

# STORMWATER DRAIN IMPROVEMENTS

to serve

## Meritrust Credit Union Branch

Lot 1, Block A & Part of Reserve E, Lakeside at the Moorings  
Private Project Drainage: 0220 PPD (607861)  
CITY OF WICHITA, KANSAS

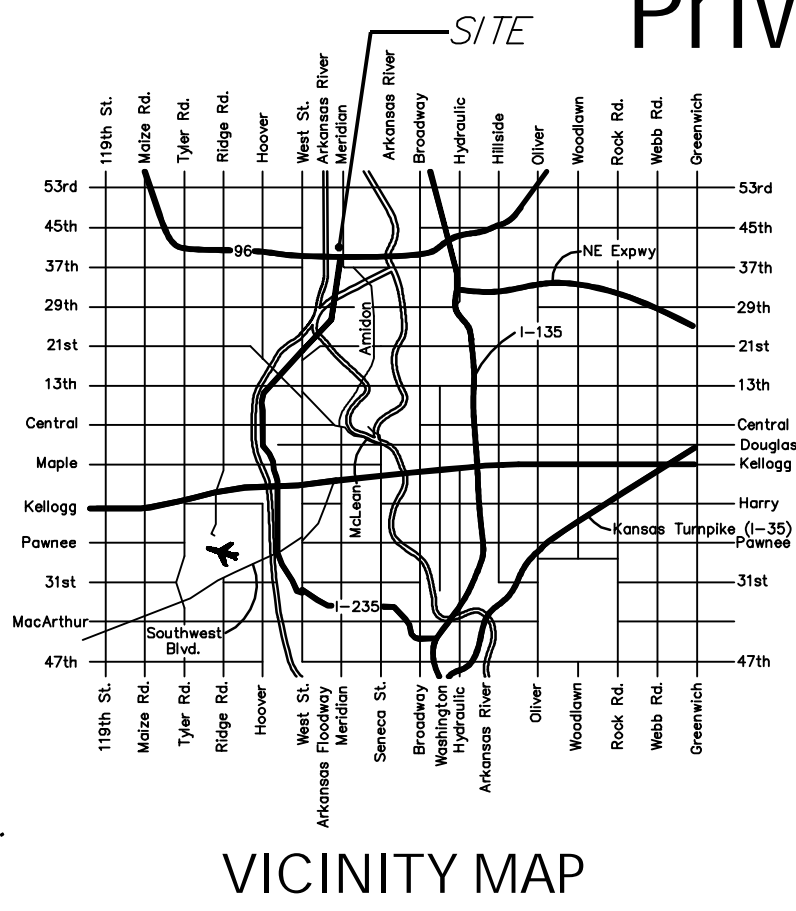
Gary Janzen, P.E. - City Engineer  
February 2014

### 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** 262-4270  
**Kansas Gas Service** 1-888-482-4950  
**Westar Energy** 383-8650  
**Black Hills Energy (Gas)** 1-800-303-0357  
**ATT** 268-2245  
**City of Wichita Water Dept.** 268-4563  
**City of Wichita Sewer Maint.** 268-4024  
**City of Wichita Storm Sewer Maint.** 268-4090  
**City of Wichita Traffic Maint.** 268-4034
- 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.
- All disturbed R/W 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 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- 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.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.
- 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.
- All sewer lines and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance. Any work done without inspection will be required to be uncovered for inspection.
- Stormsewer lines 1 & 2, will be a private system. Maintenance and inspection will be the owners responsibility, see the O&M manual developed for this system. Stormsewer lines 3 & 4 will be public stormsewer lines.
- The Baseline for this project is East line of the property, see cover page. The noted coordinate locations are in state plan coordinates with North in 1,713,XXX.XX and East in 1,638,XXX.XX.

### Water Quality Measures

**Downstream Channel Protection** Per the Lakeside at the Moorings Drainage Plan, a portion of Reserve E detention/infiltration basin is to be graded and the outfall structures will be constructed with the a PPD, included with site design. Downstream Channel Protection will be addressed for this part of the overall site development.  
**Water Quality Requirements** will be address with the construction of the infiltration basin. This improvement has been developed to satisfy Section 16.32 of the City Code



### BENCHMARKS

**SITE BENCHMARK-1**  
Chiseled square on top of catch basin  
Elevation=1327.46 (NAVD 88)

**SITE BENCHMARK-2**  
Chiseled square on top of curb  
Elevation=1328.16 (NAVD 88)

### Site ERU Information

Total Lot Area: 69,594sq. ft.  
Existing Imperv. Area: 0 sq. ft.  
Existing Imperv. Area: ±29,510 sq. ft. (incl. building)  
Pervious Area: ±39,834 sq. ft.

### SHEET INDEX:

Title Sheet	1
Line 1, 3 & 4	2
Line 2	3
Detention/Infiltration Basin	4
Reference Grading Plan	5
Reference BMP Plan & ERU	6-7
Plat copy	8

Details available upon at City of Wichita web site or by request.

