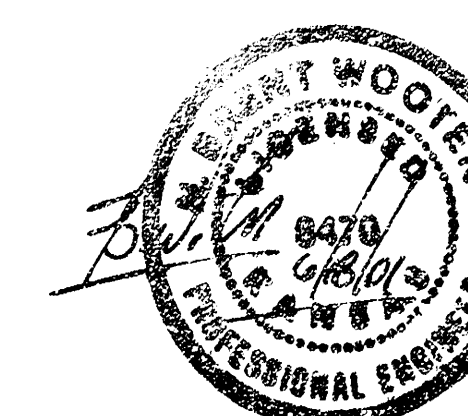
Location Map

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 6/20/01

NOTE TO CONTRACTORS

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

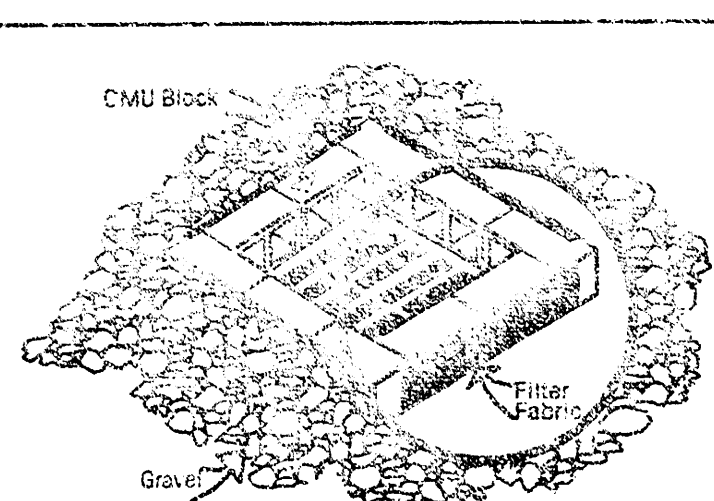


BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 316-262-7271 • WICHITA, KANSAS 67211
F:\ENG\127th\127th\127th.dwg - SCL

BENCHMARK:
 "□" Located in Traffic Signal Box Base. Traffic Signal Located at the Northeast Corner of Subject Property Adjacent to the Intersection of Central Ave. & 127th Street East.
 Elevation: 182.18 (City Datum)

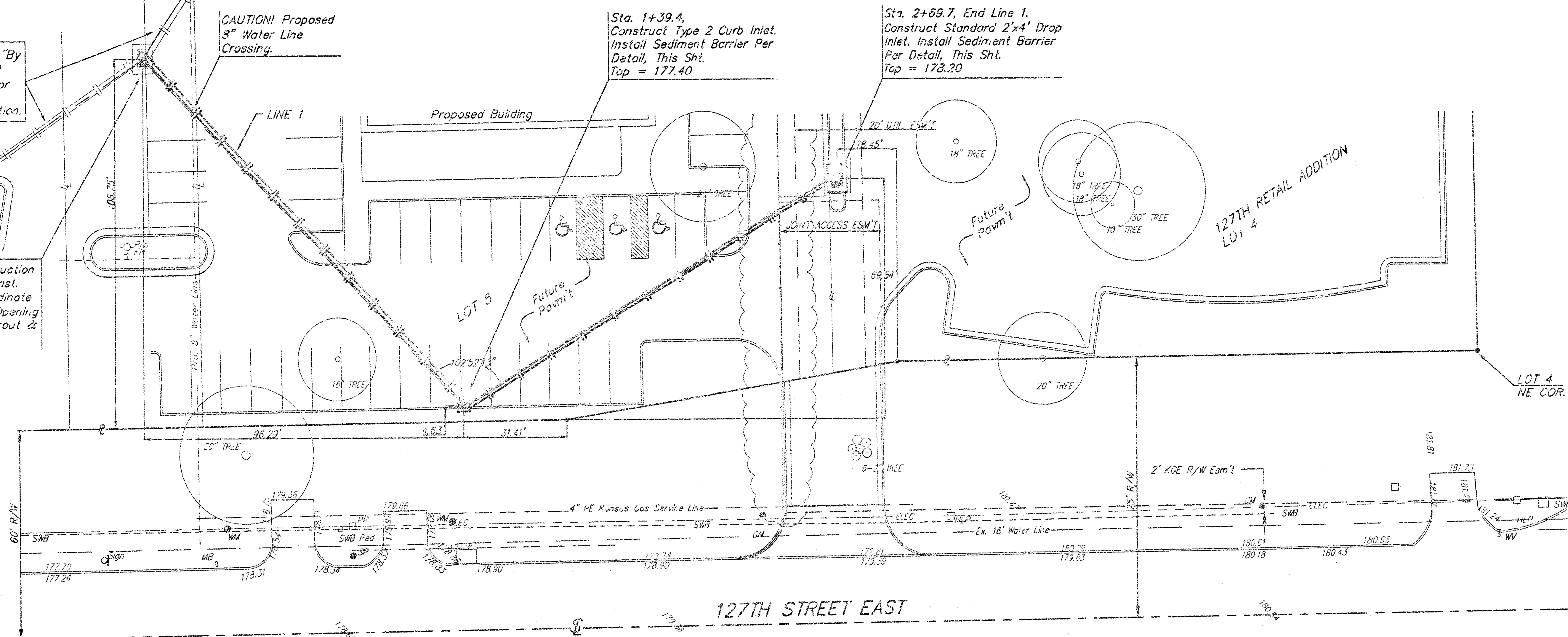
SWS Line to be Constructed "By Others" under Private Project 1082 PPS (607861) Contractor Shall Coordinate With Other Contractor Prior to Construction.

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

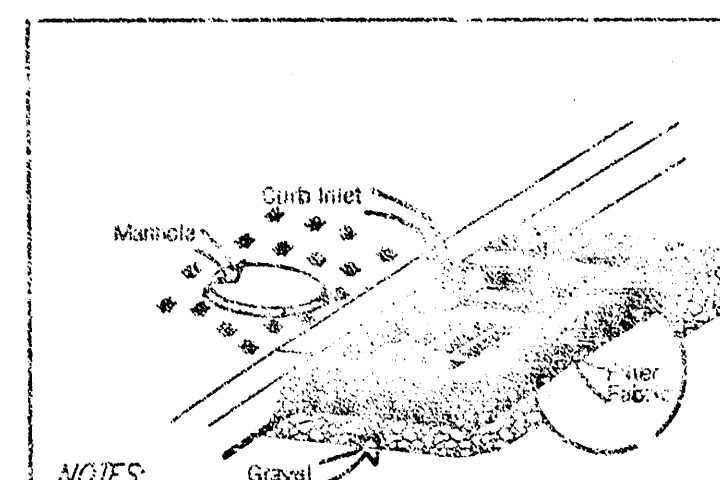


NOTES:
 Frequent maintenance is required to minimize short-circuiting and to remove sediment deposits and buildup.
 Wrap filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.
 DO NOT cover inlet or grate with filter fabric.

