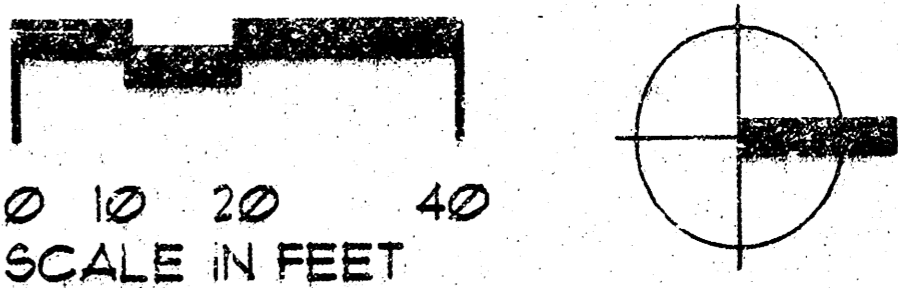
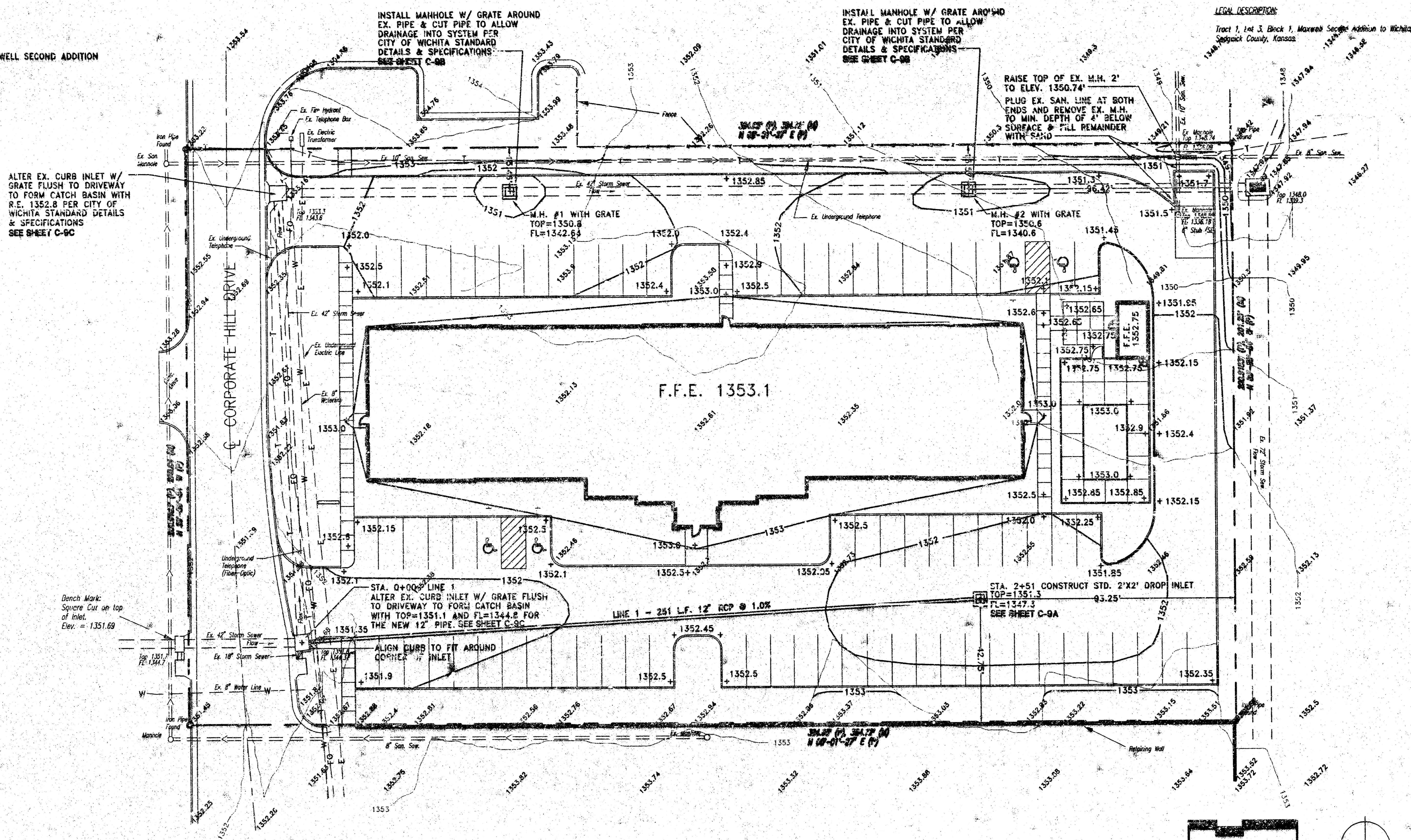


LEGAL DESCRIPTION:
THE WEST 200.9183 FEET OF LOT 3, BLOCK 1, MAXWELL SECOND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.



NOTE TO CONTRACTOR

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. NO WORK SHALL BE PERFORMED IN DEDICATED EASEMENTS OR THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

APPROVED AS NOTED

BY CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 7/29/97

Storm Sewers VRH 7/29/97

Driveway Approaches _____

Water Mains _____

Paving _____

LEGEND:

- 1353.85 ——— EXISTING SPOT ELEVATION
- + 1351.9 ——— PROPOSED ELEVATION
- 1353 ——— EXISTING ELEVATION CONTOUR
- 1352 ——— PROPOSED ELEVATION CONTOUR

STORM WATER SEWER EXTENSION AND SANITARY SEWER MODIFICATION TO SERVE PART OF LOT 3, BLOCK 1, MAXWELL SECOND ADDITION CITY OF WICHITA PRIVATE PROJECT NUMBER: 728PPS (607861) MICHAEL E. LINDBACK, P.E.: CITY ENGINEER

728PPS

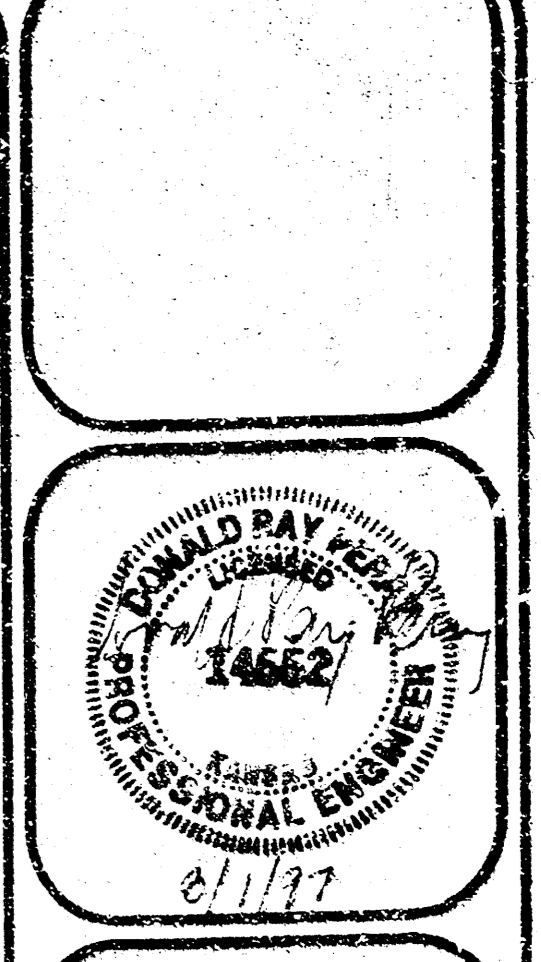
Grading Notes

1. All spot elevations indicate final grade of surface. Adjustments must be made to finish grades of sub-base or subgrade.
2. Prior to construction or demolition, Contractor shall be responsible for verifying location of all existing utilities so that new construction will not damage or interfere with existing utility lines. Should damage occur, it is the Contractor's sole responsibility to repair and/or replace said damage at the Contractor's expense.
3. All excess excavated material or excavated material unsuitable for reuse on site shall be disposed of in a location approved by the City Engineer. Contractor shall be responsible for obtaining any permits for relocating disposed material.
4. All trees shown on this Grading and Drainage Plan shall be preserved unless labeled otherwise. All other vegetation shall be removed from the site. All vegetation, roots, etc., to be removed shall be removed to a minimum depth of 3 feet below Finish Grade. Contractor shall take all precautions not to damage foliage, branches or roots of existing trees to be saved.
5. Contractor shall, before starting site excavation, strip all topsoil from developed portions of site and store in a location that will not interfere with site development operations. Contractor shall be responsible for redistributing topsoil in all finished grade areas, backfilling curbs, sidewalks, etc.
6. All fill areas shall be compacted to 95% of Maximum Density. Owner shall have option of testing compaction of any areas.
7. Should Contractor encounter rock excavation, the rock shall be removed to a minimum depth of 6 inches below surface of road beds and 15 inches below turf areas.
8. Should rock removal be performed by blasting, the Contractor shall perform all operations in strict conformance with all applicable laws.
9. The site must be stabilized and seeded prior to issuance of a certification of occupancy.

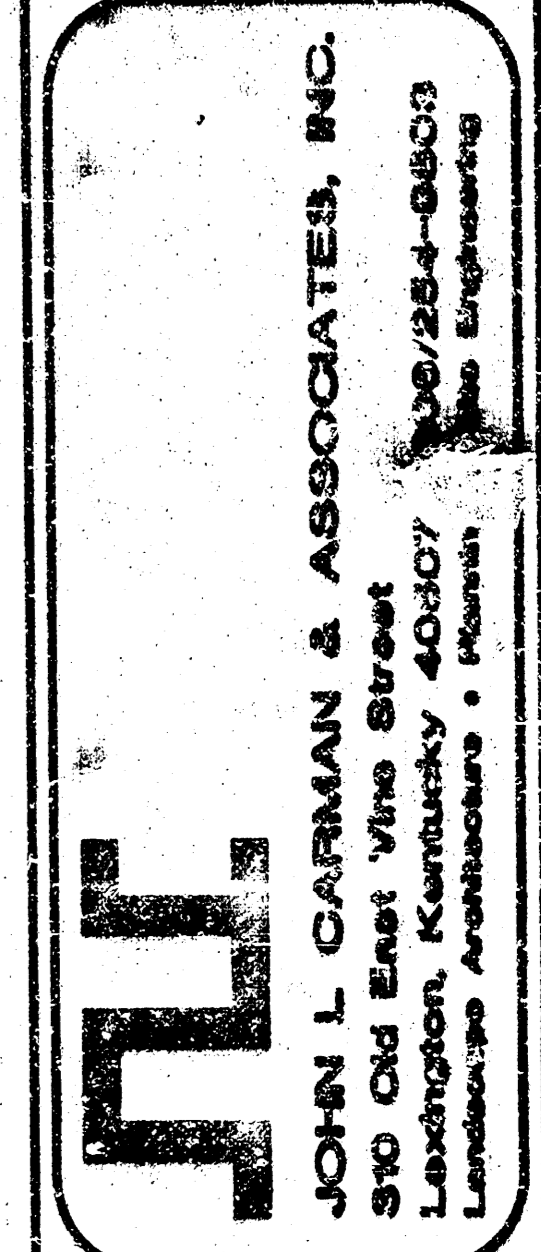
Storm Sewer Construction Notes:

1. Construct parking lot and site runoff storm sewer system with inlets and pipe per lines and grades shown on plans.
2. All trenches under pavement shall be backfilled with full depth crushed stone.
3. Install concrete (2) manhole/catch basins around existing storm pipe as shown. Cut ex. pipe after catch basins are in place to allow runoff from StudioPlus site to enter storm system. See standard City of Wichita detail.
4. Alter (2) existing curb inlets to create catch basins with grates to match grade flush with proposed driveway aprons. See std. City of Wichita detail.
5. Connect new catch basin to altered curb inlet with 12" class III RCP pipe. See standard City of Wichita detail.
6. Contractor shall keep accurate records of as-built utility construction to prepare record drawings for the City of Wichita.
7. All materials and workmanship shall be in compliance with Kansas DOT Specifications Latest Edition.
8. As soon as construction is complete the entire disturbed area shall be seeded, sodded, planted and mulched as shown on the Landscape Plan. However, as sections are completed, they are to be vegetated as construction progresses to reduce sedimentation. This is especially important in the storm floodwater area and stormwater passageways. Sod shall be used in areas of higher velocity flows.
9. Care must be taken to ensure that all crossings with other utilities such as water, sanitary sewer, and gas are in accordance with the Standard Specifications and Details for the City of Wichita, Kansas. Normally, there must be a 10' horizontal separation and 18" vertical clearance between a water main and sewer.
10. Connect all building downspouts to 6" corrugated polyethylene pipe and run to face of closest curb for surface drainage on parking lot.