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Engineering *Rebecca Drief* 3/20/14  
Stormwater *Jim Handley*

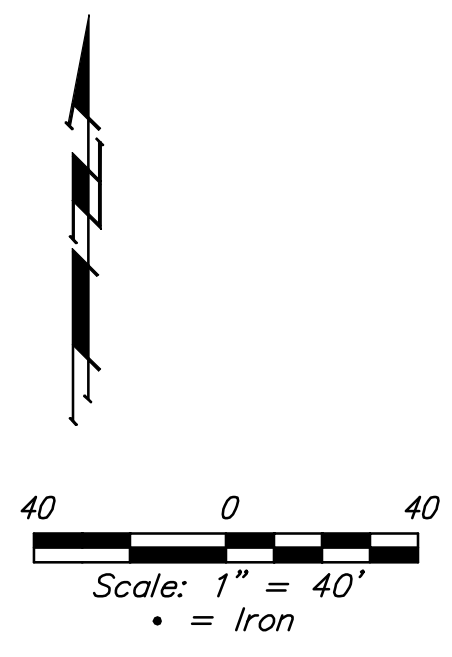
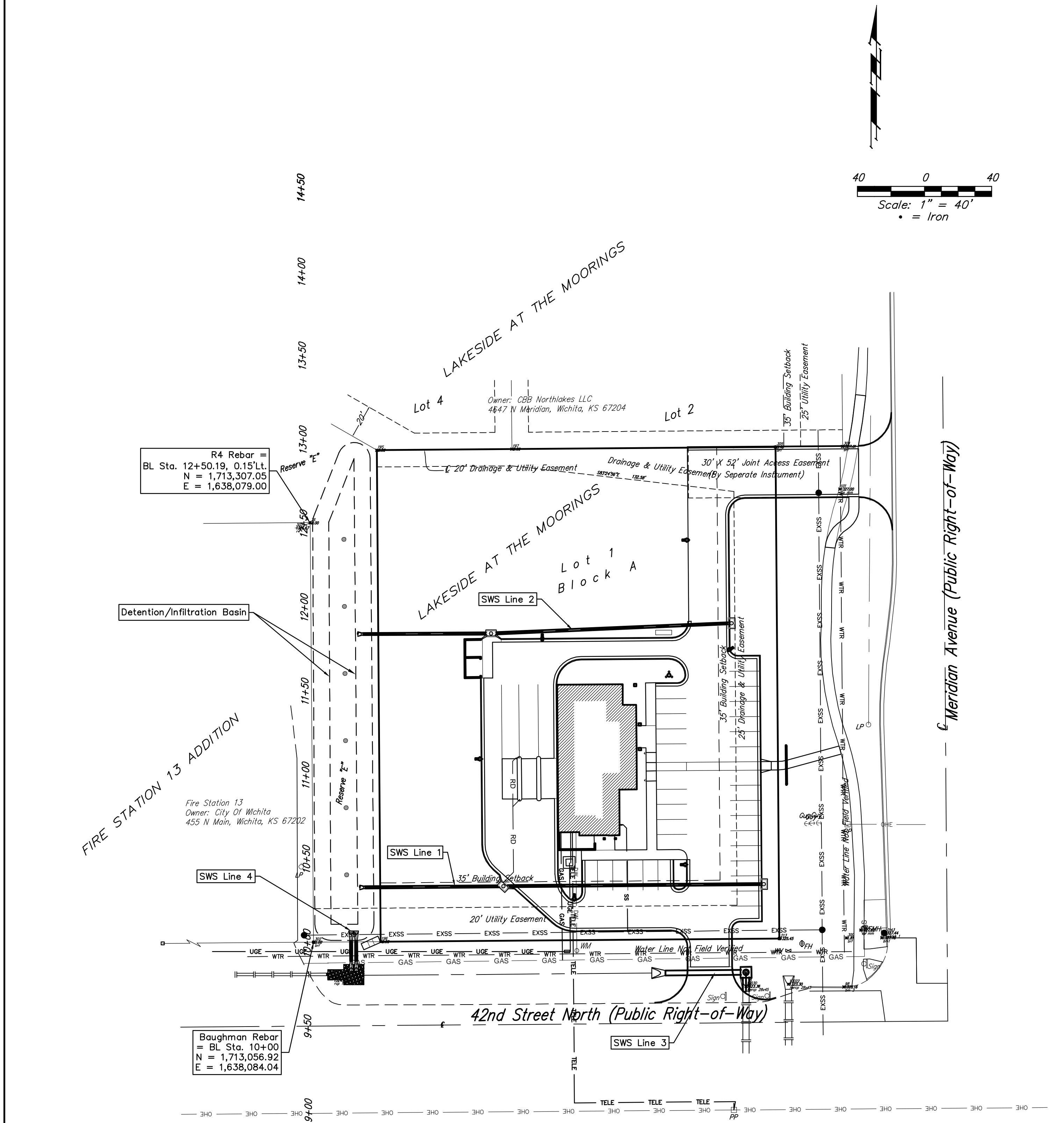
NOTE TO CONTRACTORS

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 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).