INLET PROTECTION
 Storm Drain with Gravel Apron

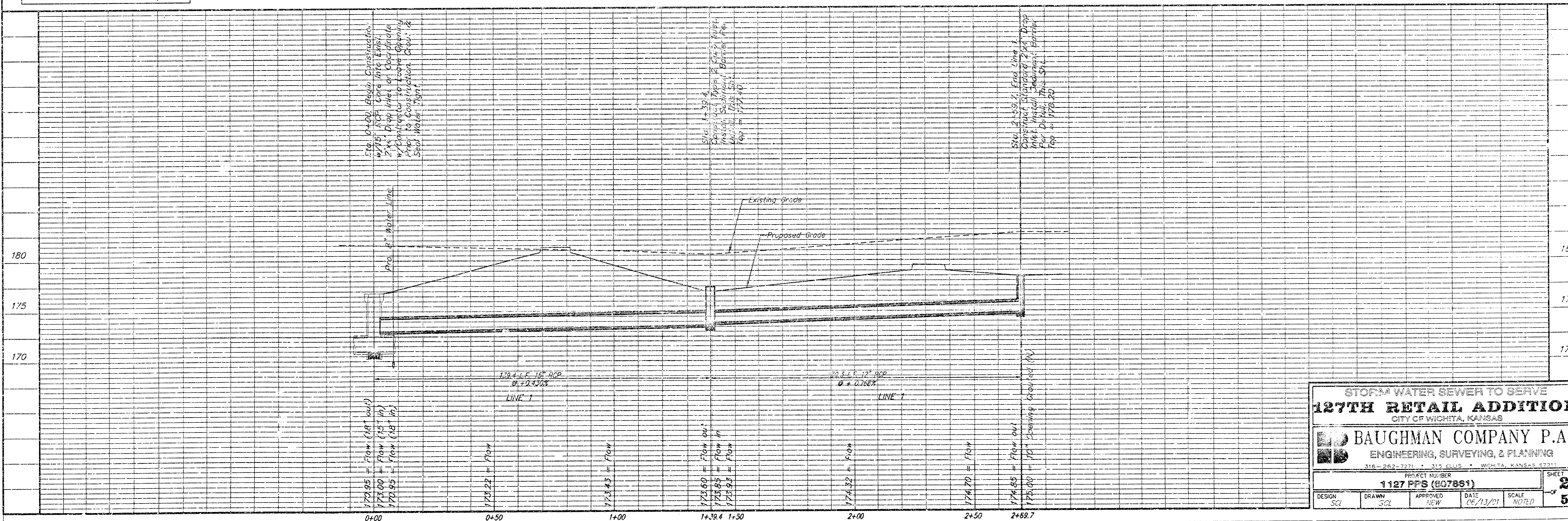


SCALE:
 1" = 20' HORIZONTAL
 1" = 5' VERTICAL
 • = IRON



NOTES:
 Frequent maintenance is required to remove sediment deposits and buildup.
 1/2" filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.
 DO NOT cover inlet or grate with filter fabric.
 Install Silt Fencing Behind Curb Inlet When Constructed w/ Back Slope Greater Than a 0.5%.

CURB INLET W/GRATE
 SEDIMENT BARRIER DETAIL



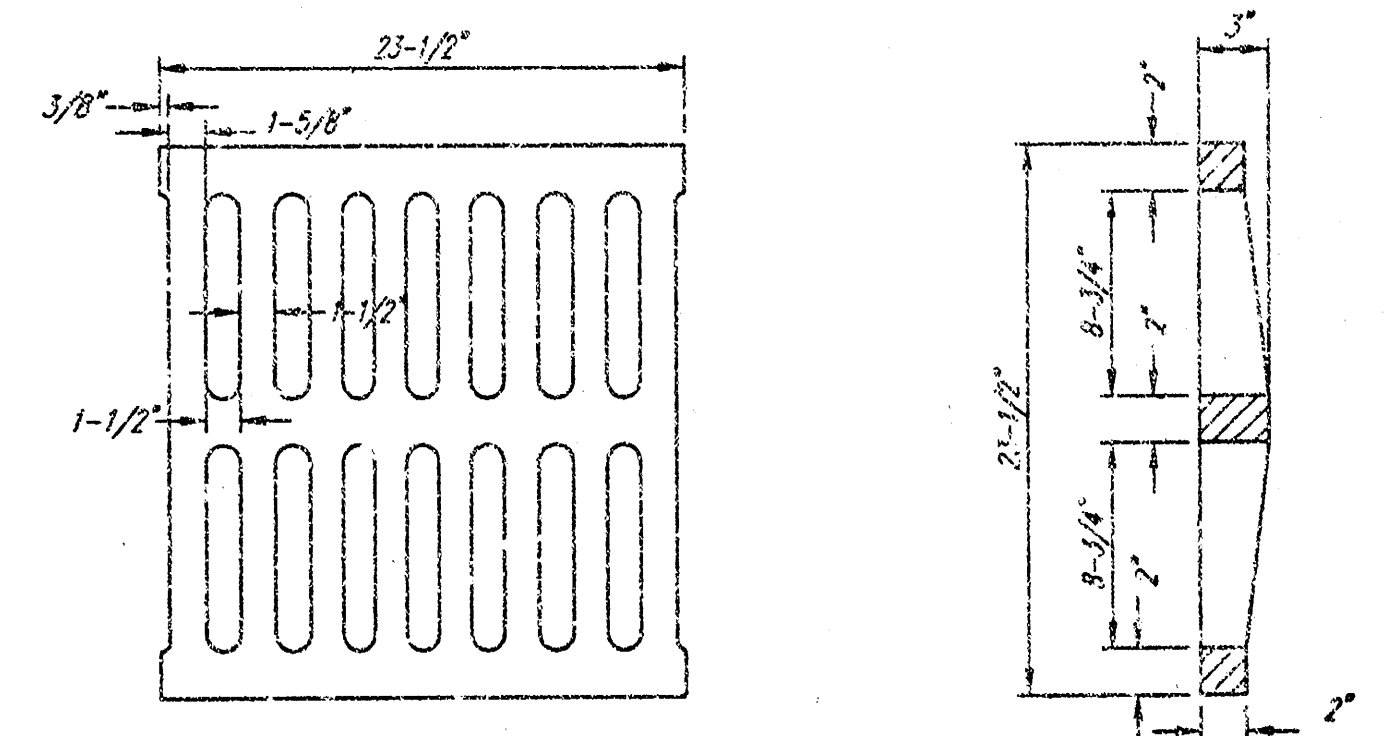
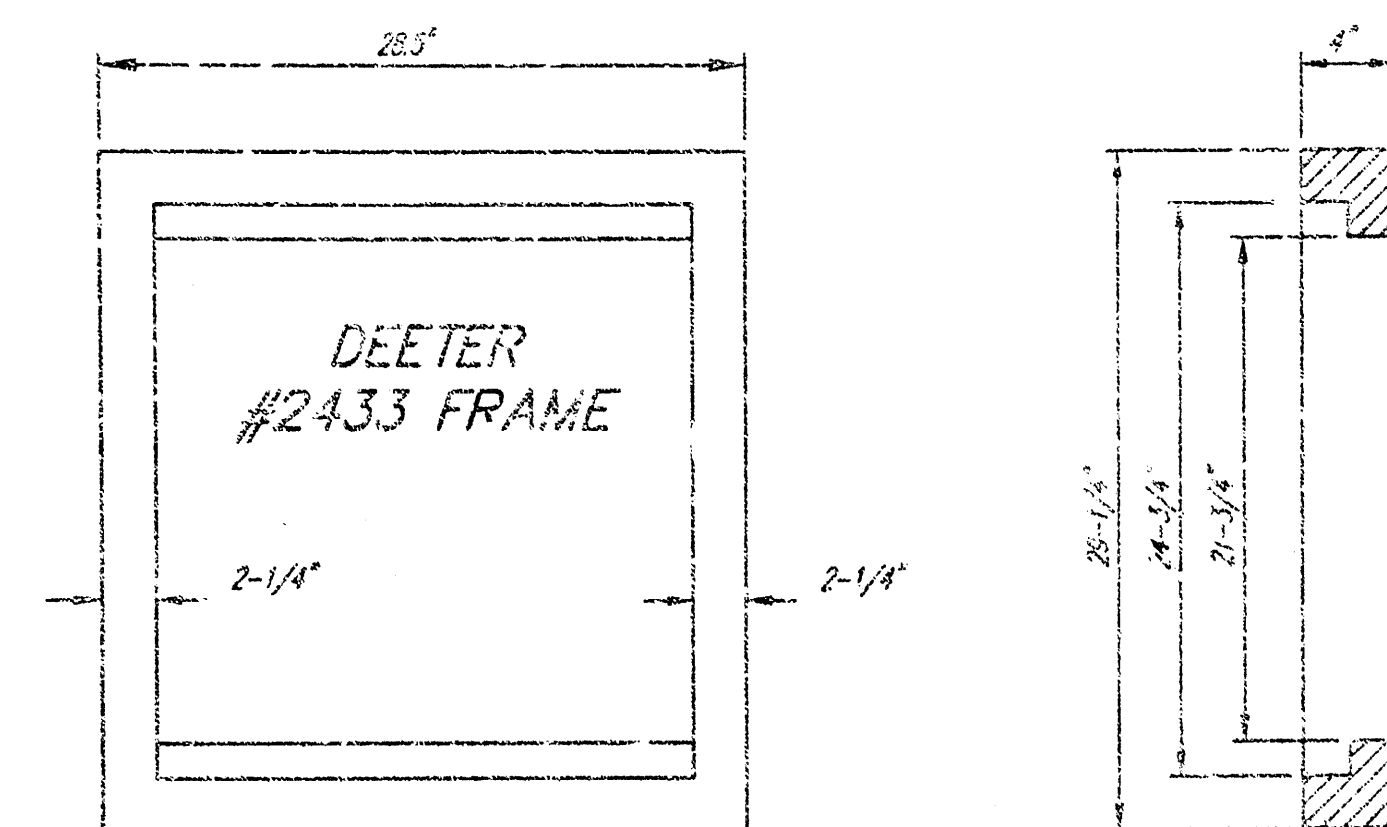
STORM WATER SEWER TO SERVE 127TH RETAIL ADDITION
 CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-2231 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **1127 PPS (607861)**