*BOOKED E-16
8/4/04 RDL*

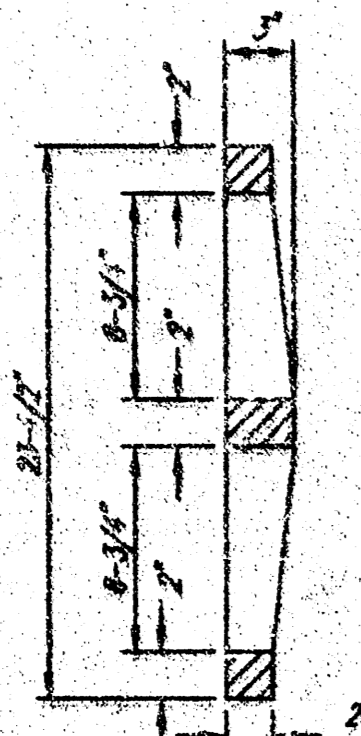
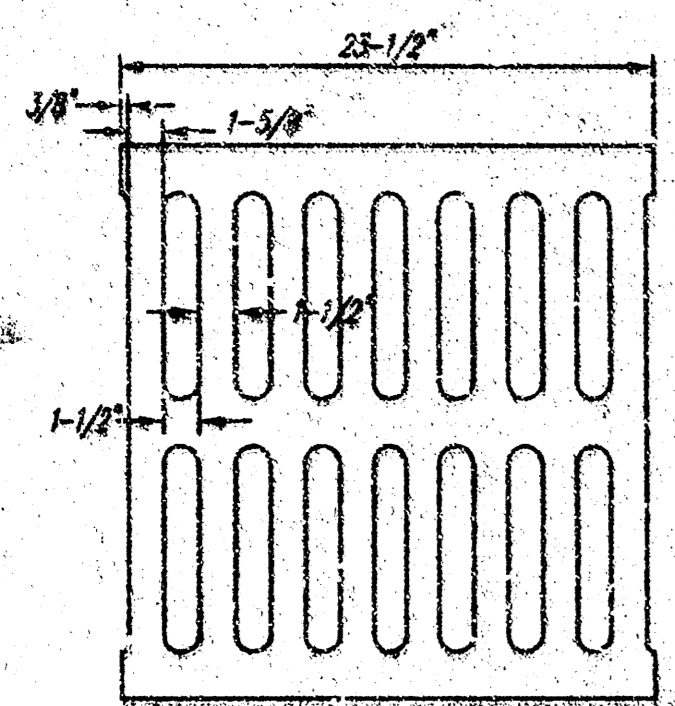
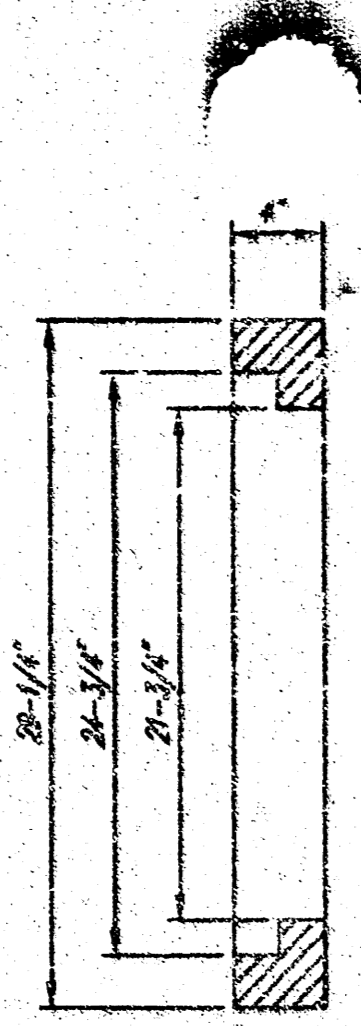
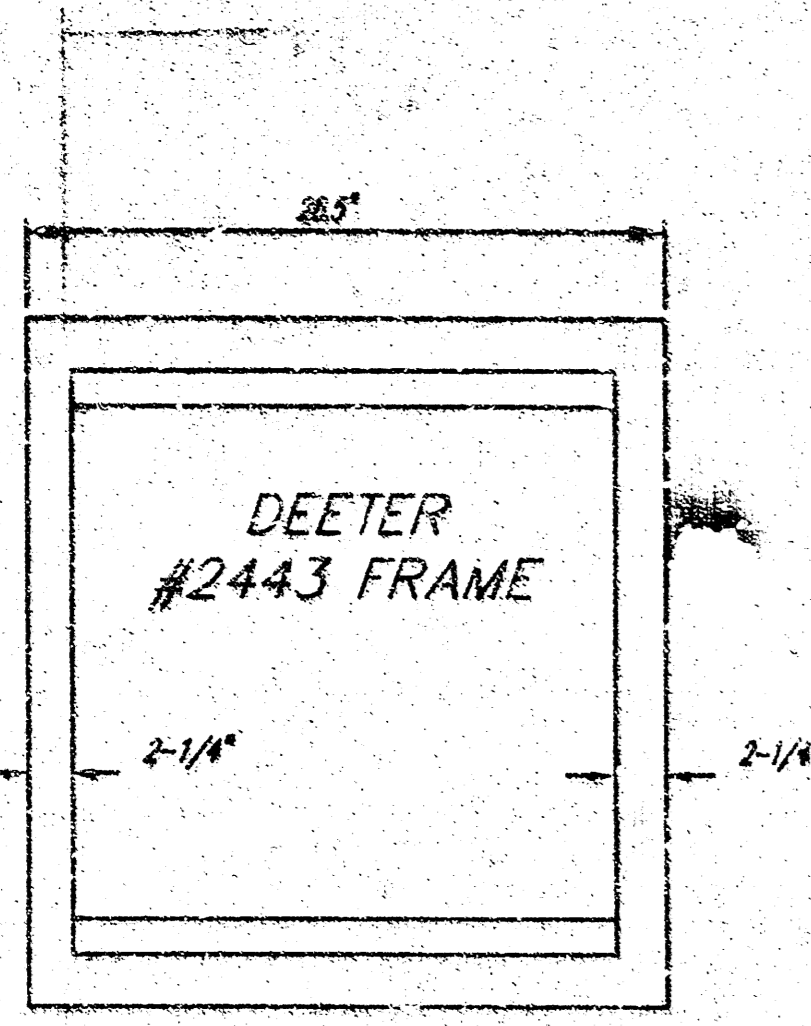


GRADING & DRAINAGE PLAN
StudioPLUS Properties, Inc
9450 E. Corporate Hill Drive
Wichita, Kansas 67207



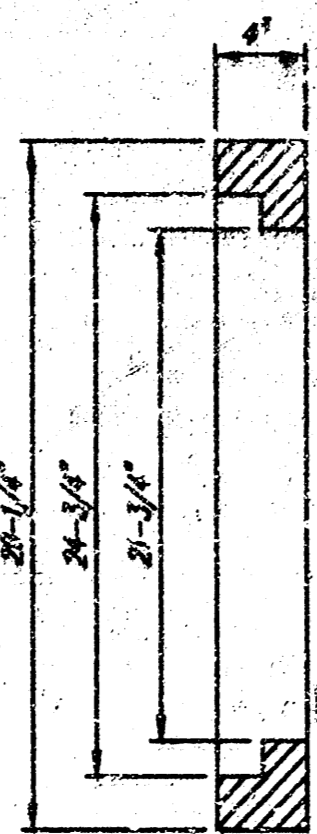
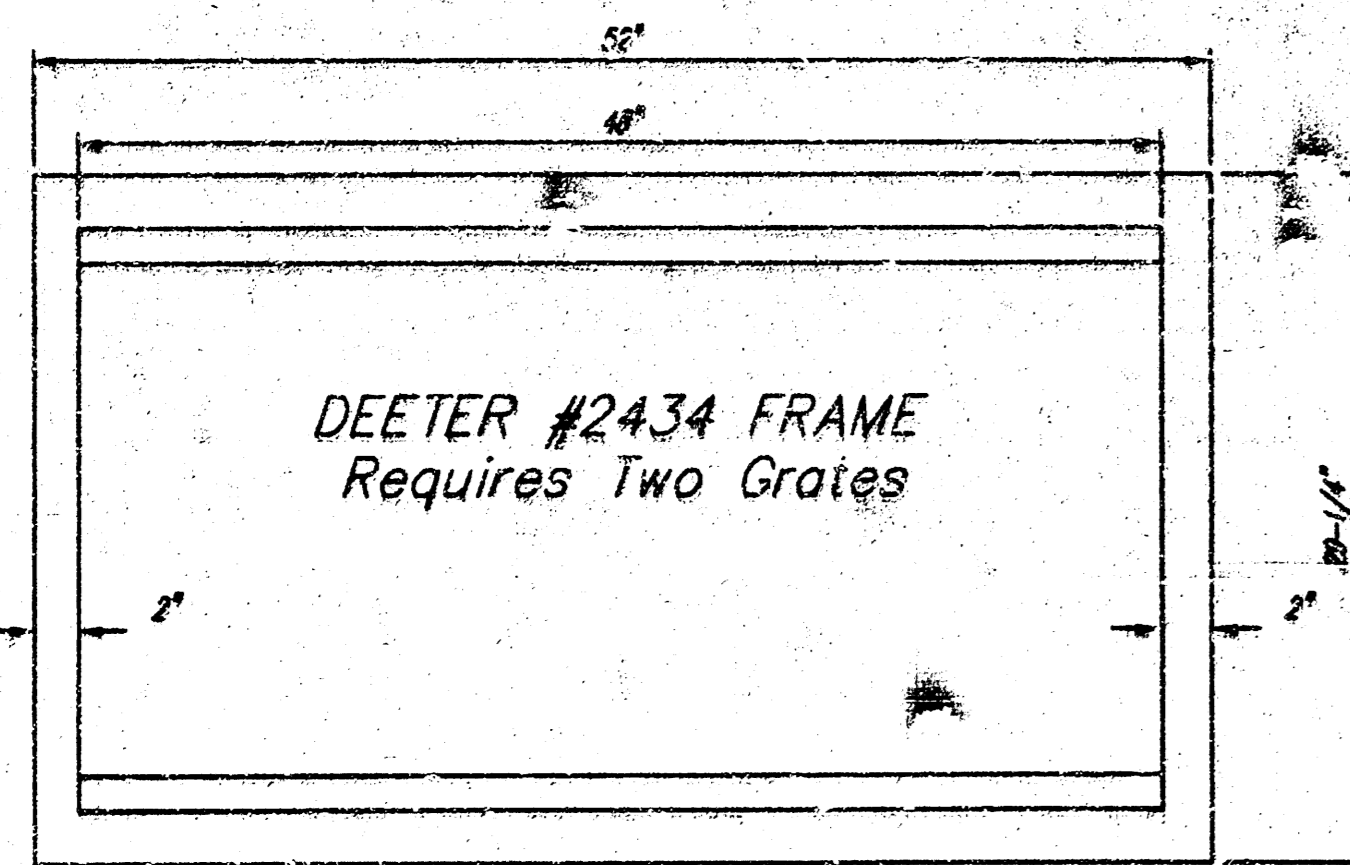
DRAWN KLW
DATE 5/28/97
CHECKED DRP
REVISED 5/5/97
6/9/97
6/30/97

