

SHEET NO.	TOTAL SHEETS
1	6

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, P.E., CITY ENGINEER

LANDSCAPE BEAUTIFICATION IMPROVEMENTS

BRADLEY FAIR PARKWAY - FROM EAST LINE OF ROCK ROAD TO THE EAST LINE OF LOT 2, BLOCK 1 OF BRADLEY FAIR 2ND ADDITION.

- INDEX OF SHEETS**
1. TITLE SHEET
 2. IMPROVEMENT DISTRICT MAP
 3. PLAT
 - 4-5. LANDSCAPING
 6. IRRIGATION SYSTEM

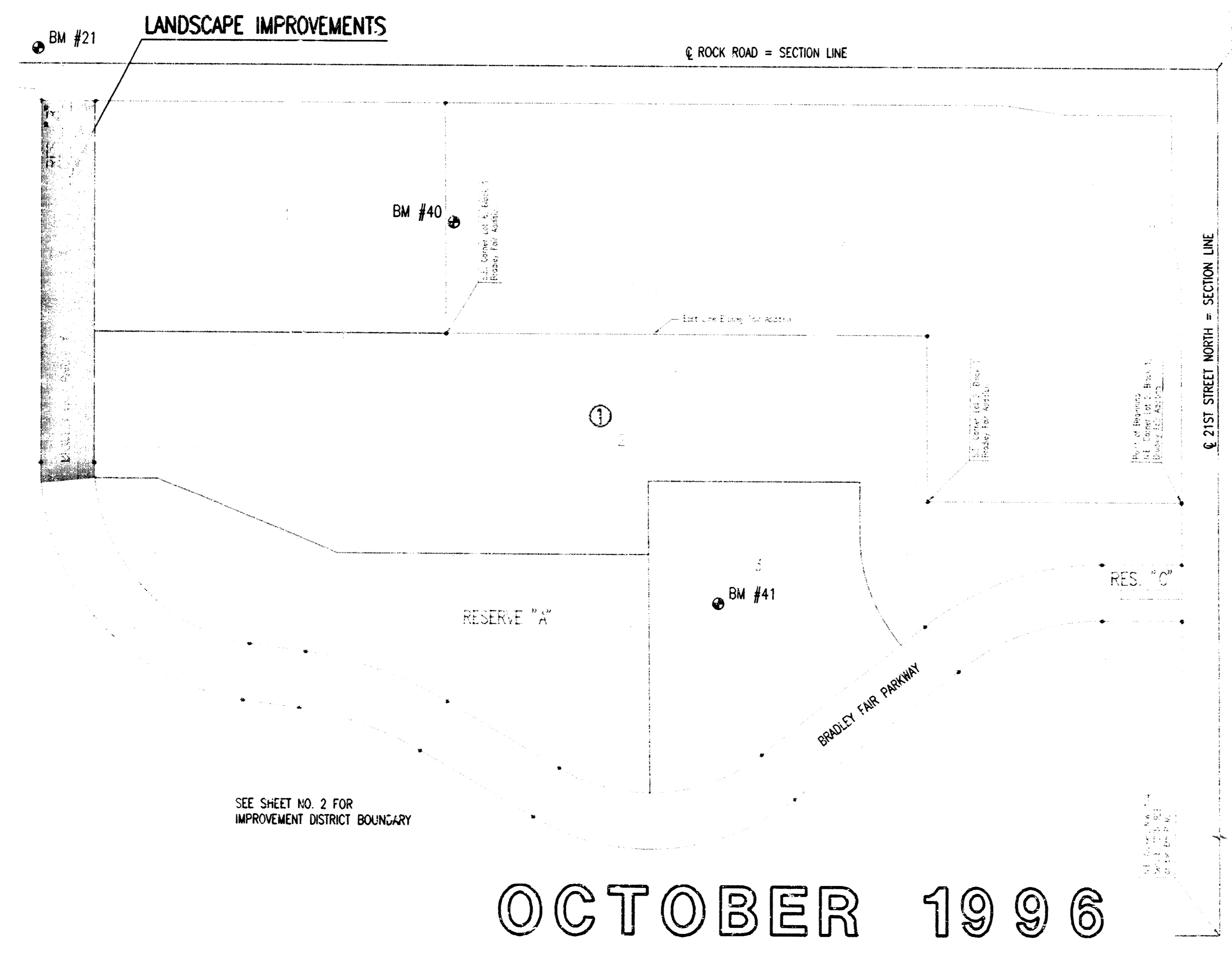
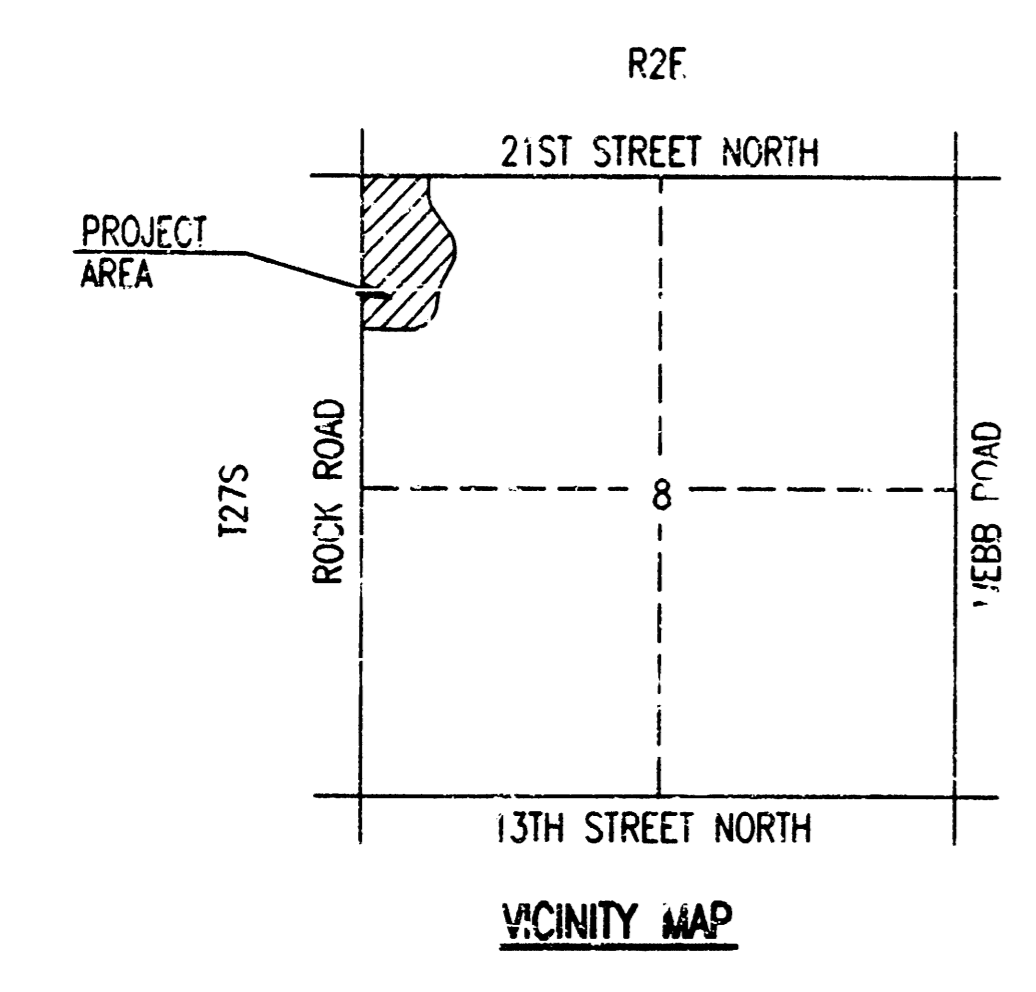
IN

