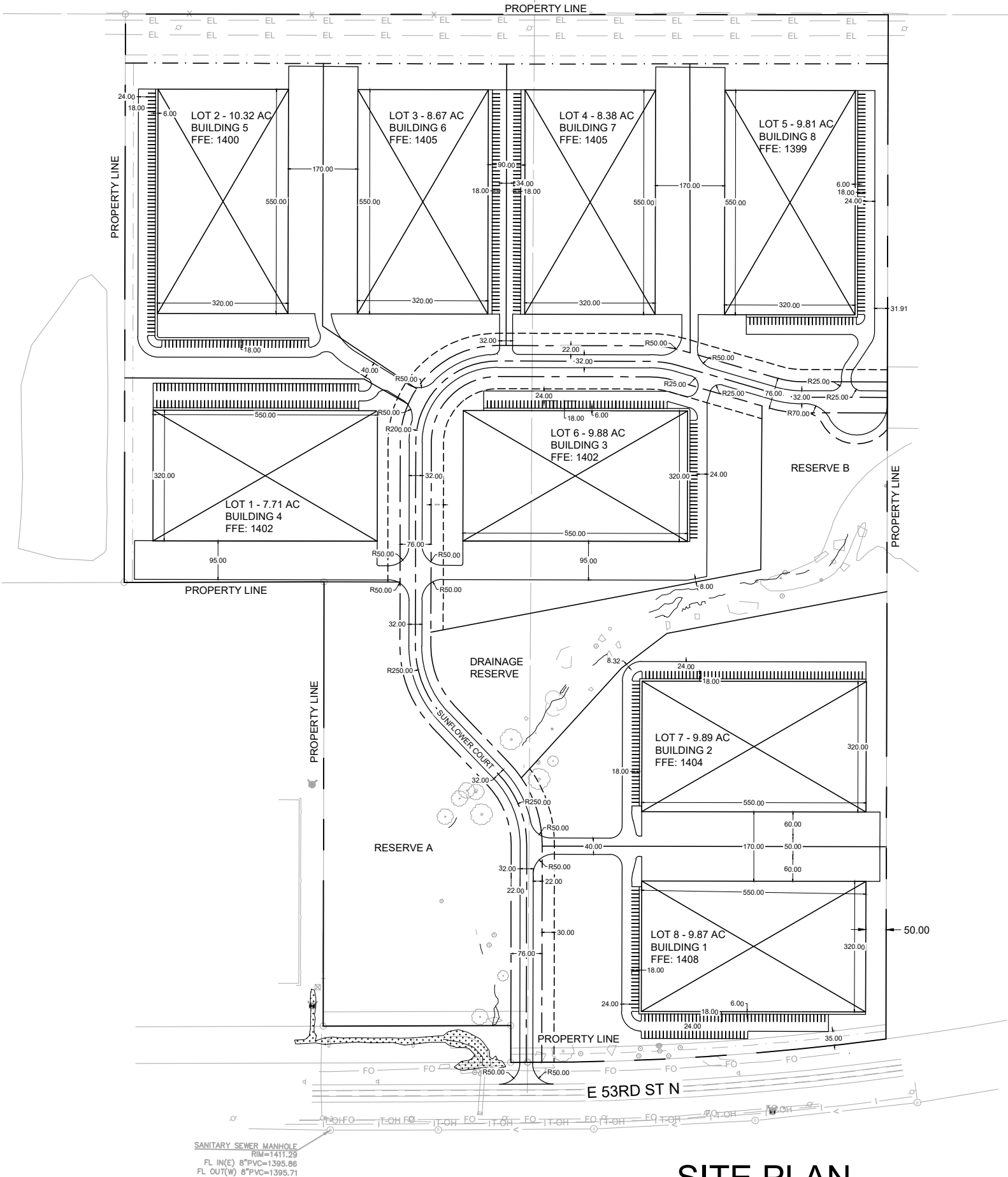


SUNFLOWER COMMERCE
PARK 3RD ADDITION

PROJECT DATA TABLE		
LEGAL	LOT 2, BLOCK A - SUNFLOWER COMMERCE PARK 2ND	
SPECIFICATIONS	CITY OF BEL AIRE	
PROJECT AREA	95.69 ACRES	
OWNER	AIR CAPITOL CONSTRUCTION	
	5841 N PROSPECT, PARK CITY KS 67204	
PROJECT COORDINATION	CITY OF BEL AIRE	SEDGWICK COUNTY
ENGINEER / PREPARER	JAKE VASA, PE - SEH INC.	
	15750 DODGE RD SUITE 304, OMAHA, NEBRASKA 68118	
SURVEYOR	TRENTON C. HEINEN, PLS 1707 - KAW VALLEY ENGINEERING	
	200 N. EMPORIA AVE. SUITE 100 WICHITA, KS 67202	

GENERAL SITE NOTES:

- EXISTING SITE ZONING IS INDUSTRIAL (M-1). THE PROPOSED ZONING WILL BE INDUSTRIAL (M-1) PLANNED INDUSTRIAL.
- PROPOSED RIGHT OF WAY (ROW) WIDTH SHALL BE 76 FEET.
- PROPOSED ROADWAY IS CLASSIFIED AS A 'LOCAL' STREET. PROPOSED ROADWAY WIDTH SHALL BE 32 FEET, WITH 3 FEET SHOULDERS.
- SANITARY SEWER PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- WATER MAIN PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- ACCESS TO 53RD STREET WILL BE LIMITED TO ONE ACCES, WITH CONTROLLED ACCESS IN ALL OTHER LOCATIONS ALONG 53RD STREET.
- DRAINAGE FROM THE PROPOSED SUBDIVISION WILL BE DIRECTED EITHER OFF SITE OR TO A PROPOSED DETENTION BASIN FOR THIS PROJECT. DRAINAGE DETENTION BASIN REQUIREMENTS WILL MEET THE CITY OF BEL AIRE REGULATIONS.
- GRADING OPERATIONS AND EROSION CONTROL MEASURES WILL FOLLOW THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT STANDARDS AND GUIDELINES.
- ROADWAY INTERSECTION ANGLES ARE BETWEEN 80 AND 90 DEGREES.
- STOPPING SIGHT DISTANCE FOR ALL HORIZONTAL AND VERTICAL CURVES ARE 200' OR GREATER.
- CURB RADII AT INTERSECTIONS ARE 50' UNLESS NOTED OTHERWISE.
- INTERSECTIONS ARE OFFSET (JOGGED) GREATER THAN 150'.
- RESERVE AREAS ARE INTENDED TO BE MAINTAINED BY EITHER THE PROPERTY OWNER OR THE CITY OF BEL AIRE, AS CALLED OUT ON THE PLAT.
- THERE ARE NATURAL STREAMS LOCATED ON THIS SITE. THE STREAMS WILL EITHER BE PROTECTED OR NOT DISTURBED WITH THE DEVELOPMENT, OR A NATIONWIDE PERMIT (39) WILL BE APPLIED FOR TO MAKE ANY DISTRUBANCES.
- STORM SEWER SHALL BE DESIGNED TO CARRY THE 5 YEAR STORM.
- FIRE HYDRANTS SHALL BE PLACED NOT LESS THAN 500 FEET FROM THE NEAREST HYDRANT.
- NO SITE SCREENING OR BUFFER YARDS ARE REQUIRED FOR THIS DEVELOPMENT.



SITE PLAN