SHEET
C-4



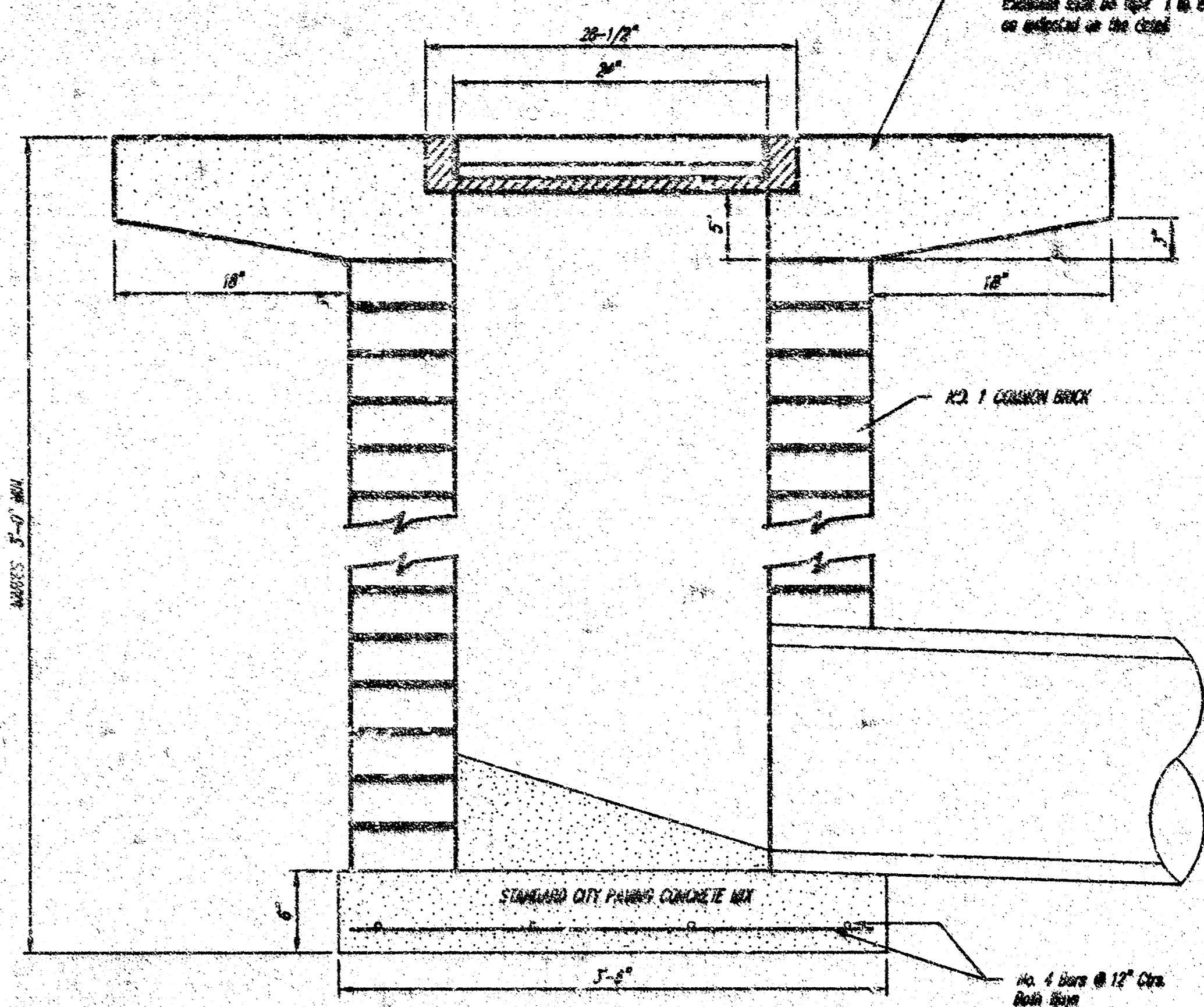
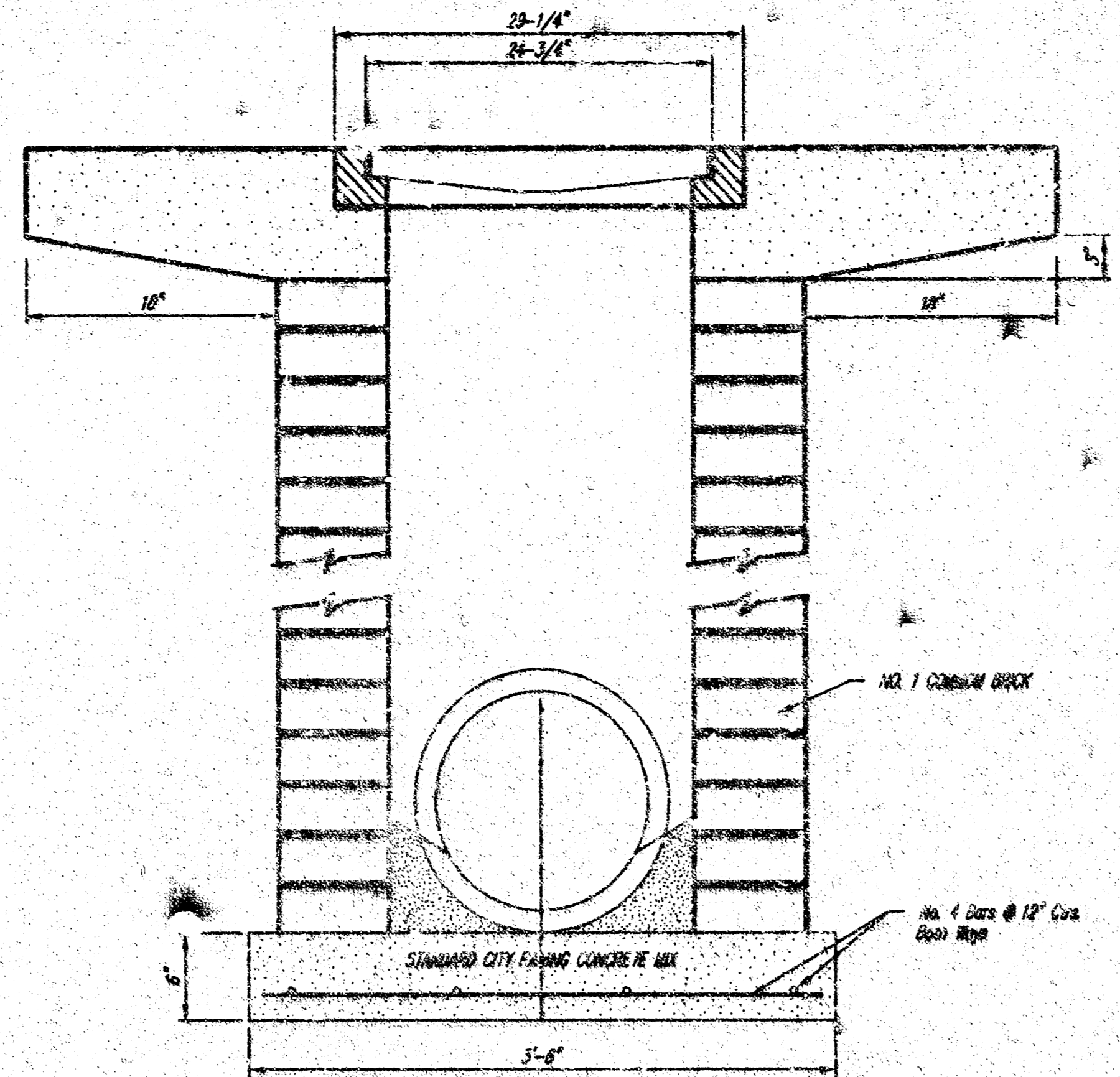
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