BRADLEY FAIR 2ND ADDITION

CITY OF WICHITA PROJECT NO. 472-76-245-82776-000-000-001
INDEX NO. 763987

- PROJECT SURVEY CONTROL**
CITY OF WICHITA VERTICAL DATUM
- C.O.W. BM 2: DISK 45" NORTH AND 48" EAST OF CENTERLINES 21ST ST. N. AND ROCK ROAD IN RIGHT TURN ISLAND. ELEV.=214.57
 - BM 21: CHIS "G" ON TOP OF CURB, SOUTH CURB RETURN, SOUTH SIDE ROCKHILL RD. WEST SIDE ROCK RD. ELEV.=209.01
 - BM 40: CHIS "G" ON TOP OF CURB 70± SOUTH OF SOUTHEAST CORNER "OUTBACK STEAKHOUSE" BLDG., NORTH SIDE LOT 1, BLOCK 1 BRADLEY FAIR 2ND ADDITION. ELEV.=211.62
 - BM 41: RAILROAD SPIKE IN WEST FACE 12" ELM. 80' EAST AND 120' NORTH OF NORTHWEST CORNER RESERVE "A", BRADLEY FAIR 2ND ADDITION. ELEV.=204.49

PROJECT LENGTH = 589.00 LIN. FT.

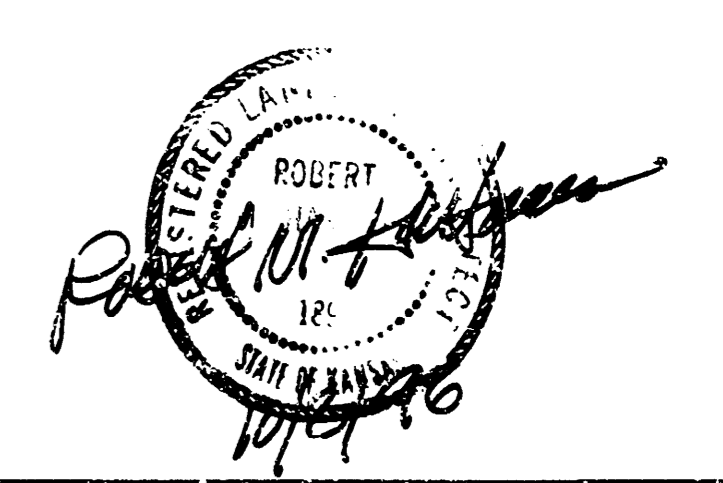


SEE SHEET NO. 2 FOR IMPROVEMENT DISTRICT BOUNDARY

- GENERAL NOTES**
- UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY POLY LINES ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT BY THE CONTRACTOR. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORDS, ... UNLESS OR COMPANY PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.
 - 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.
 - RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR AND APPROVED AS NOTED BELOW.
 - 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 ARCHEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
 - CONTRACTOR SHALL SATISFY HIMSELF OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO BIDDING.
 - CONTRACTOR SHALL PROVIDE A MINIMUM FORTY-EIGHT (48) HOUR ADVANCE NOTICE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO BEGINNING ANY EXCAVATION, TO KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 687-2470 TO REQUEST THE FOLLOWING UTILITY COMPANIES TO LOCATE ALL EXISTING LINES WITHIN THE PROJECT AREA: K.G.E. GAS, K.G.E. ELECTRIC, SOUTHWESTERN BELL TELEPHONE, MULTIMEDIA CABLEVISION, CITY OF WICHITA SEWER MAINTENANCE AND CITY OF WICHITA WATER DEPARTMENT.
 - 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 WATER DEPARTMENT 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, WATER VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
 - THE CONTRACTOR SHALL ADJUST WATER VALVE BOXES AS DIRECTED BY THE ENGINEER. THIS WORK TO BE SUBSIDIARY TO OTHER BID ITEMS.
 - CONTRACTOR SHALL BE REQUIRED TO COORDINATE HIS WORK WITH PAVING AND IRRIGATION CONTRACTOR, CITY OF WICHITA PROJECT NO. 472-76-245-82731-000-000-001.