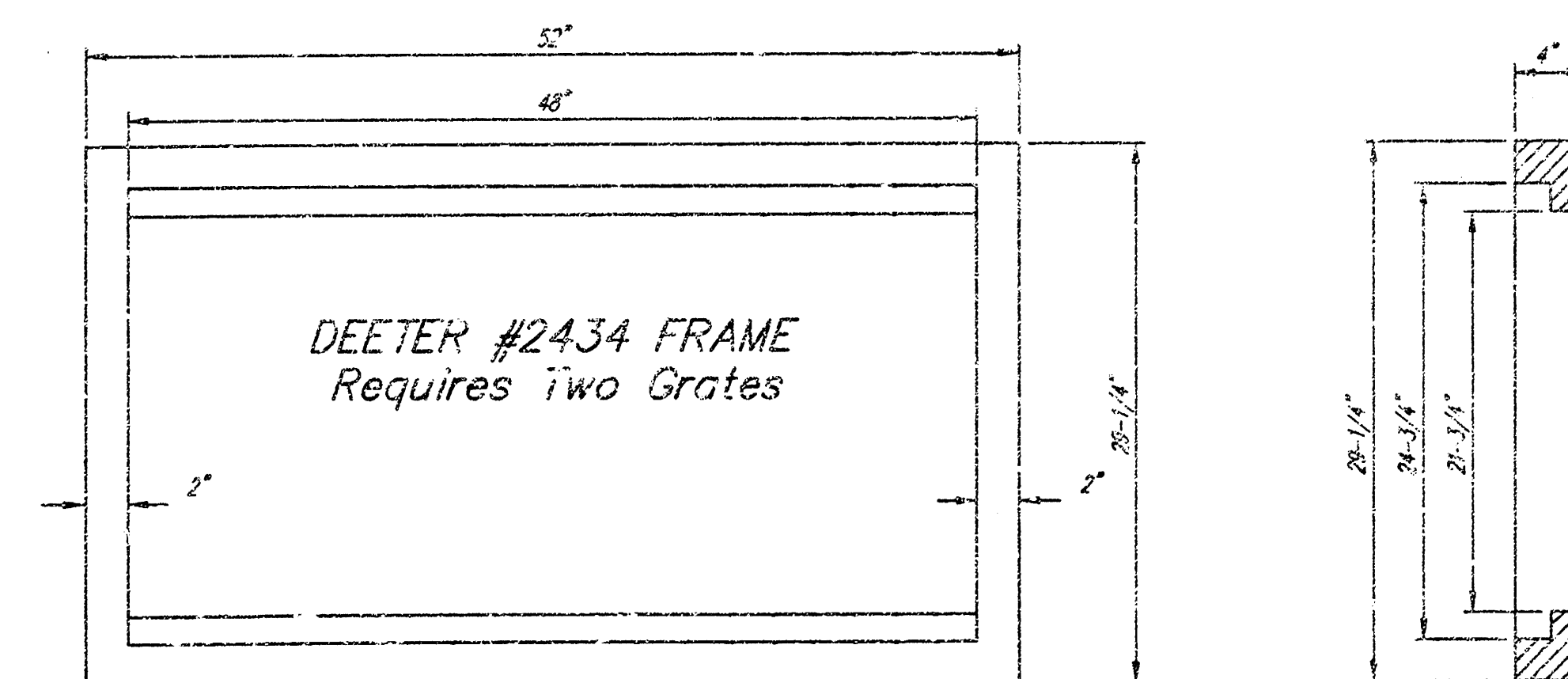
DESIGN: SCL	DRAWN: SCL	APPROVED: NEW	DATE: 06/13/01	SCALE: NOTED
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SHEET **2** OF **5**