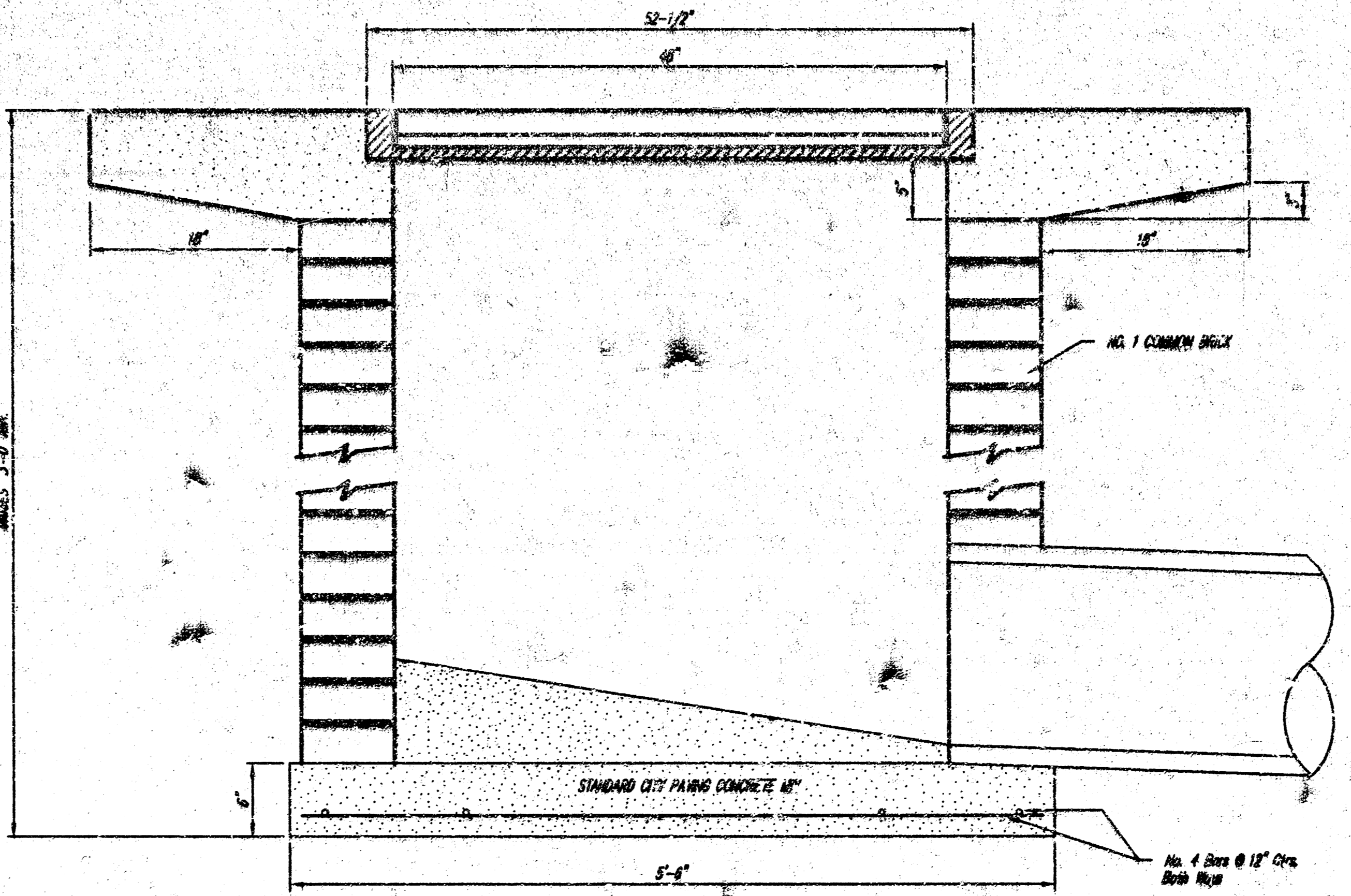


Double 24" x 24" Frame Detail

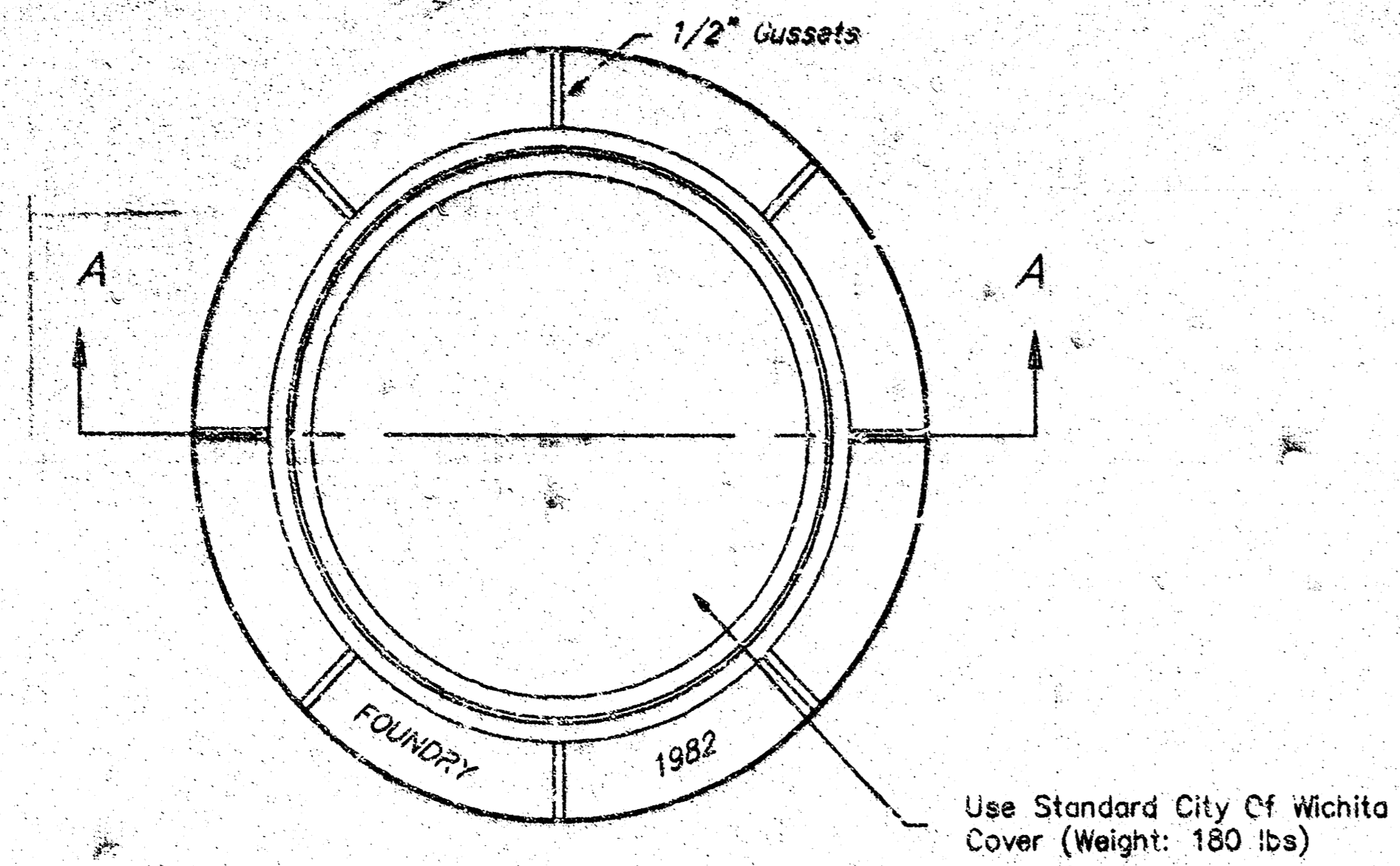
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters of least 1" in height. Other marking methods may be approved by the engineer.



Note: Concrete apron shall be constructed around the drop inlet when it is located in an unexcavated area. When the inlet is installed in a trench, the concrete apron shall be 1" to the side & 12 inches in height on the sides.

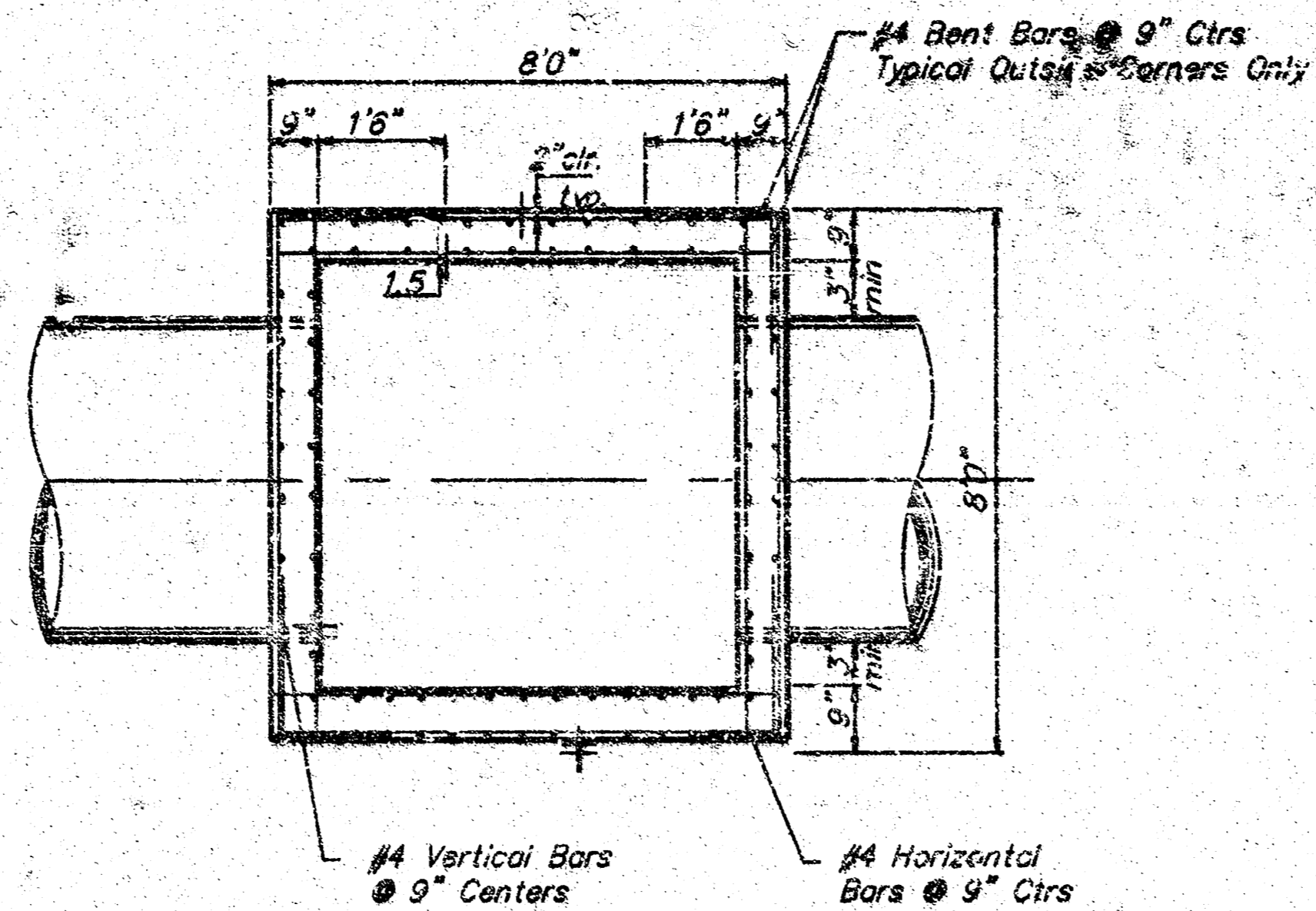


| | | |
|--------------------------------------|-------------------|------|
| | DROP-INLET | |
| | 2' X 2 1/2' X 4' | |
| M. C. LINDBERGH P.E. - CITY ENGINEER | | |
| PROJECT NUMBER | | DATE |
| DATE | C-8A | |



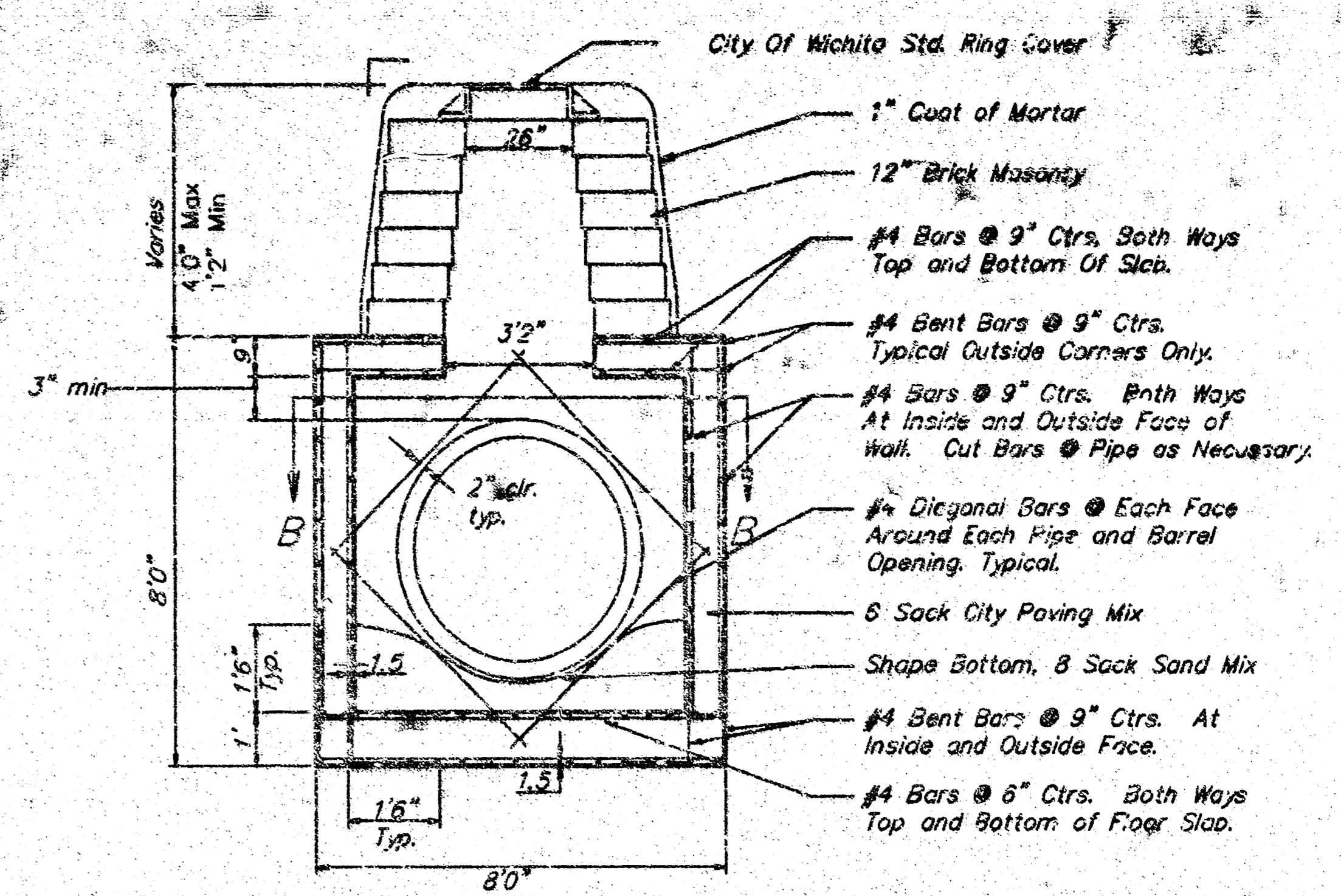
TOP VIEW

Use Standard City Of Wichita Cover (Weight: 180 lbs)