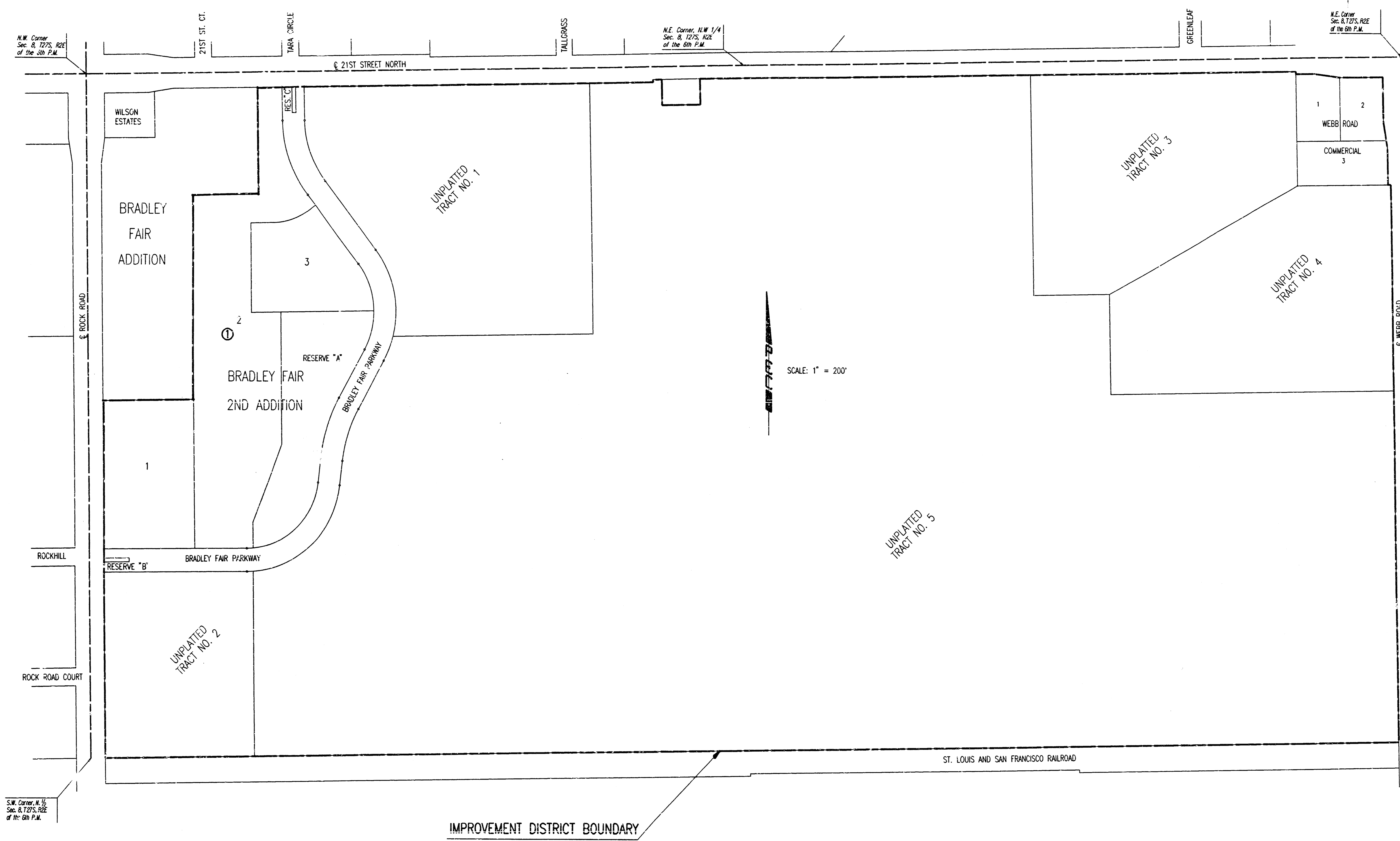
OCTOBER 1996

PLANS PREPARED BY
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS



user: ush/dgn: /1/96/96108/srnlld.dgn
 date plotted: september 26, 1996
 dwnr: chane dunn

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-8276-000-001	2	6



usr/usth/dgn/1/1996/96109/impdtds.dgn
 date plotted: september 26, 1996
 deliver to: c:\valhe dunn

BRADLEY FAIR 2ND ADDITION

IMPROVEMENT DISTRICT MAP

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
 WICHITA, KANSAS

Designed by	BER, GOD	Checked by	
Drawn by	BJS	Date	OCT. 1996
		Job No.	96258-1

N.W. Corner
Sec. 8, 127S, R2E
of the 6th P.M.

690.27'
21ST STREET NORTH = SECTION LINE

N.E. Corner, N.W. 1/4
Sec. 8, 127S, R2E
of the 6th P.M.

BRADLEY FAIR 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-8274-000-000-001	3	6

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS DAY OF 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED BRADLEY FAIR 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND STREETS THE SAME BEING A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS:

BE IT REMEMBERED THAT ON THIS DAY OF 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROBERT G. WILSON, MANAGING PARTNER OF WILSON ESTATES KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME AS THE VOLUNTARY ACT AND DEED OF SAID WILSON ESTATES IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS DAY OF 1996.

SUSAN OSBORNE-HOWES, CHAIR

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS DAY OF 1996.

BOB KNIGHT, MAYOR

PAT BURNETT, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS DAY OF 1996.

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT M., ON THIS DAY OF 1996.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

EASEMENTS AS PER FILM 1346, PAGE 1826, FILM 1417, PAGE 684, AND FILM 1093, PAGE 22 AS SHOWN IN THIS PLAT ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND STREETS THE SAME TO BE KNOWN AS BRADLEY FAIR 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM 21ST STREET NORTH AND ROCK ROAD OVER AND ACROSS THE NORTH LINE OF LOT 2, AND WEST LINE OF LOT 1 IN BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO ROCK ROAD AT 2 (TWO) LOCATIONS AS SHOWN, SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER, OF THE CITY OF WICHITA, KANSAS.

RESERVE "A" IS HEREBY PLATTED FOR PARK, LAKES, DRAINAGE IMPROVEMENTS, FOOT BRIDGES, RECREATIONAL FACILITIES, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "B" AND "C" ARE HEREBY PLATTED FOR WEDMAN, LANDSCAPING, LIGHTING, ENTRY MONUMENTS, VEHICULAR CROSSEOVERS, AND UTILITIES.