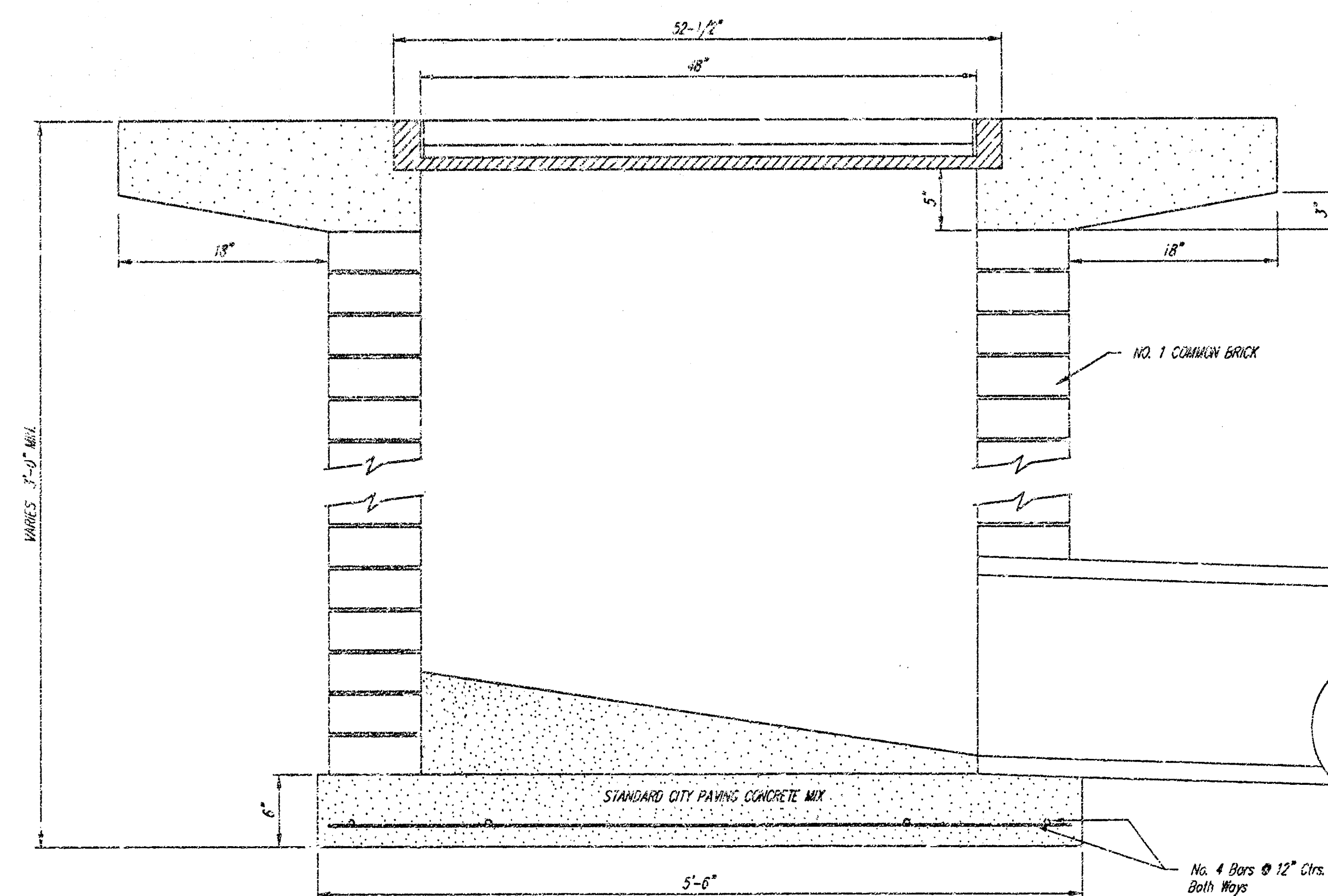
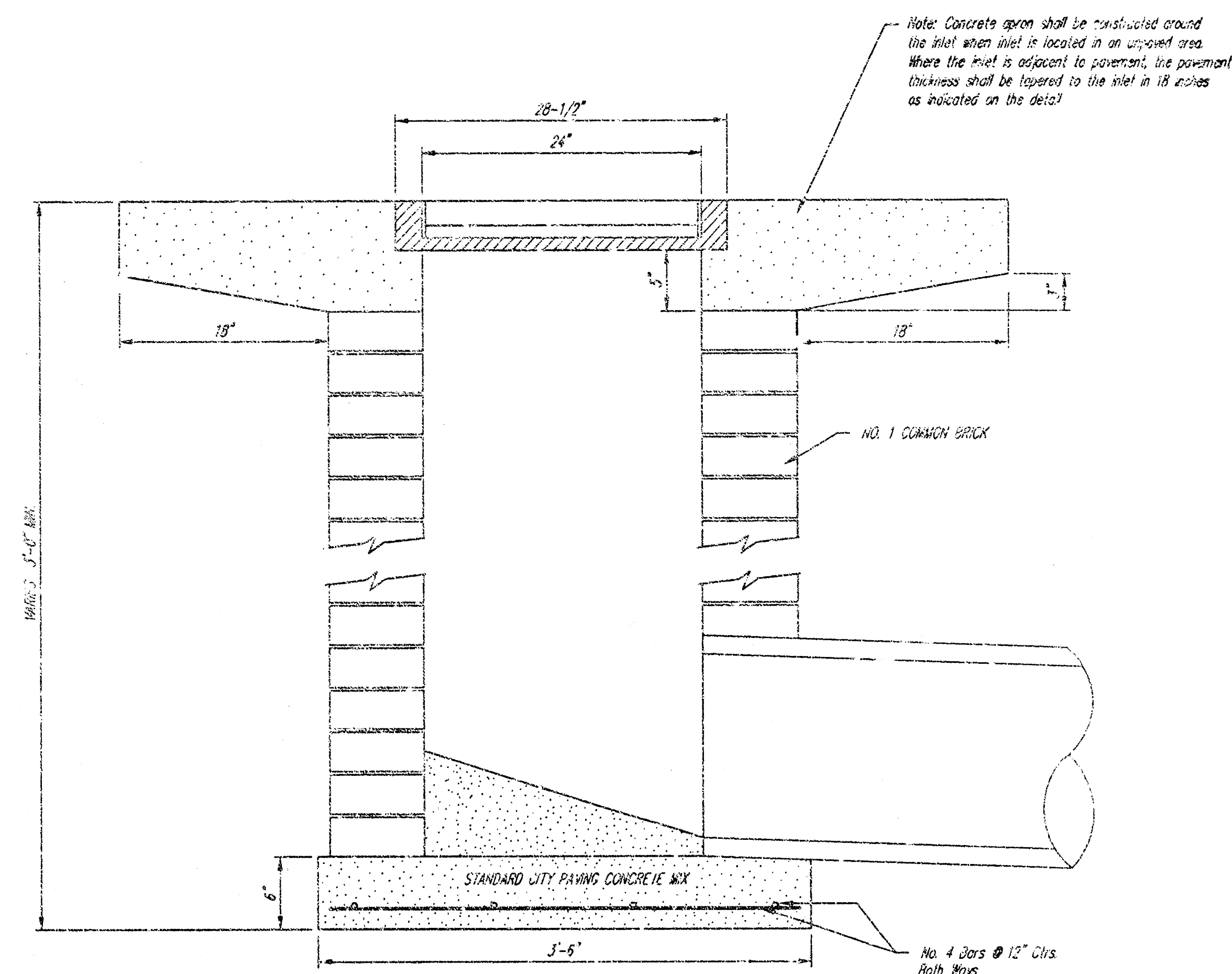
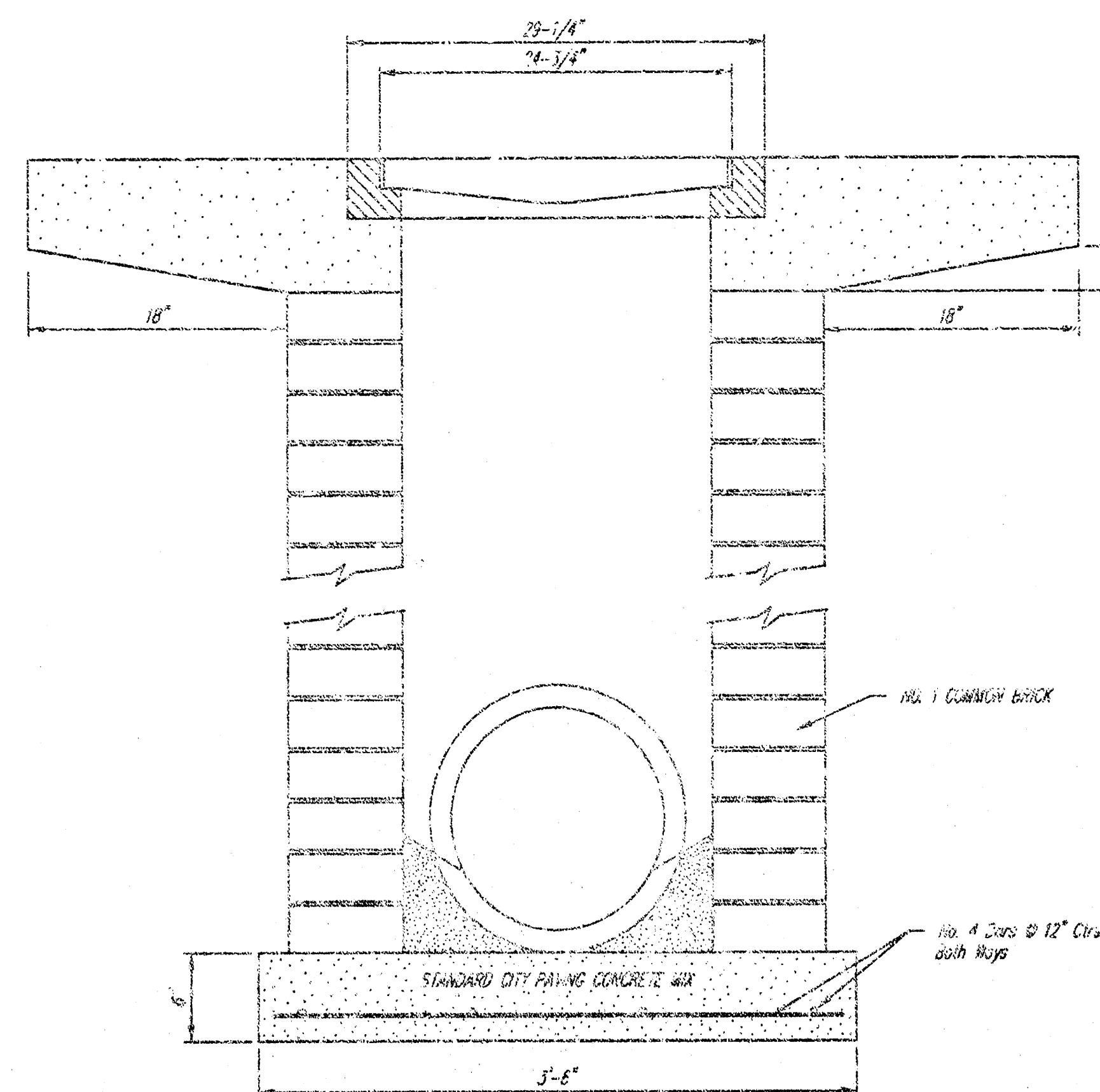
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail