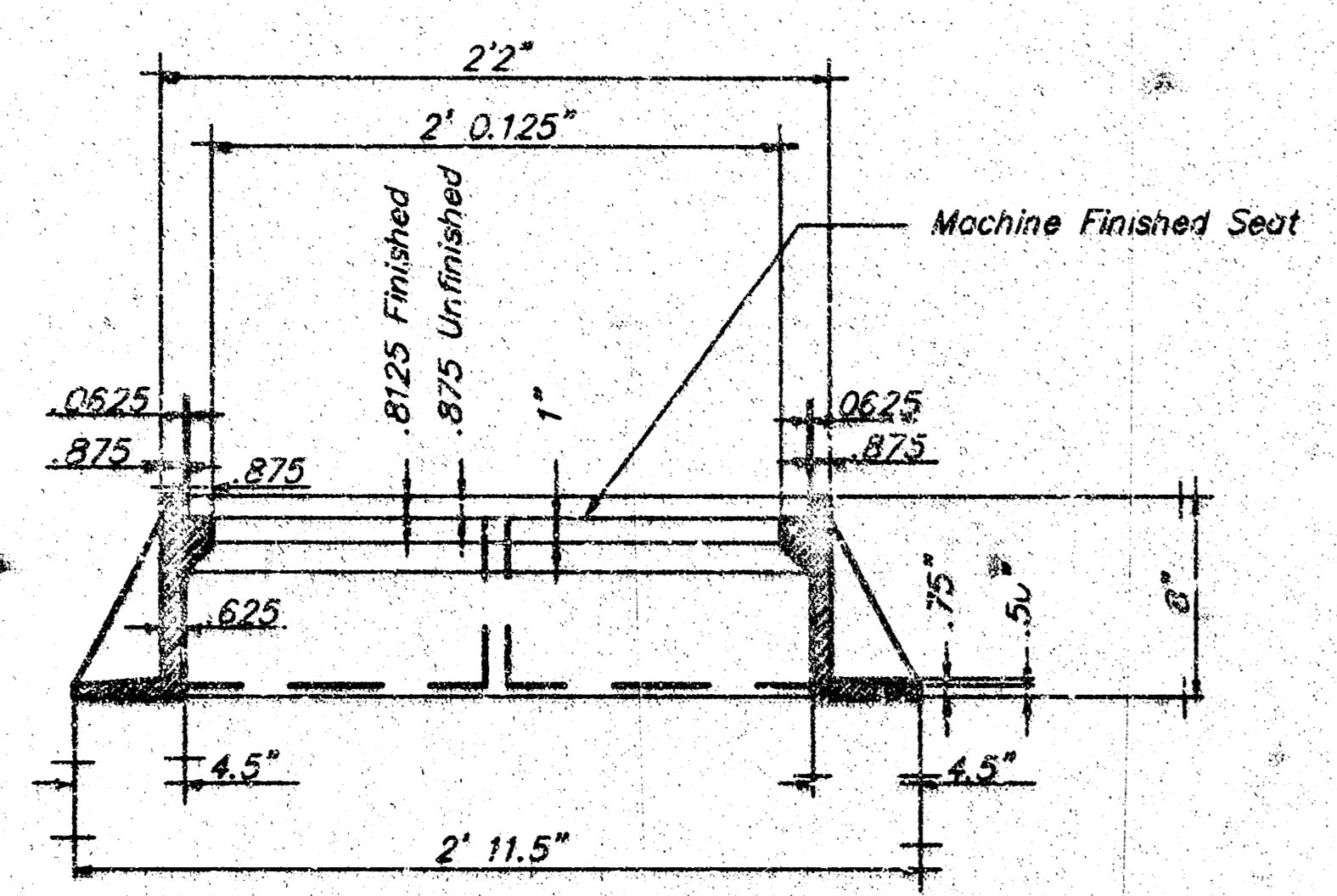


SECTION B-B

NOTE:
Bent Bars Not More Than 8" to Clear Pipes, or Cut Bars 2" Clear of Pipe, as Necessary.

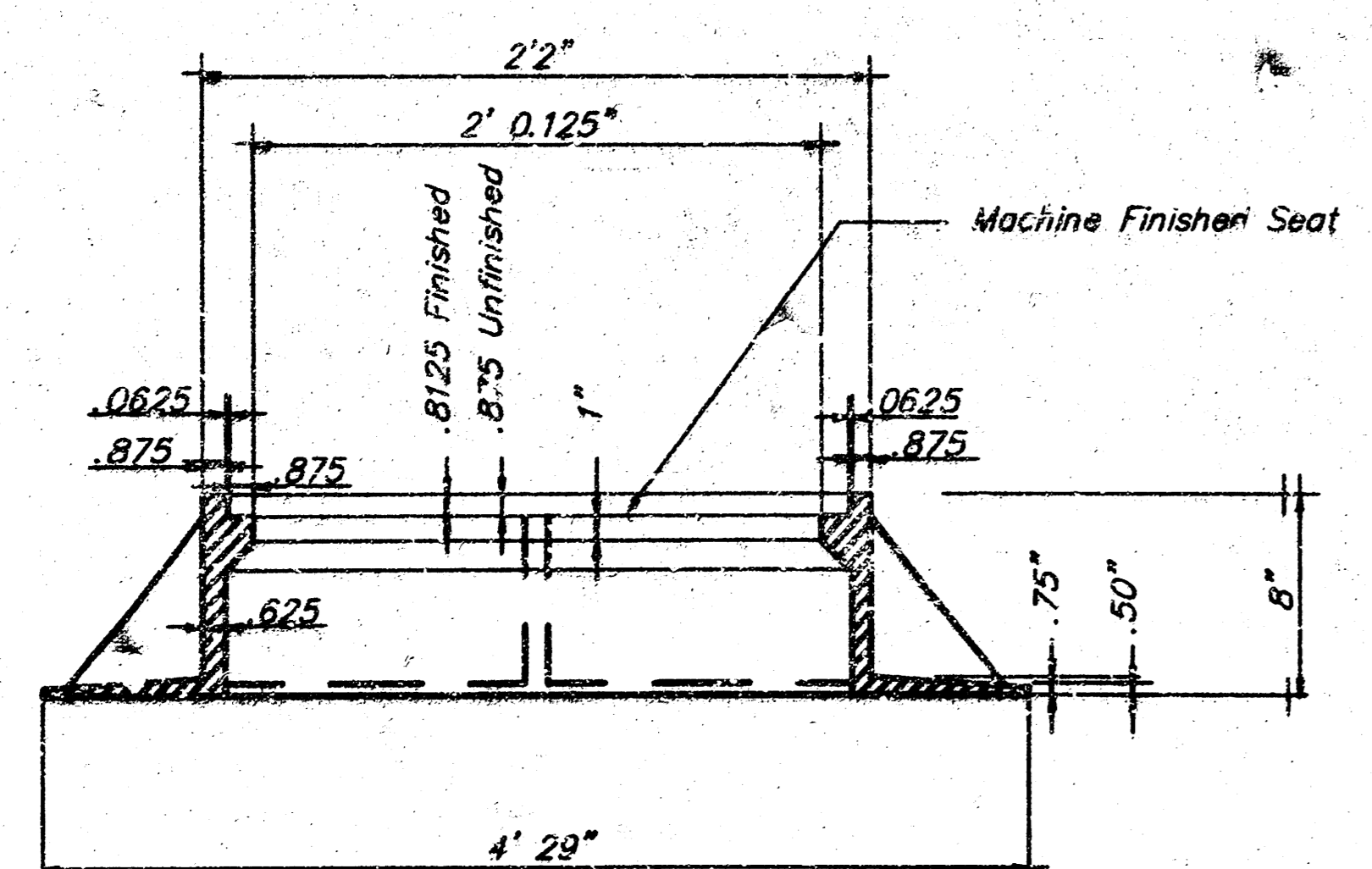


REINFORCED CONCRETE MANHOLE
STACK 2.33' TO 4'0"



SECTION A-A

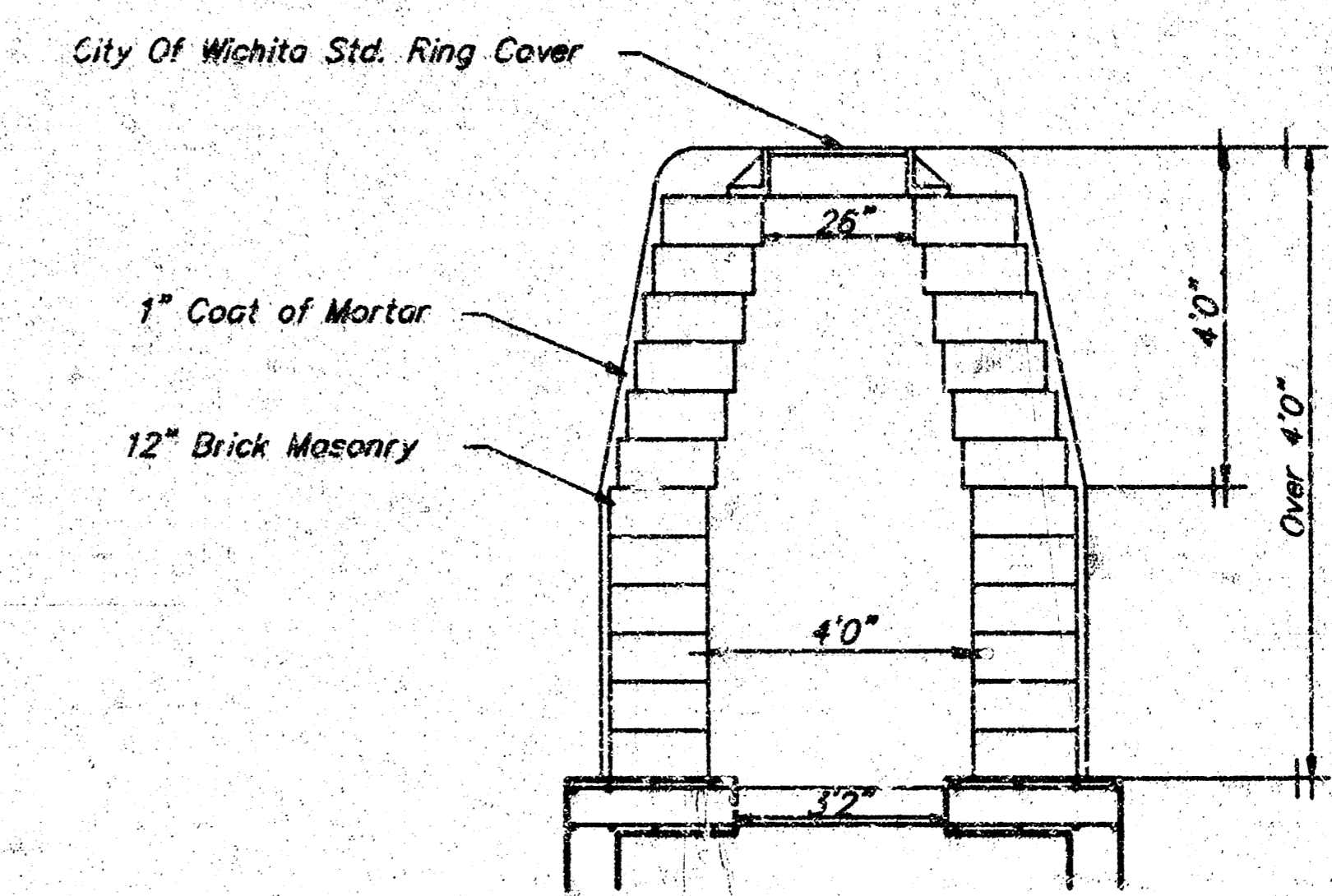
MANHOLE FRAME
Weight: 240 Lbs.