RESERVES "A", "B", AND "C" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A LANDOWNERS' ASSOCIATION TO BE FORMED WITHIN BRADLEY FAIR 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3, BLOCK 1, SHALL BE ELEV. 202.00 CITY DATUM; ELEV. 1389.40 M.S.L.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.M. DP-191 AND DP-201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

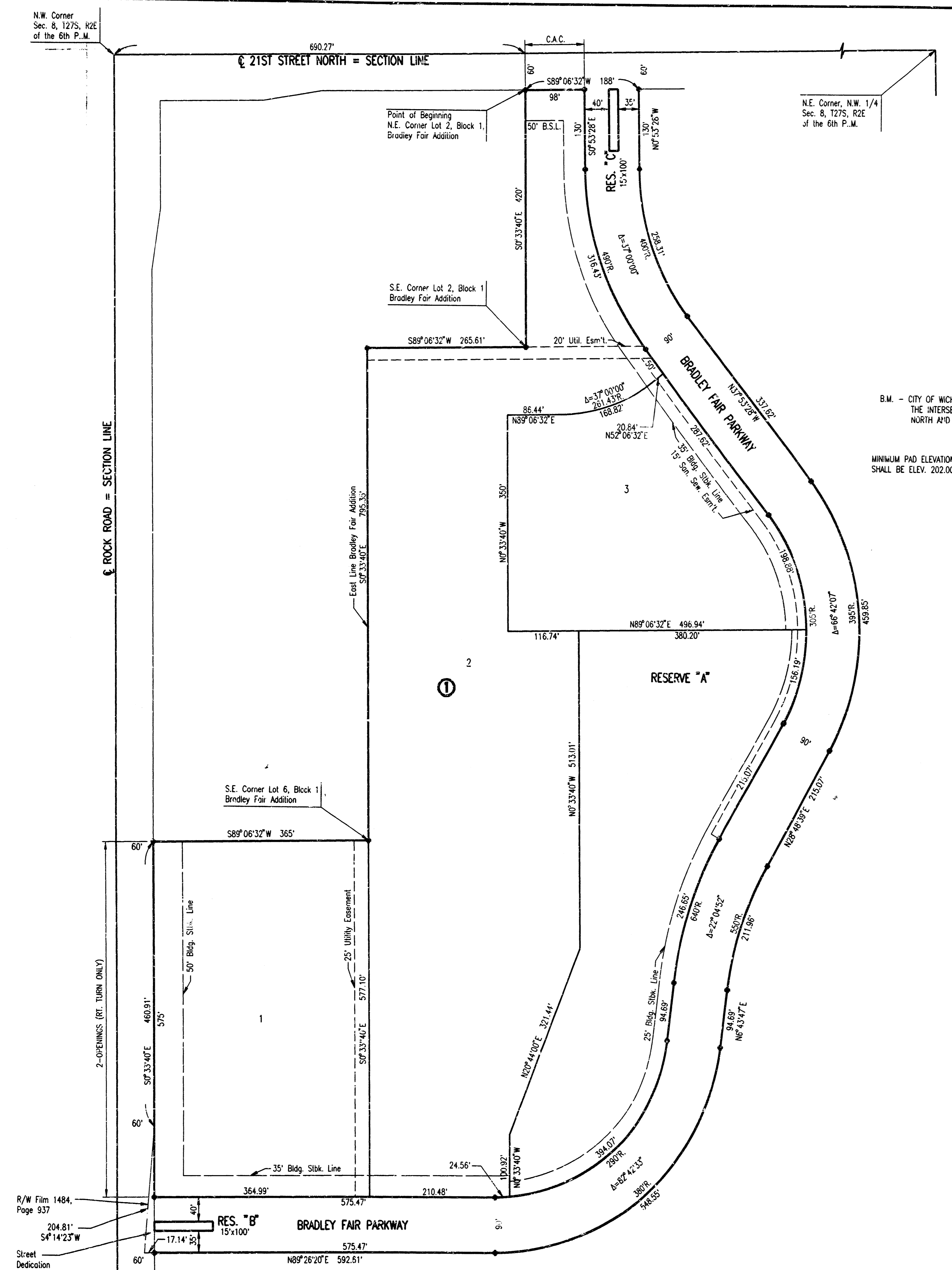
OWNER: WILSON ESTATES

BY: ROBERT G. WILSON, MANAGING PARTNER

SCALE: 1"=100'

B.M. - CITY OF WICHITA B.M. DSC, 45' NORTH AND 48' EAST OF THE INTERSECTION OF THE CENTERLINES OF 21ST STREET NORTH AND ROCK ROAD.
ELEV. 214.568 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3, BLOCK 1, SHALL BE ELEV. 202.00 CITY DATUM; ELEV. 1389.40 M.S.L.



BRADLEY FAIR 2ND ADDITION	
PLAT	
PROFESSIONAL ENGINEERING CONSULTANTS, P.A. ENGINEERS WICHITA, KANSAS	
Designed by	Checked by
Drawn by DEP, BJS	Date OCT. 1996
Job No. 96258-1	

usr:\usth\dgn\1\1996\9603-4\1hd.dgn
date plotted: october 2, 1996
delivered to: Dwayne Dunn

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-82776-000-000-001	5	6

PLANT MATERIAL LIST

KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
ABM	44	AUTUMN BLAZE MAPLE	ACER X FREEMANII	4" CAL.	B & B
CP	16	CHANTICLEER PEAR	PYRUS CALLERYANA "CHANTICLEER"	2" CAL.	B & B
PC	13	PRAIRIE FIRE CRAB	MALUS SP. "PRAIRIE FIRE"	2" CAL.	B & B
AWS	35	ANTHONY WATERER SPIREA	SPIREA BULMALDA "ANTHONY WATERER"	5 GAL.	CONT.
CPB	96	CRIMSON PIGMY BARBERRY	BERBERIS THUNBERGII "CRIMSON PIGMY"	2 GAL.	CONT.
FO	25	FLOWERING QUINCE	CHAENOMELES JAPONICA "TEXAS SCARLET"	5 GAL.	CONT.
SGJ	60	SEAGREEN JUNIPER	JUNIFERUS CHINENSIS "SEA GREEN"	5 GAL.	CONT.
PLB	24	PIRACANTHA "LOW BOY"	PIRACANTHA COCCINEA "LOW BOY"	5 GAL.	CONT.