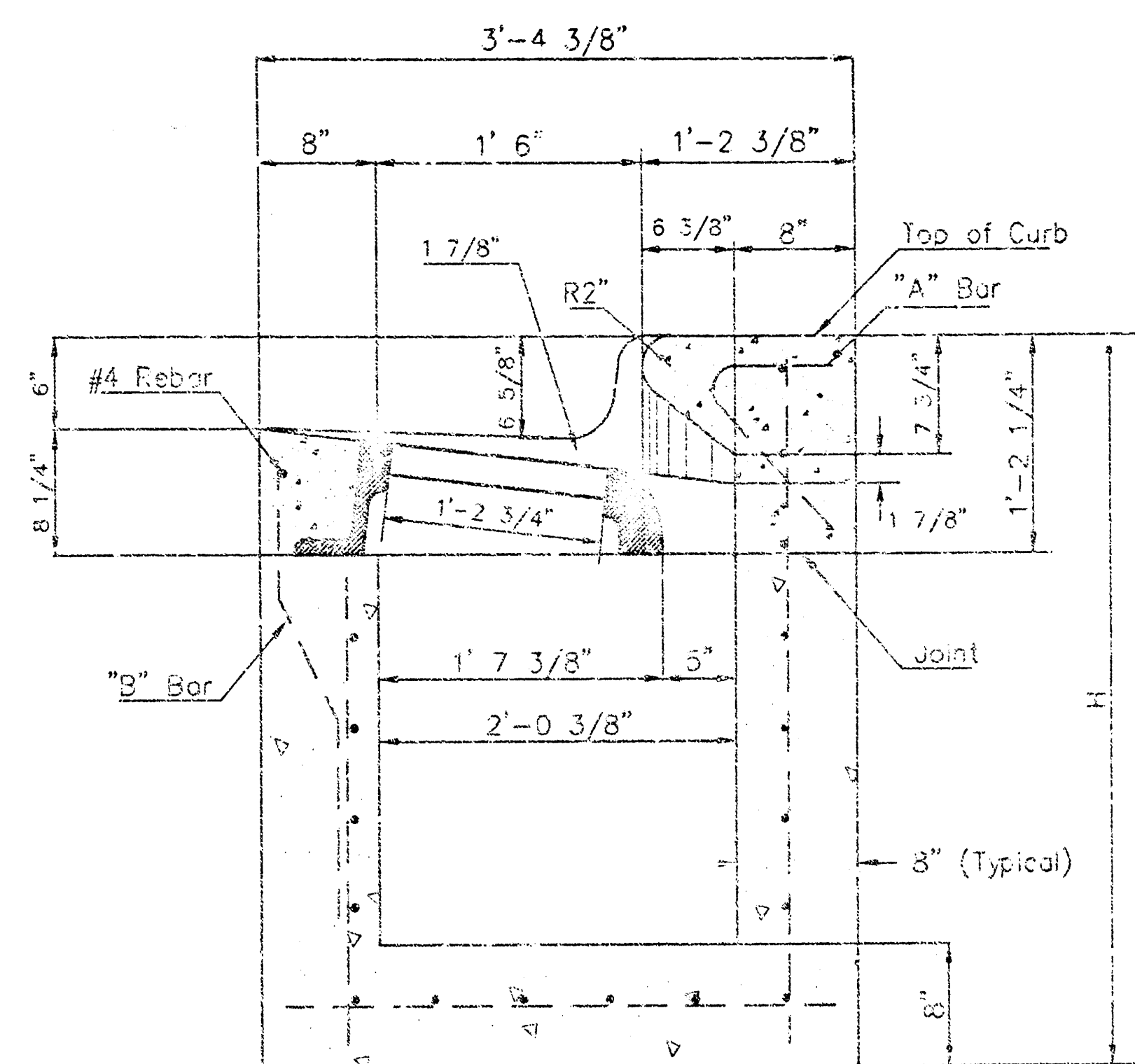
Double 24" x 24" Frame Detail

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

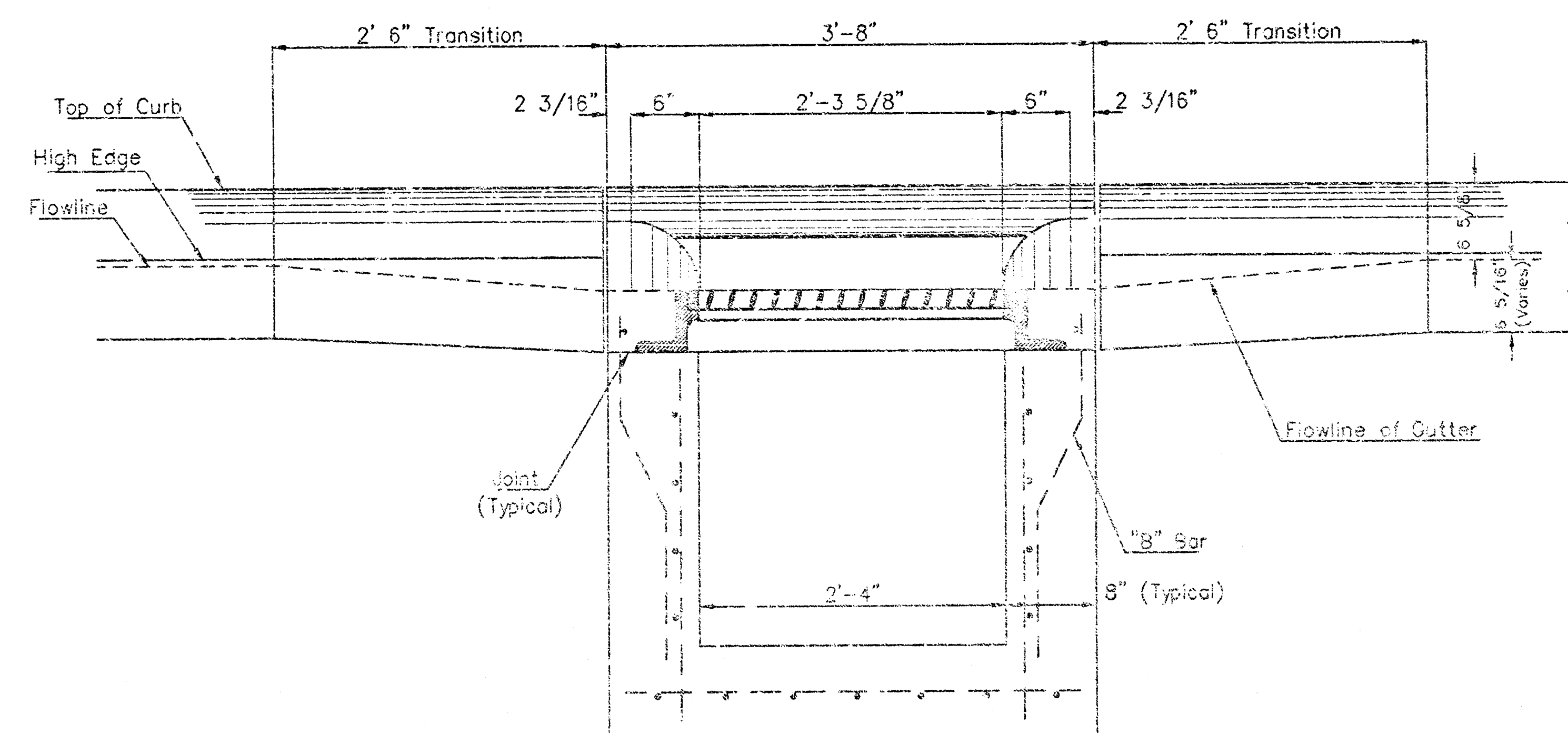


CITY OF WICHITA				
STANDARD DROP INLET				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-282-1771 • 316-282-1772 • WICHITA, KANSAS 67211				
PROJECT NUMBER				
1127 PPS (607851)				
DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF			NONE
				SHEET
				3
				OF
				5