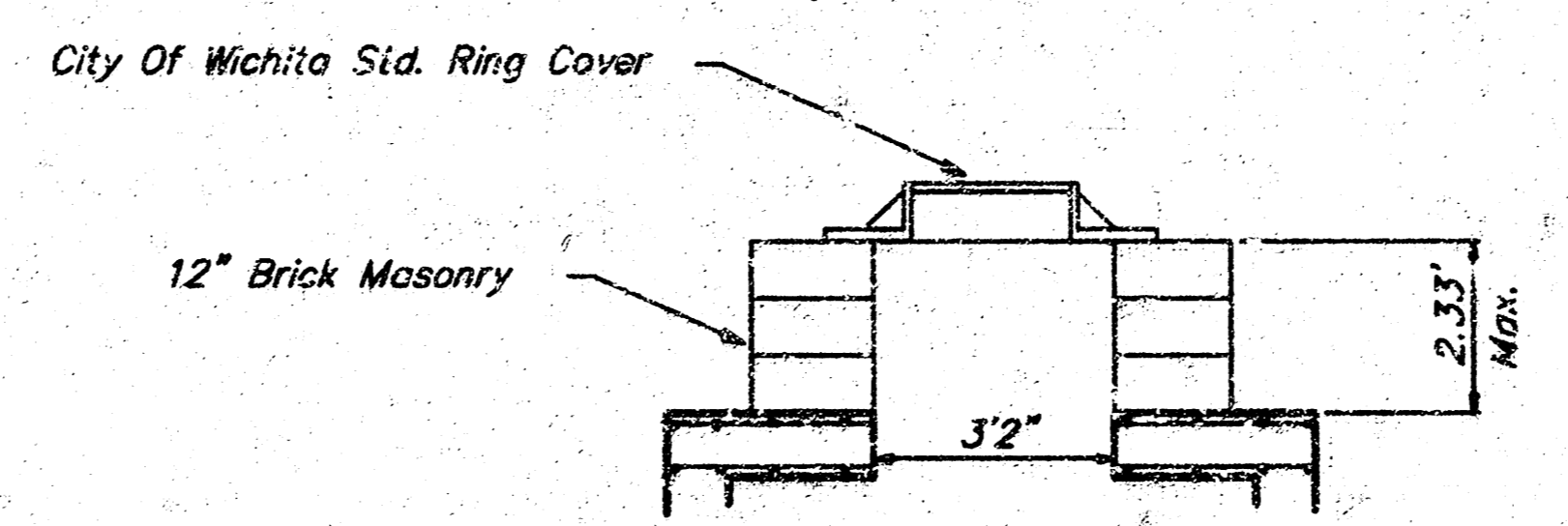
WIDE FLANGE RING
Weight: 705 Lbs.

GENERAL NOTES:

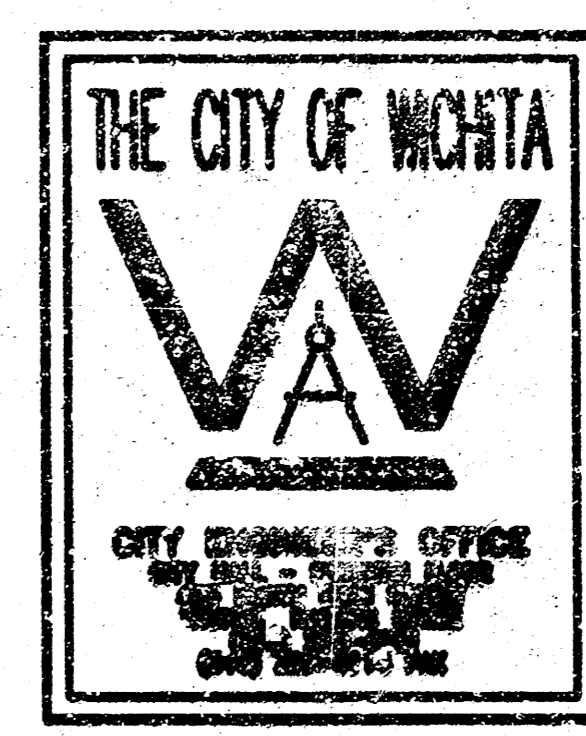
1. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE WALLS AND BASES SHALL CONFORM TO THE REQUIREMENTS FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS, USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS. WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS, COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.
2. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING. USING 8-SACK SAND MIX CONCRETE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS.
3. MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
4. THE ENDS OF ALL PIPES IN MANHOLES SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF MANHOLE WALL.



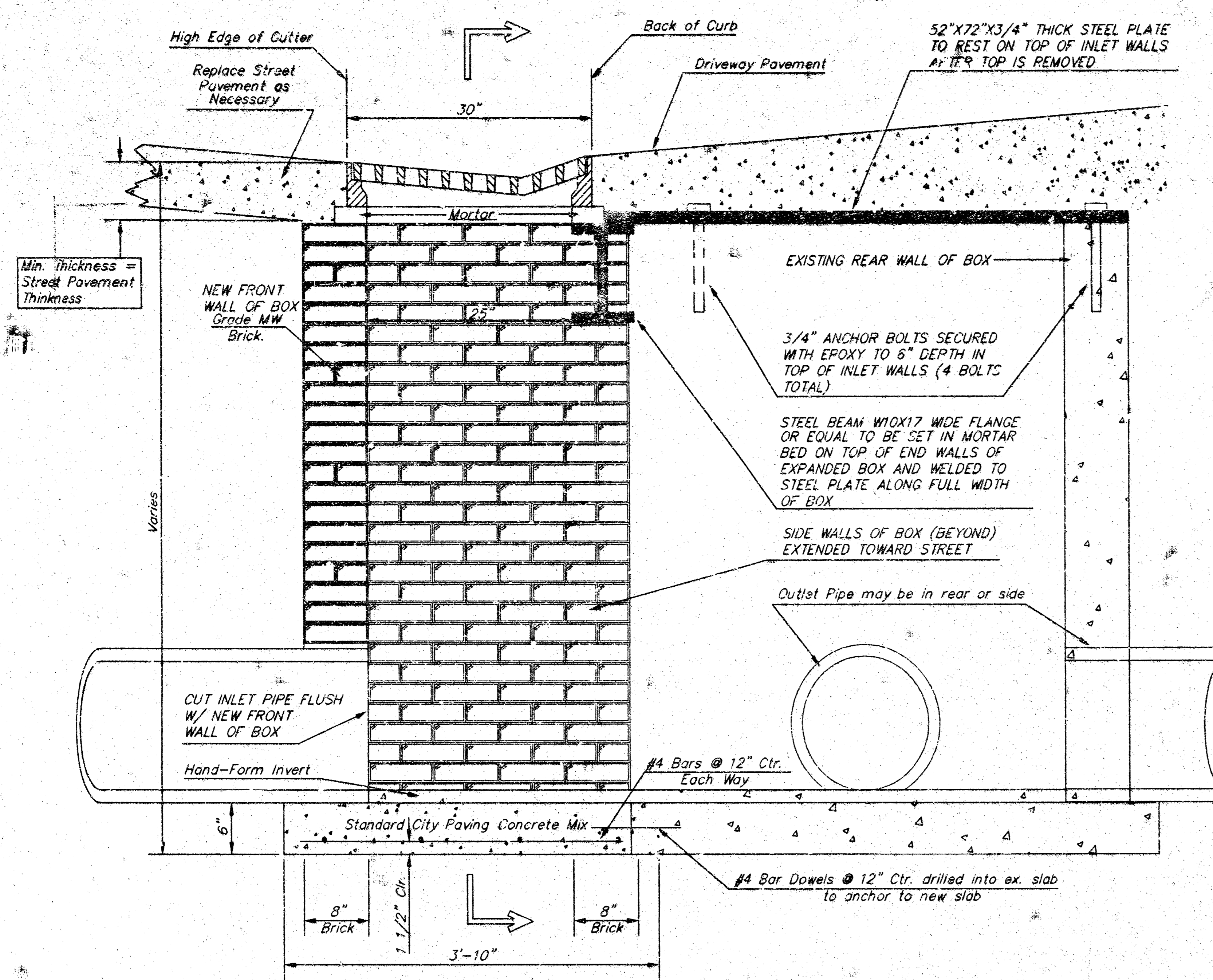
MANHOLE STACK OVER 4'0"



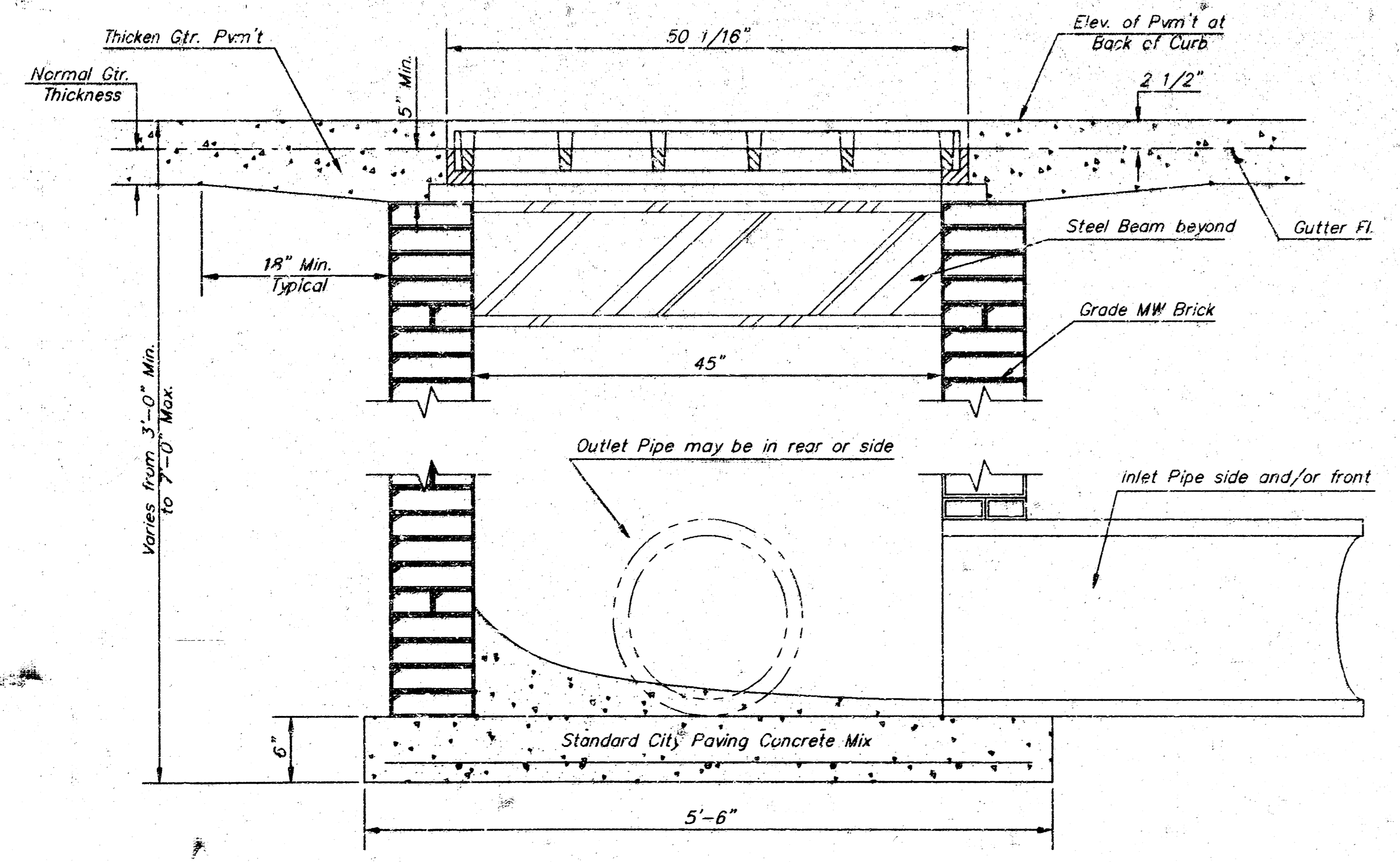
MANHOLE STACK LESS THAN 2.33'