QUANTITIES

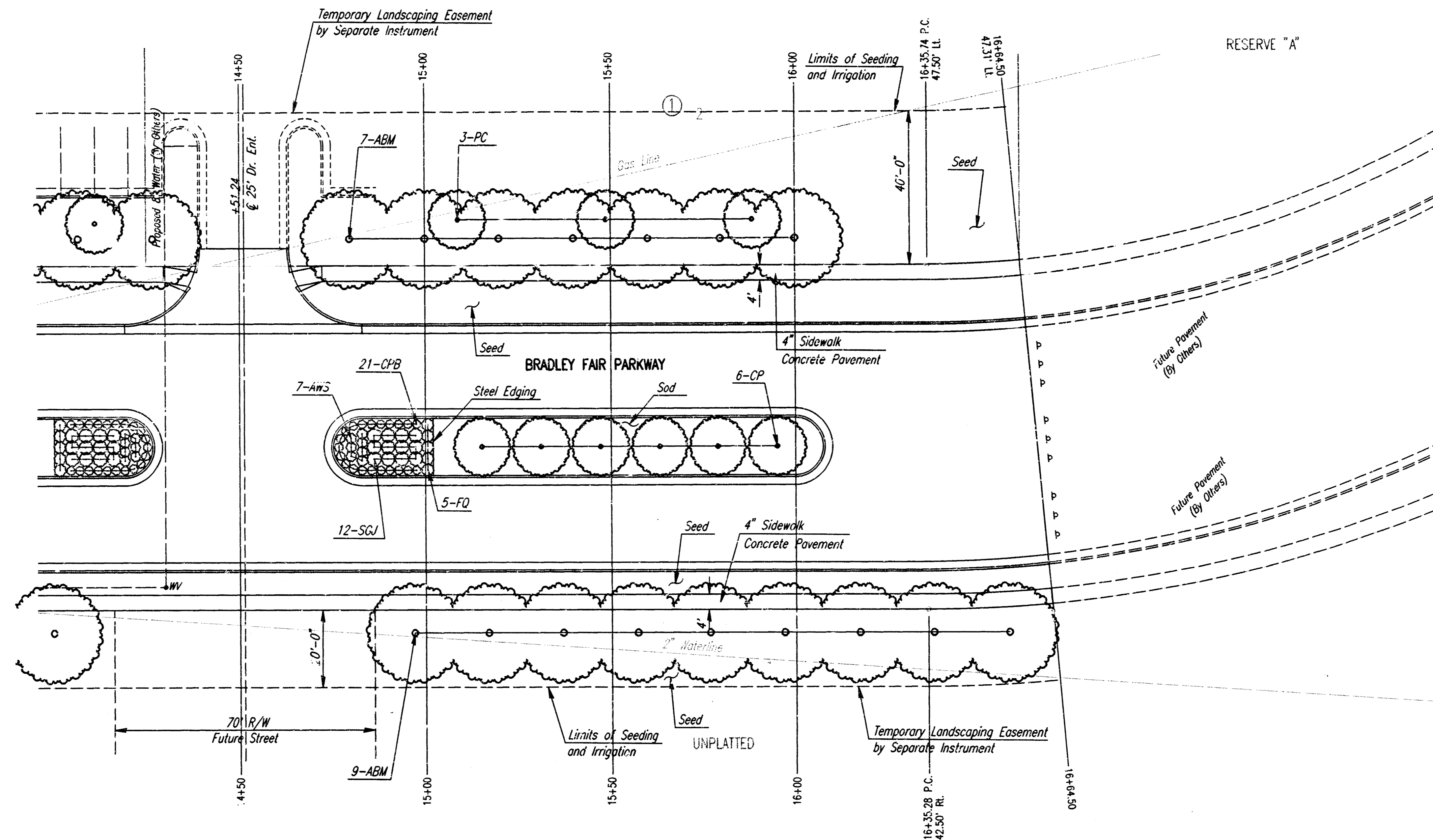
METAL EDGING - 225 LINEAL FEET (EDGING SHALL BE BORDER LINE BY BORDER CONCEPTS, INC. OR APPROVED EQUAL)

SHREDDED HARDWOOD MULCH - 280 CUBIC FEET (3" MIN. DEPTH)

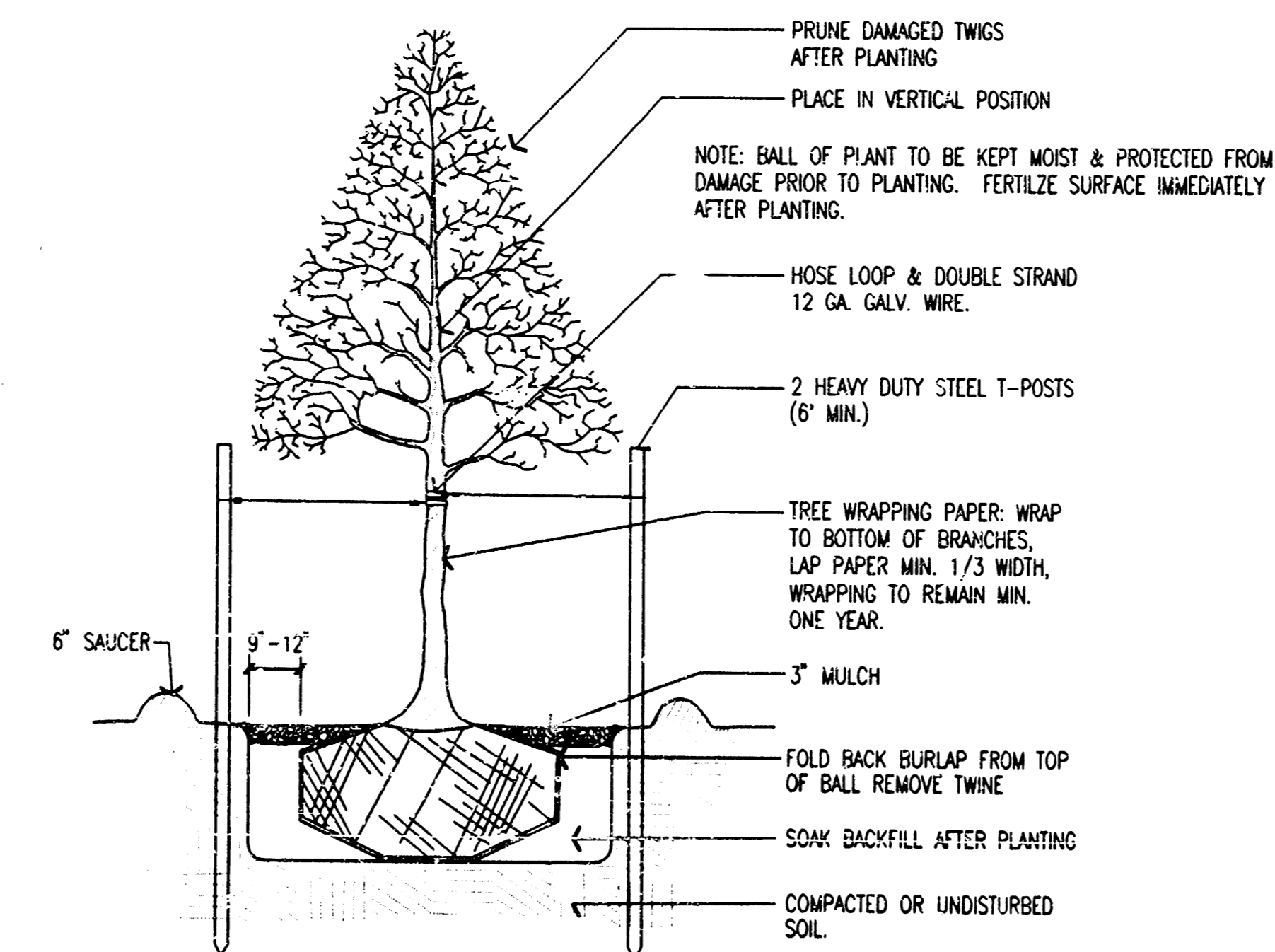
ANNUALS - (VARIETIES BY OWNER) 60 S.F. (6" O.C.)