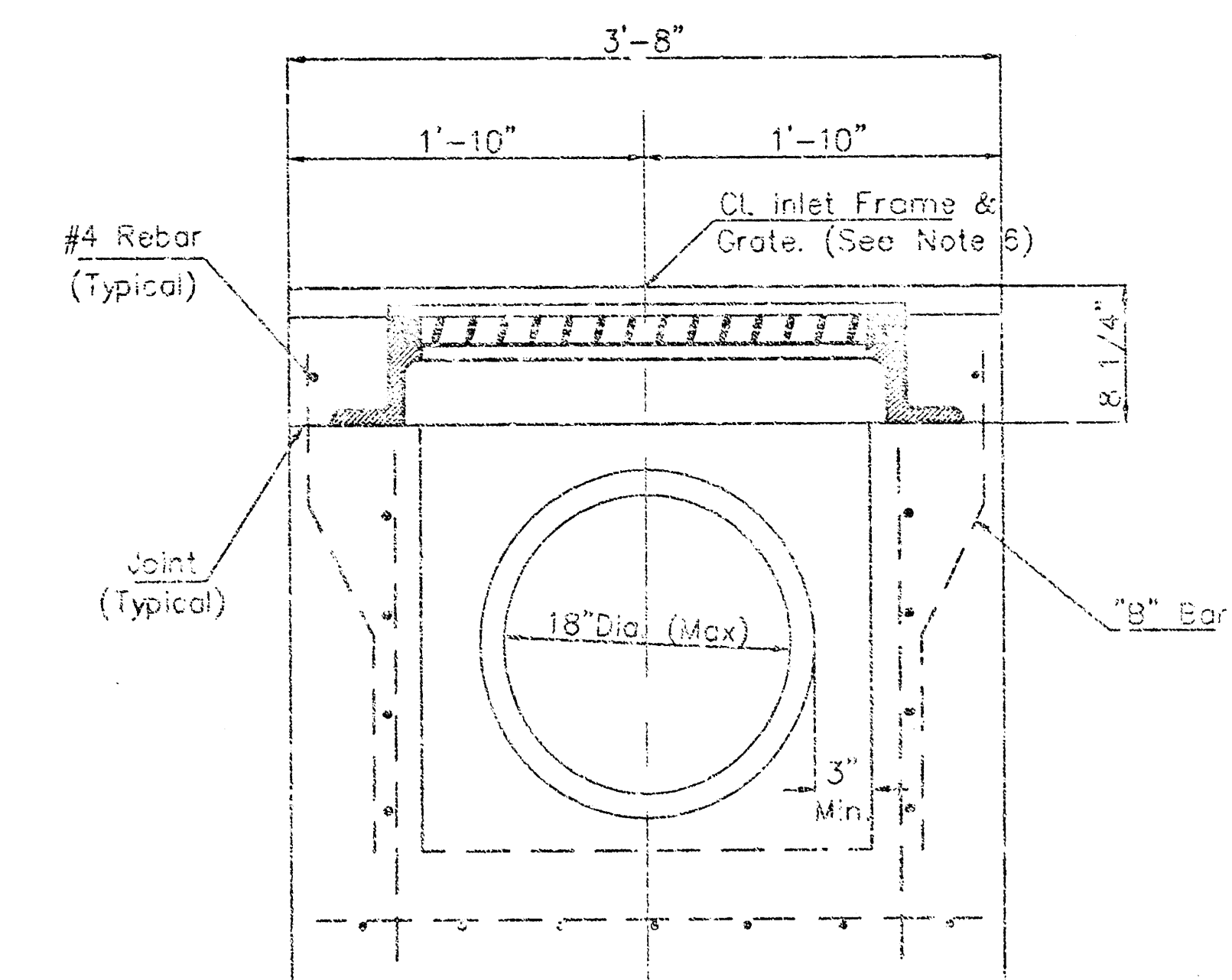
12/20/01 01-04-1302



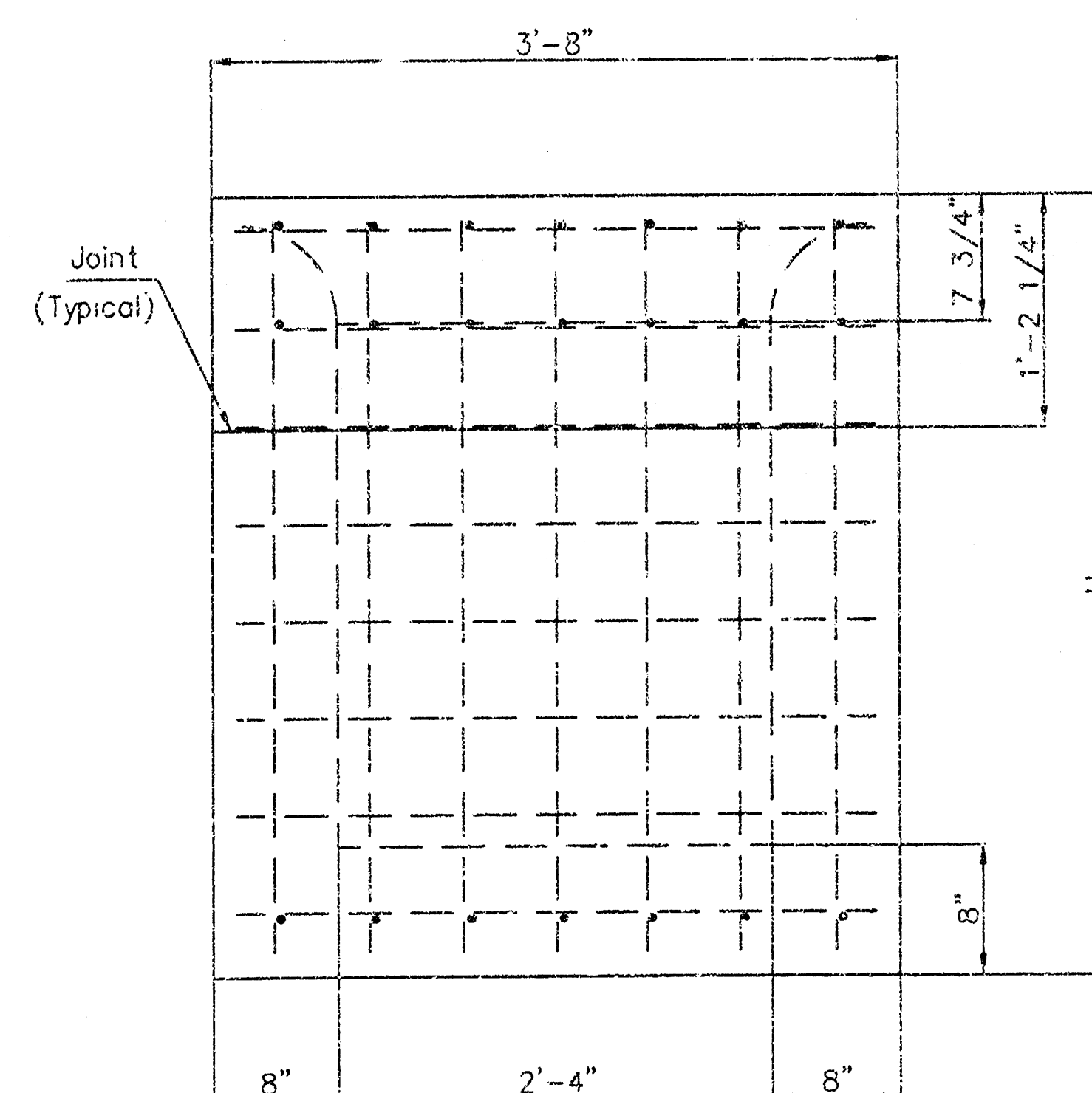