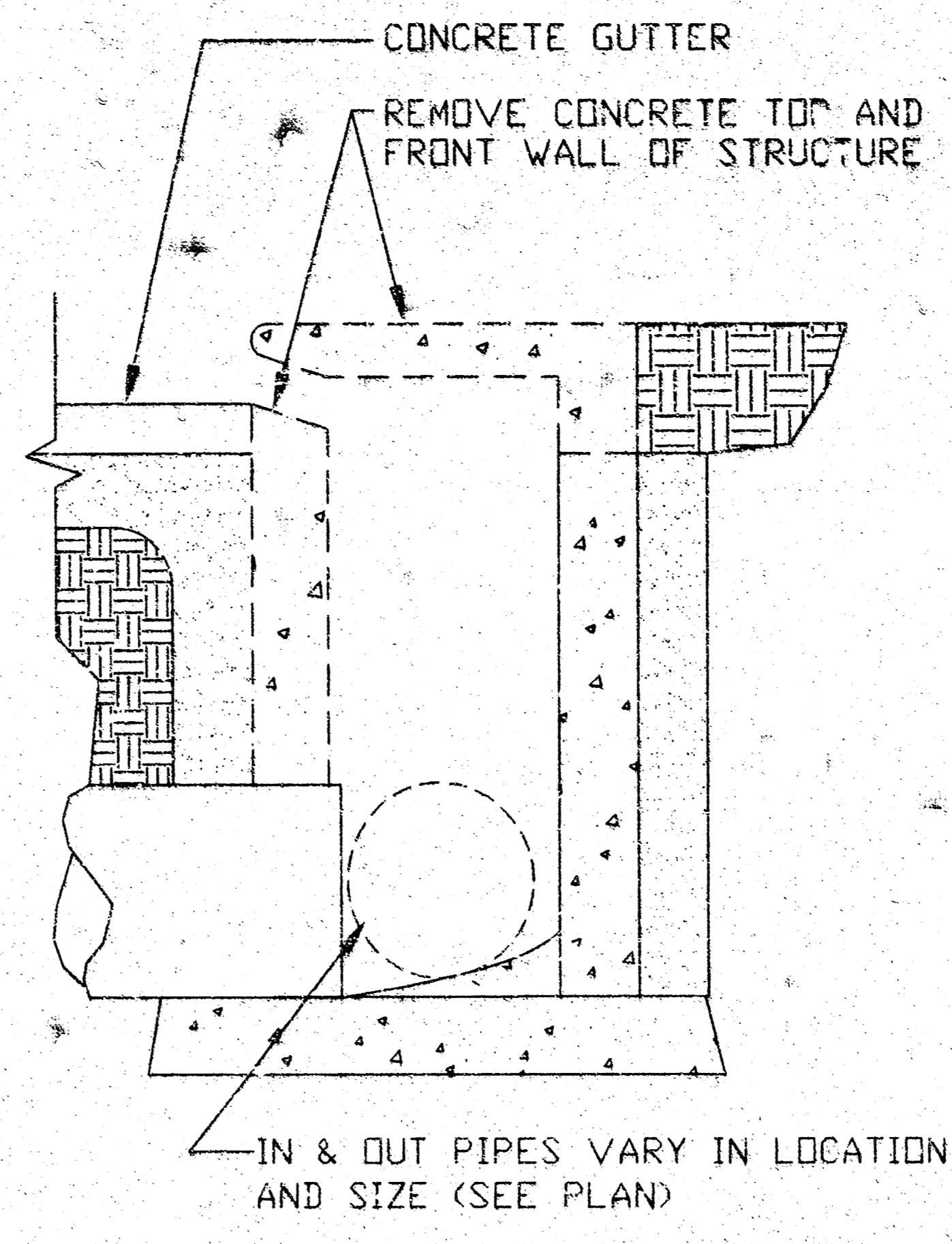
| | |
|------------------------------------|----------|
| REINFORCED CONCRETE MANHOLE | |
| M. E. LINDSEK P.E. - CITY ENGINEER | |
| DESIGNED BY | DRAWN BY |
| DATE | SCALE |
| MAR 58 | C-99 |