SOD - (ISLANDS ONLY) 500 S.Y. PREMIUM BLEND FESCUE

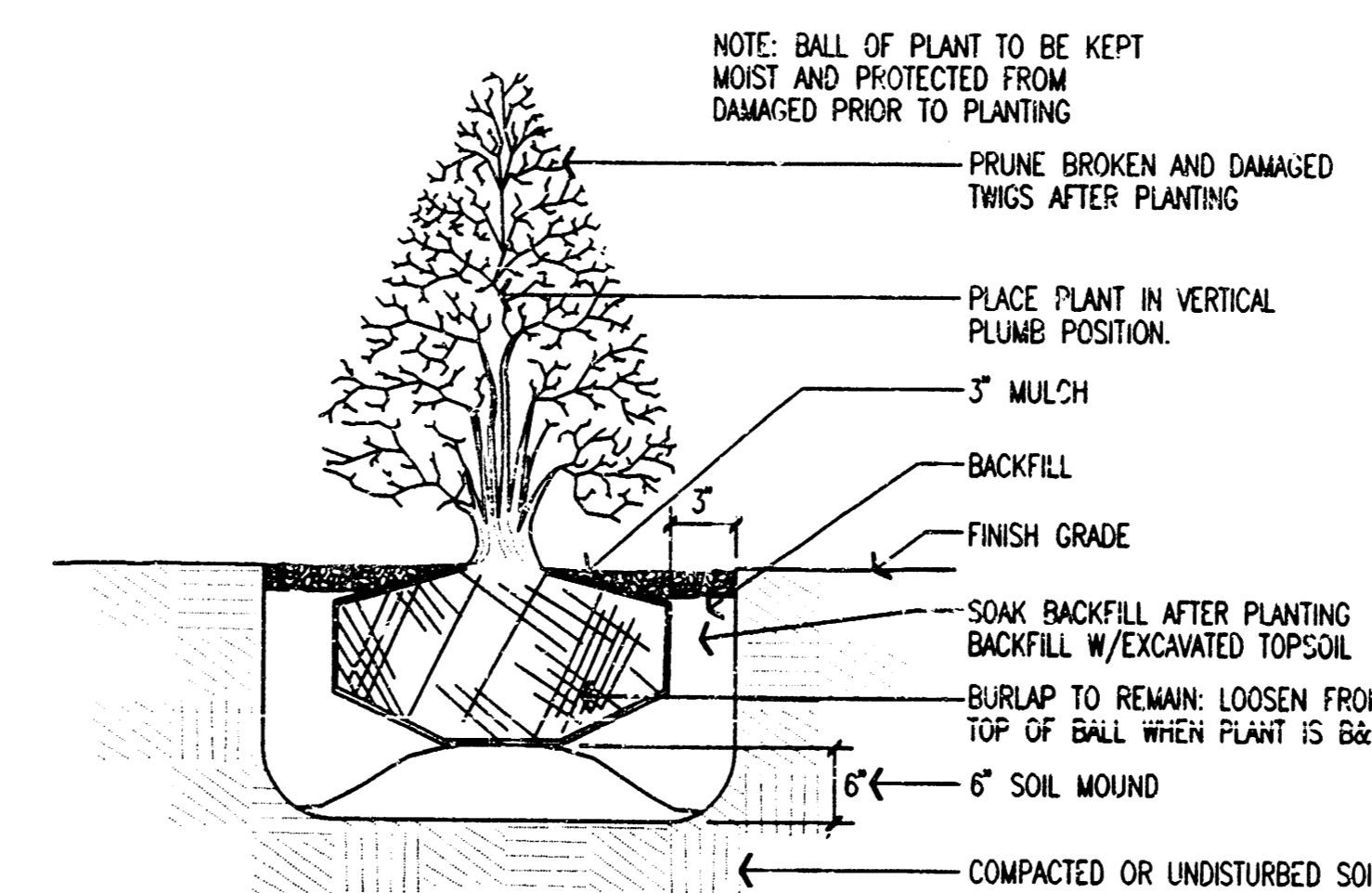
SEEDING - 33,000 S.F. (PREMIUM BLEND FESCUE)



NOTE: PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



DECIDUOUS TREE PLANTING 2" CAL. AND LARGER
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTE: LANDSCAPING SHALL BE BID AS A LUMP SUM PRICE, WHICH PRICE SHALL BE CONSIDERED FULL COMPENSATION FOR ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, AND INCIDENTALS NECESSARY TO COMPLETE THE WORK.