SECTION A-A



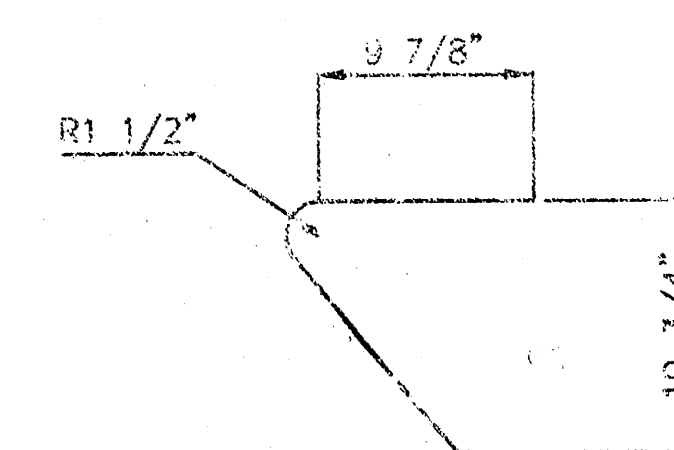
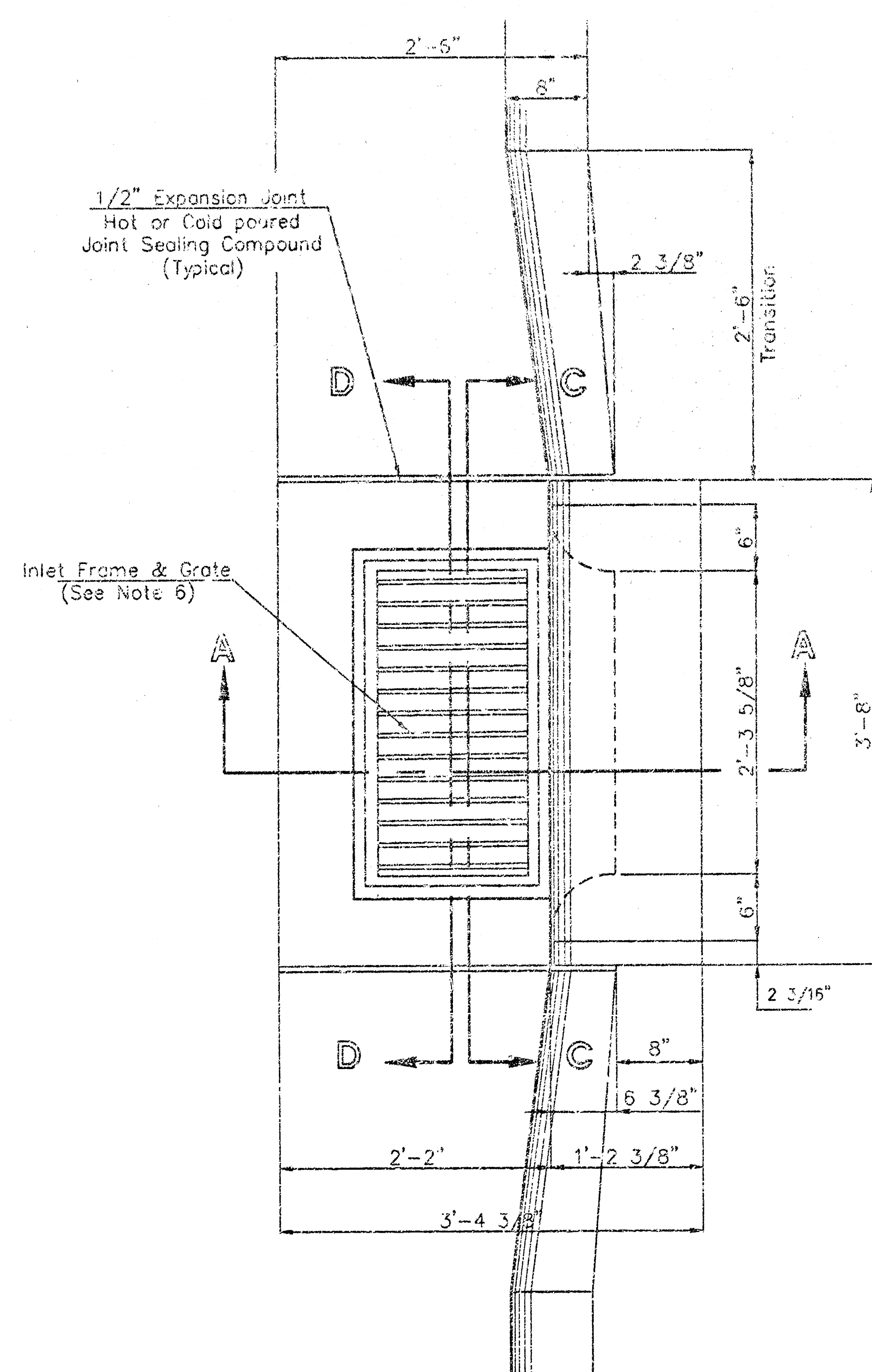
SECTION C-C