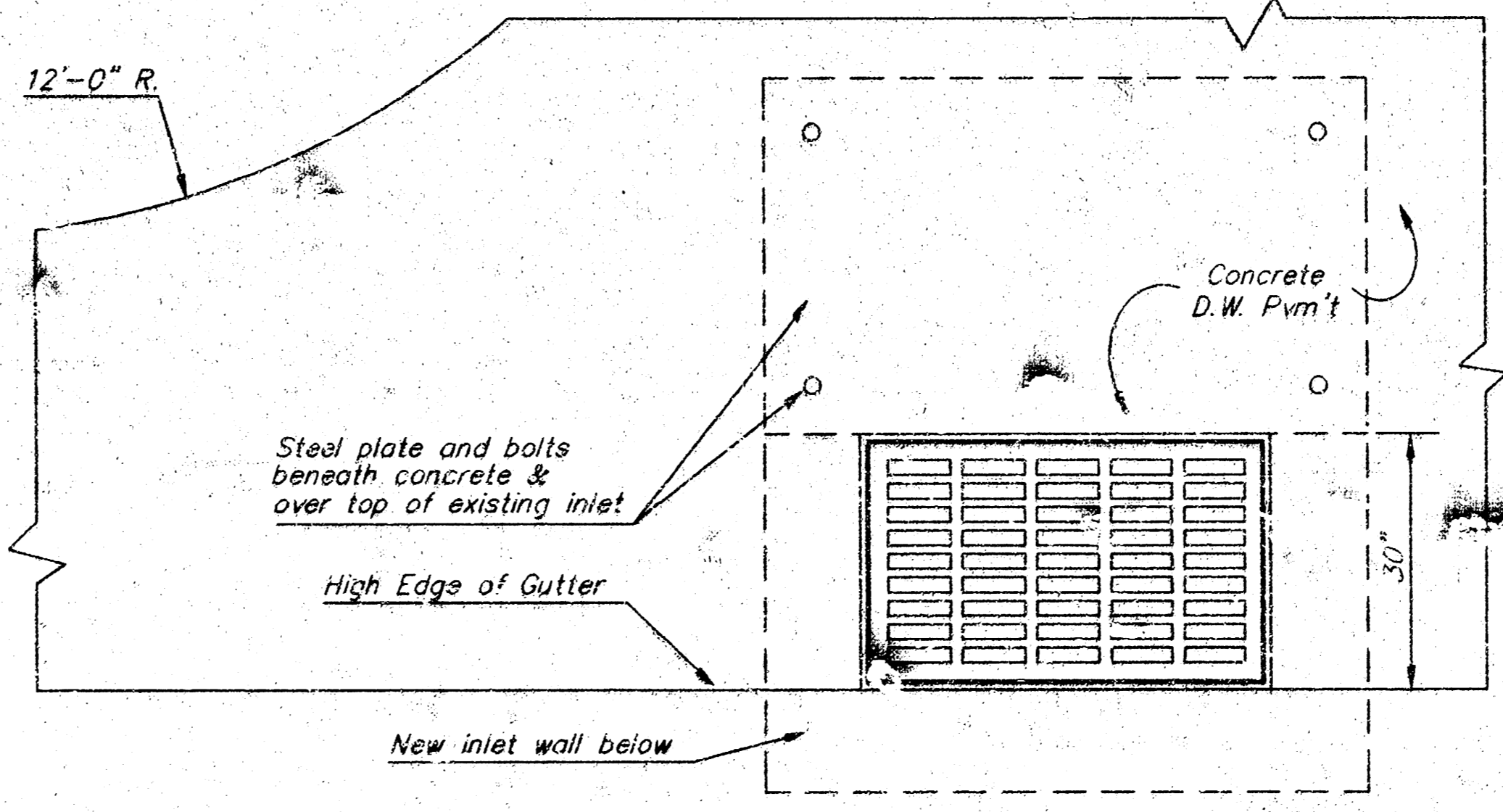
SIDE SECTION OF MODIFIED INLET



FRONT SECTION A-A OF MODIFIED INLET

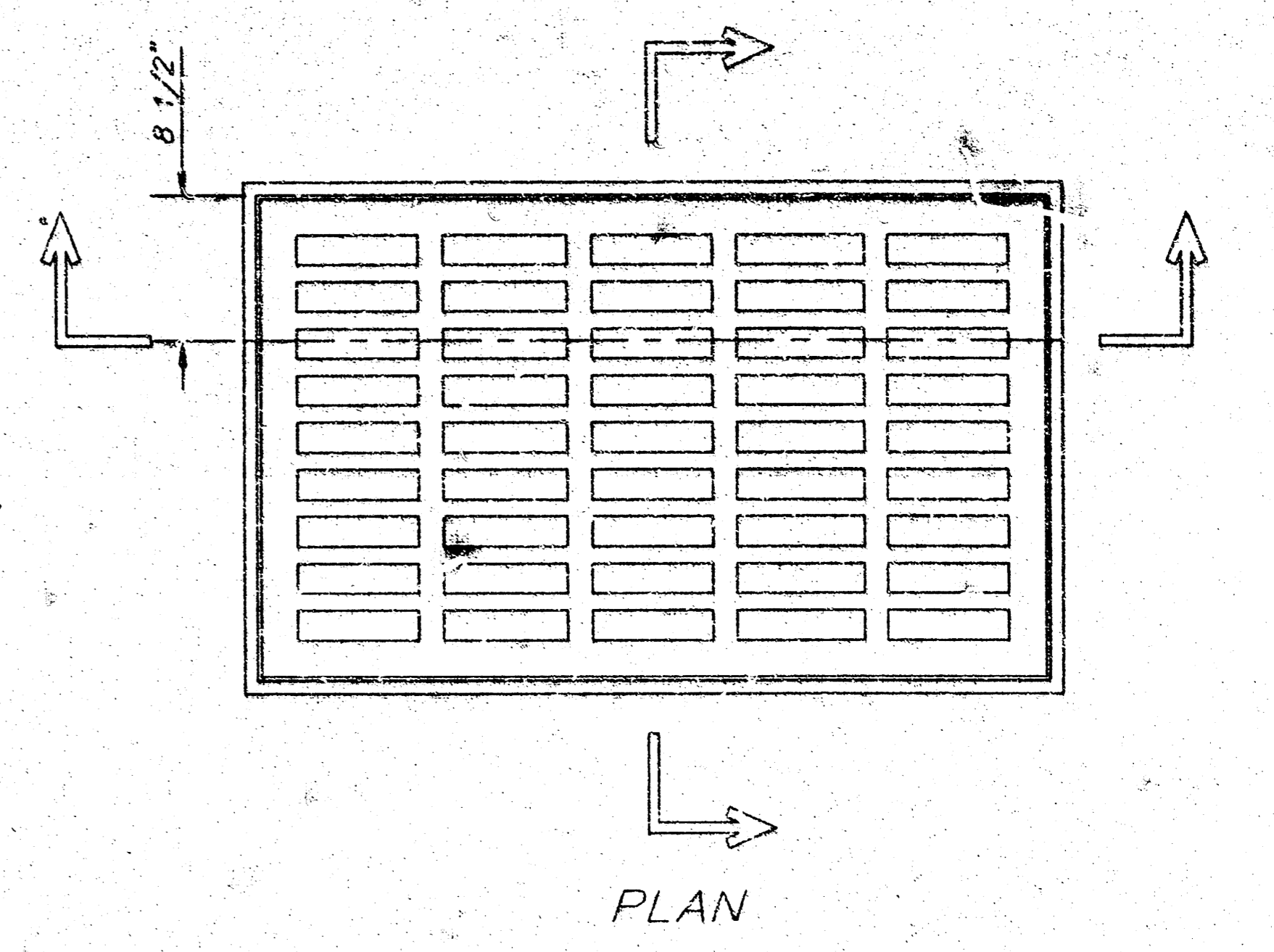


EXISTING CURB INLET SECTION

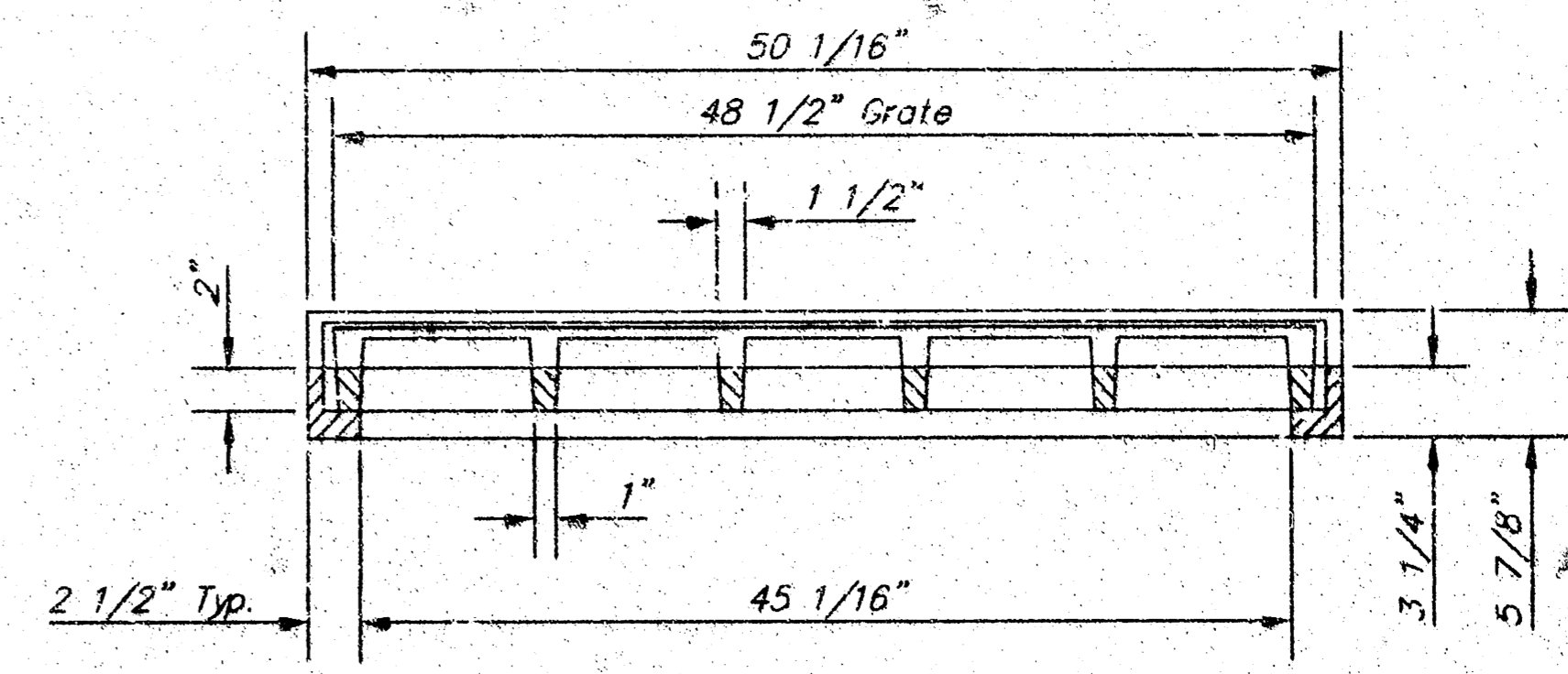


MODIFIED INLET PLAN

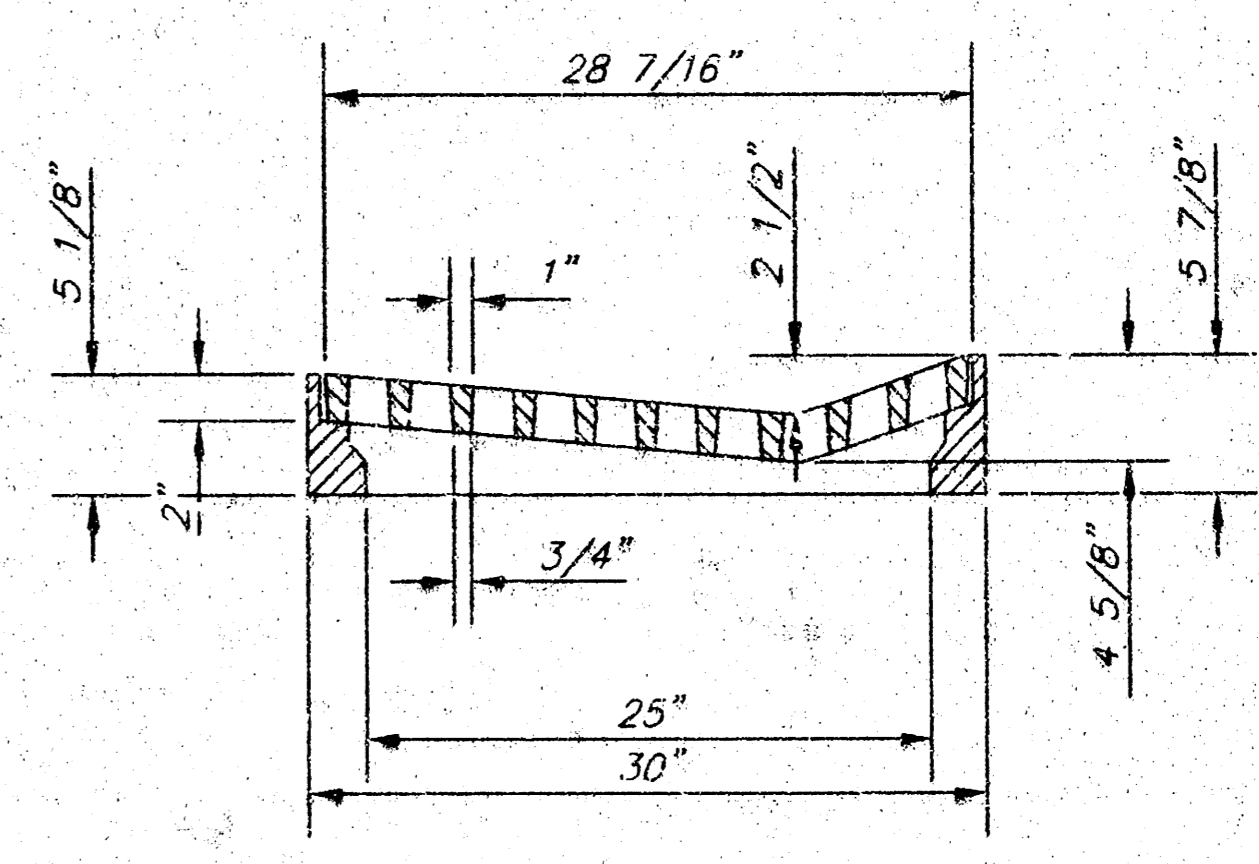
NOTE:
CONTRACTOR TO VERIFY IN FIELD THAT GRATE SPECIFIED WILL HAVE APPROPRIATE DIMENSIONS FOR EXISTING CURB INLET TO BE MODIFIED.



PLAN



SECTION B-B



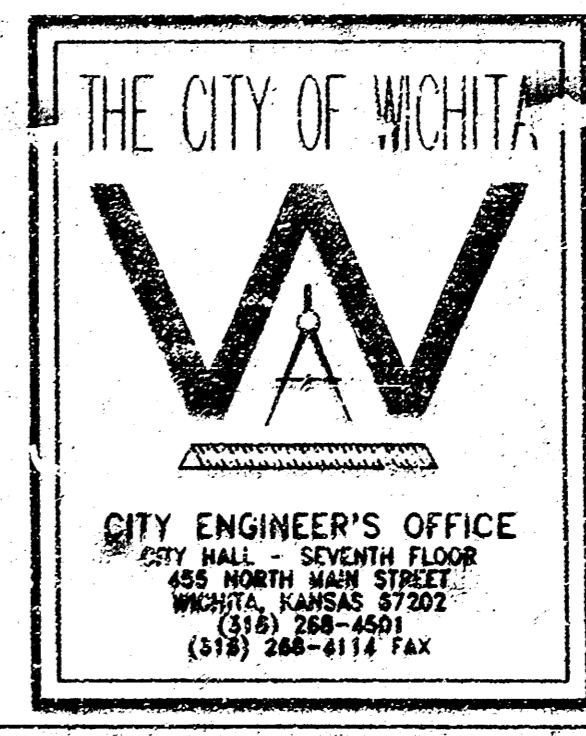
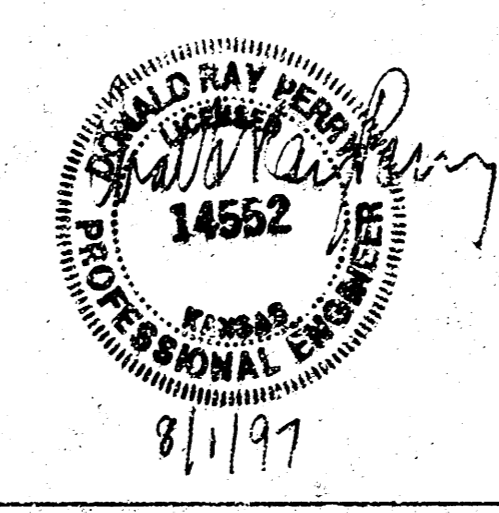
SECTION C-C

DEETER #2095 FRAME & GRATE
TOTAL WEIGHT: 705 lbs.

GENERAL NOTES

1. Grate frame to be installed on thin mortar cushion to insure full support along brick walls. Concrete used for inlet construction shall be concrete pavement mix.
2. Inlet invert shall be shaped with 8 sack sand 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. The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.
4. Inlet Frame and Grate to be Deeter #2095 of approved equal

THIS SHEET CONSISTS OF MODIFIED STANDARD CITY DETAILS. MODIFICATIONS WERE MADE BY JOHN CARMAN & ASSOC., NOT THE CITY OF WICHITA.



| | |
|--|------------|
| MODIFIED CURB INLET TO DRIVEWAY GRATED INLET | |
| M. E. LINDEBAK P.E. - CITY ENGINEER | |
| PROJECT NUMBER | INDEX CODE |
| DATE | C-9C |
| JUNE 97 | |