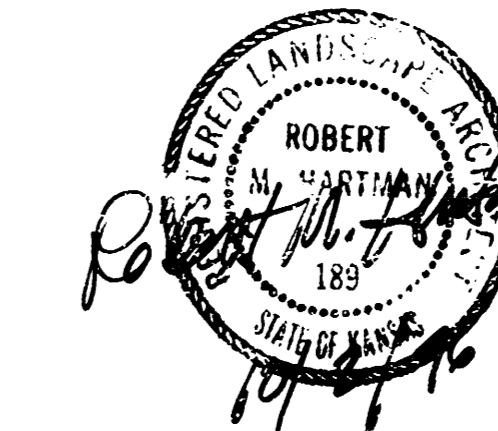
BRADLEY FAIR 2ND ADDITION

LANDSCAPING
STA.14+50.00 TO STA.16+64.50

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	BER, GDD	Checked by	
Drawn by	BJS	Date	OCT. 1996
		Job No.	96258-1

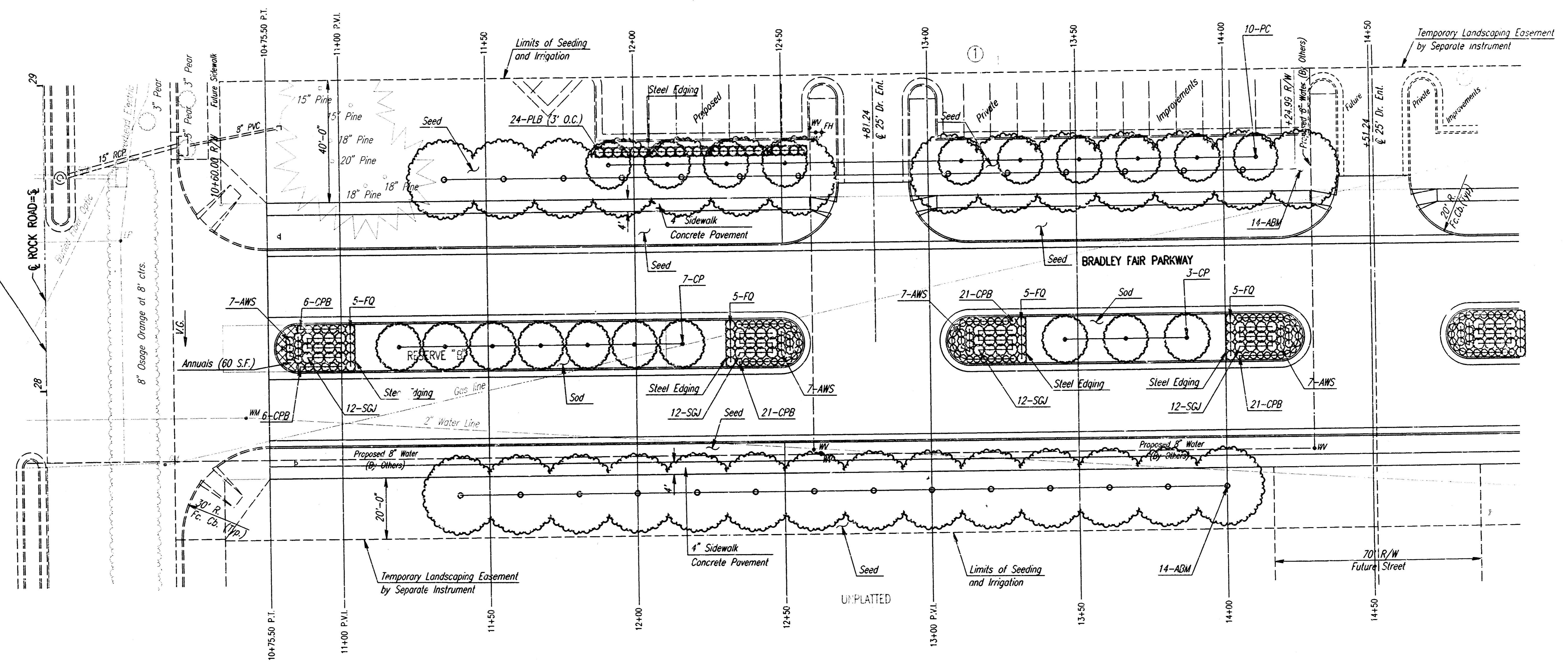
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date plotted: september 26, 1996
delivered to: dwaine dunn



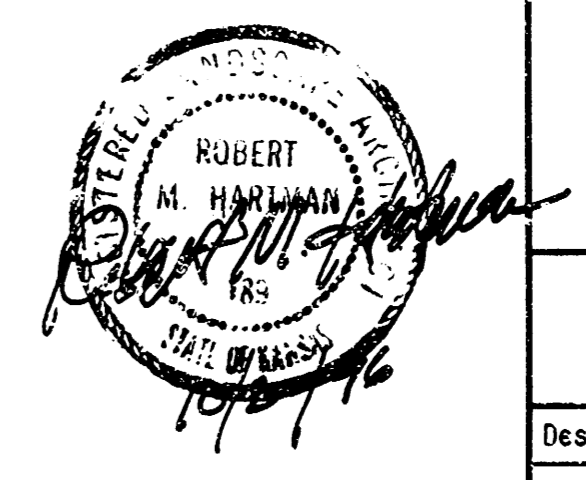
PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-8276-000-000-001	4	6

SCALE: 1" = 20'

Sta. 10+00.00 @ Bradley Fair Parkway=
Sta. 28+13.11 @ Rock Road



usr/usth/dgn: 1/1996/96/09/plants.dgn
date plottd: september 26, 1996
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BRADLEY FAIR 2ND ADDITION