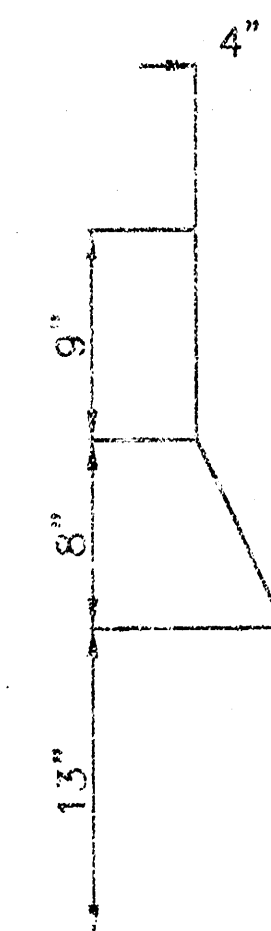
SECTION D-D



REAR WALL



#8 Bar



#8 Bar

General Notes

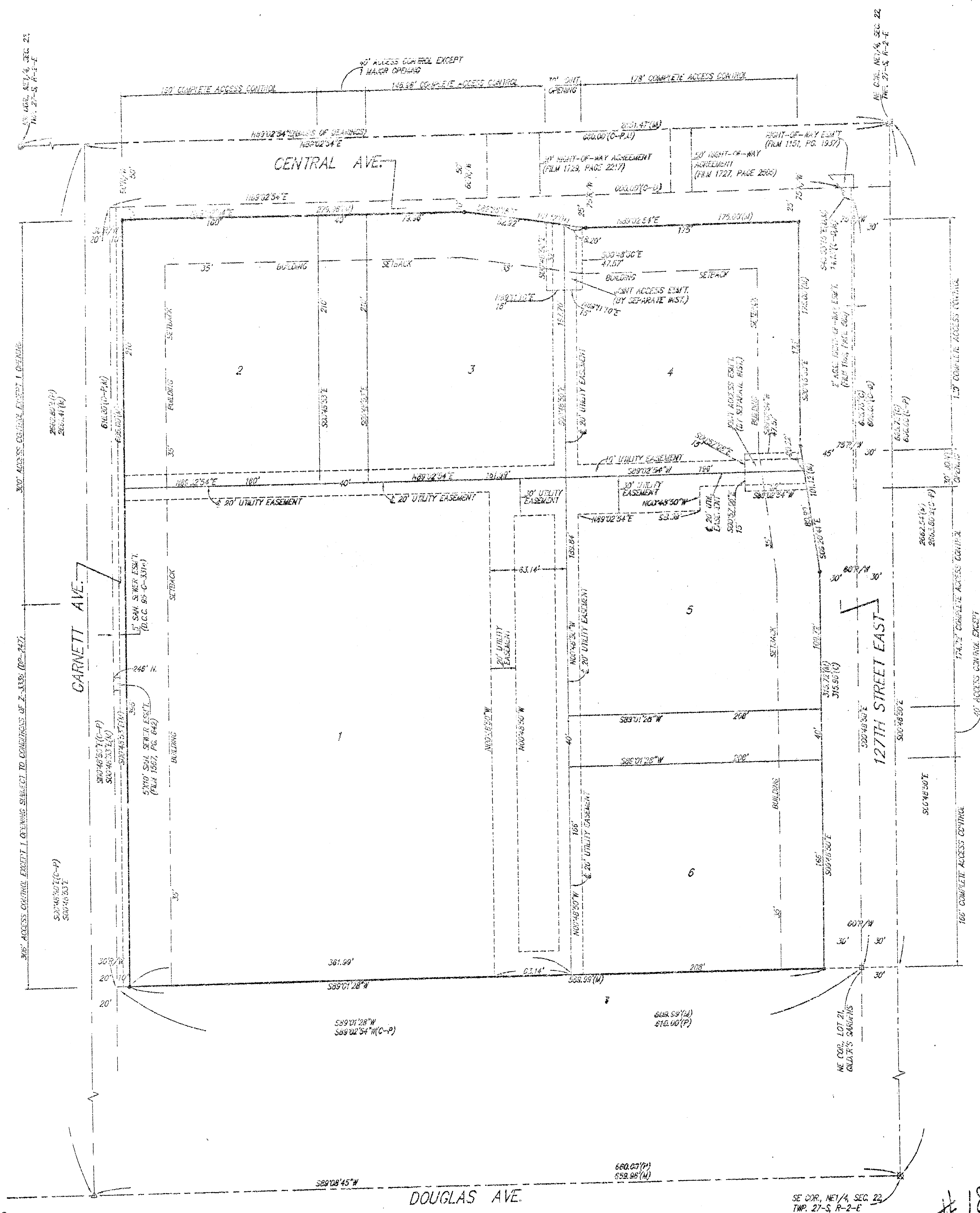
1. Use the concrete mix specified for the City of Wichita concrete pavement throughout. All exposed edges shall be finished with an edging tool. Reinforcing bars shall be bent around pipe.
2. Inlet invert shall be shaped with 8 sack mix concrete to create flow channels and to increase hydraulic efficiency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

Redrawn Jan.1992

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

127TH RETAIL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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



- 1 - MEASURED
 - 2 - CALCULATED
 - 3 - PLATTED
 - 4 - RECORDED
 - 5 - CALCULATED PER PLATTED INFO
 - 6 - CALCULATED PER RECORDED INFO
- NOTES:
1 - MEASURED
2 - CALCULATED
3 - PLATTED
4 - RECORDED
5 - CALCULATED PER PLATTED INFO
6 - CALCULATED PER RECORDED INFO

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

Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(c).
All being situated in the NE1/4 of Sec. 22, Twp. 27-S, R-2-E
of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.
Michael G. Convey, Surveyor

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

Michael G. Loveland, Lynn L. Loveland
Robert L. Loveland, Charlotte Loveland

Melanie G. Joseph Living Trust dated April 17, 1996
Melanie G. Joseph, Trustee
James Joseph, Jr., Trustee

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

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

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

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

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

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

Francis S. Garolito, Chairman
Morvin S. Krout, Secretary

This plat approved and all dedications shown
hereon, accepted by the City Council of the City of Wichita, Kansas,
and consent is hereby given for the formation of sanitary sewer
districts within the boundary of this plat by the Board of Sedgwick
County Commissioners as they deem necessary to provide sanitary
sewer service to this area, this 14th day of February, 2000.

Hub Knight, Mayor
Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 29th day of December, 1999

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

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

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 17th day
of January, 2000, at 2:10 o'clock P.M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

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

Timothy McGuire, President

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

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

#1864734