LANDSCAPING

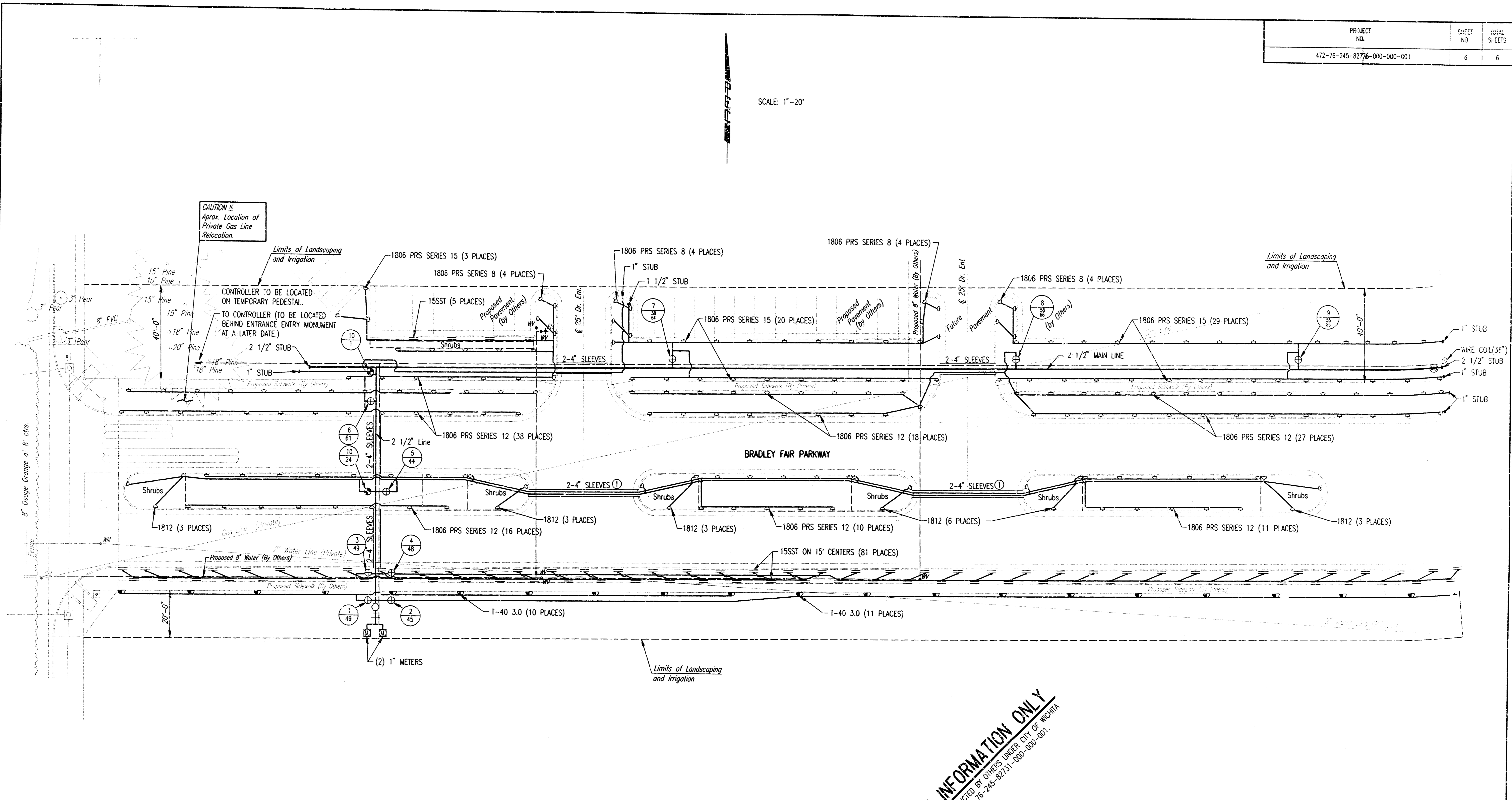
STA. 10+00.00 TO STA. 14+50.00

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	RH	Checked by	
Drawn by	EJS	Date	OCT. 1996
		Job No.	96258-1

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-8276-000-001	6	6

SCALE: 1"=20'



PIPE CHART

- 0-10 GPM-3/4"
- 11-16 GPM-1"
- 17-26 GPM-1 1/2"
- 27-35 GPM-2"
- 36-55 GPM-2 1/2"
- 56-80 GPM-3"
- 81-120 GPM-4"

LEGEND

- 1806 PRS SPRAY HEADS SERIES (NOTED)
- 15SST SIDE STRIP SPRAYS
- 15SST END STRIP SPRAYS
- 2" FGA ELECTRIC CONTROL VALVES
- 1" FGA ELECTRIC CONTROL VALVES
- 1" T-40 3.0 T-BIRDS 3.3 GPM
- 1" WATER METER
- ESP-24C
- RAIN/FREEZE SENSOR
- MAIN LINE 2 1/2" PVC200 AND ELECTRICAL
- RPZ ANGLE 2" BACKFLOW
- BLOWOUT PORT
- ISOLATION VALVES
- MANUAL DRAINS
- ZONE AND GPM
- ZONE AND GPM
- TEMPORARY GPM
- GPM AFTER EXTENSION OF SYSTEM TO THE EAST ALONG BRADLEY FAIR PARKWAY

① ONE SLEEVE IS FOR POSSIBLE FUTURE MEDIAN LIGHTING. CAP ONE SLEEVE AT EACH LOCATION.

FOR INFORMATION ONLY
 TO BE CONSTRUCTED BY OTHERS UNDER CITY OF WICHITA
 PROJECT NO. 472-76-245-8276-000-001

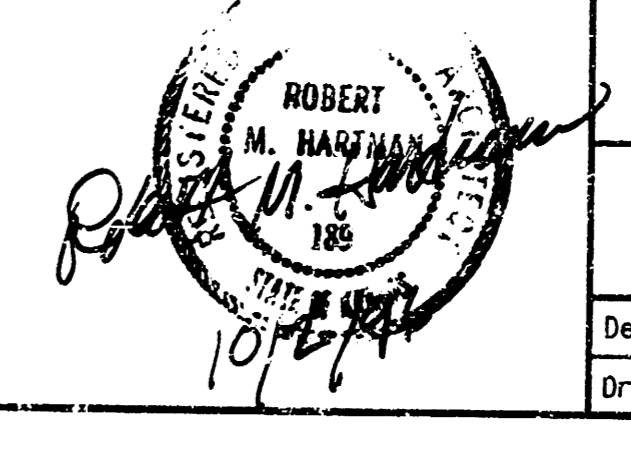
Note: Irrigation System to be bid as a lump sum for "irrigation". The price bid shall be full compensation for all materials, labor, equipment and incidentals necessary to complete the work.

BRADLEY FAIR 2ND ADDITION

IRRIGATION SYSTEM

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 ENGINEERS
 WICHITA, KANSAS

Designed by	RH	Checked by	
Drawn by	BJS	Date	OCT. 1996
		Job No.	96258-1



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 date plotted: september 25, 1996
 deliver to: dwain dunn