AS BUILTS	
Contractor: Utilities Plus 11/05/2014	Project Inspector: Tom Jones <b>KEMILLER</b> ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242

**Baughman**  
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

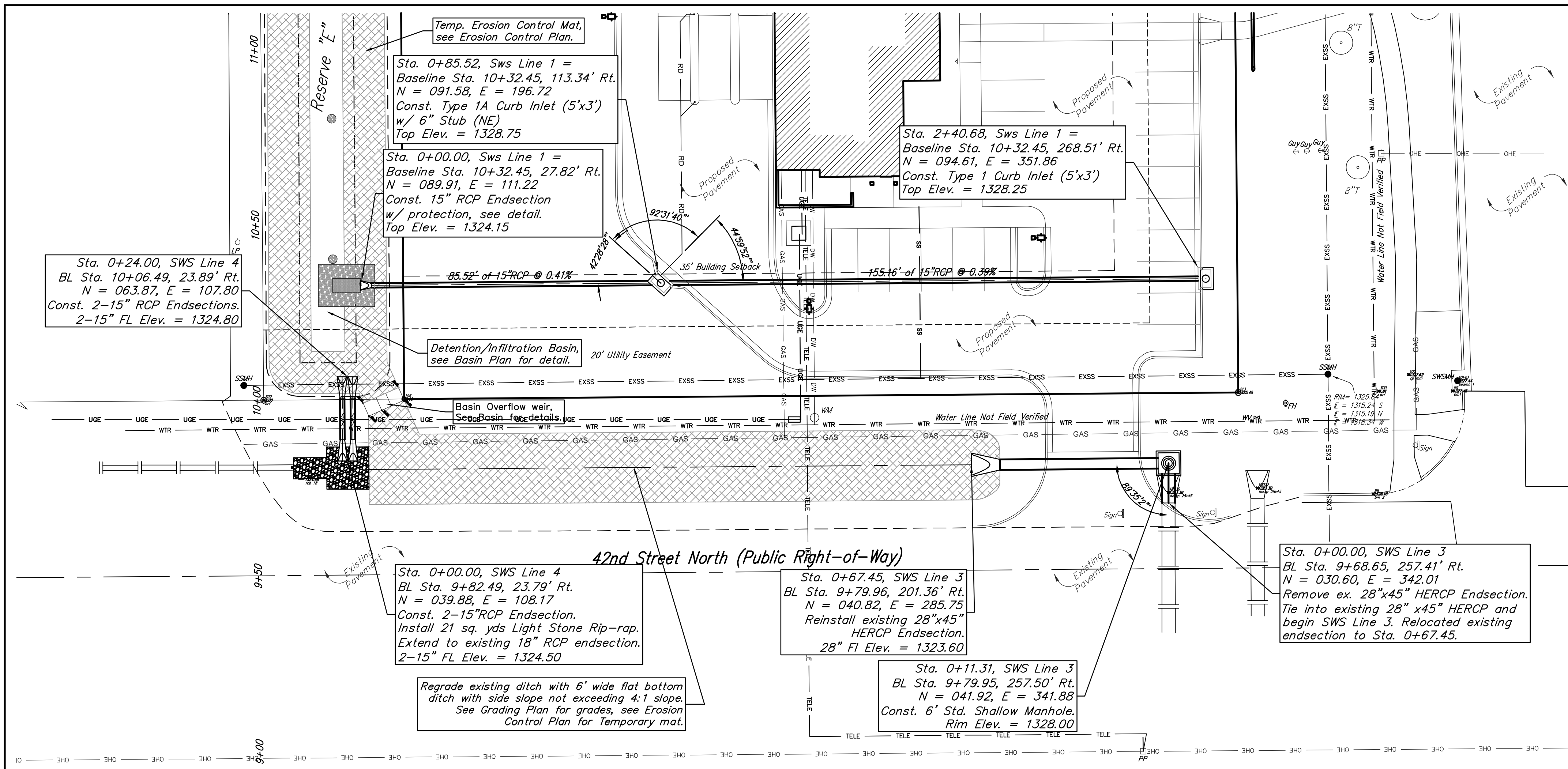


NO SCALE:

R4 Rebar =  
BL Sta. 12+50.19, 0.15'Lt.  
N = 1,713,307.05  
E = 1,638,079.00

Fire Station 13  
Owner: City of Wichita  
455 N Main, Wichita, KS 67202

Baughman Rebar =  
BL Sta. 10+00  
N = 1,713,056.92  
E = 1,638,084.04



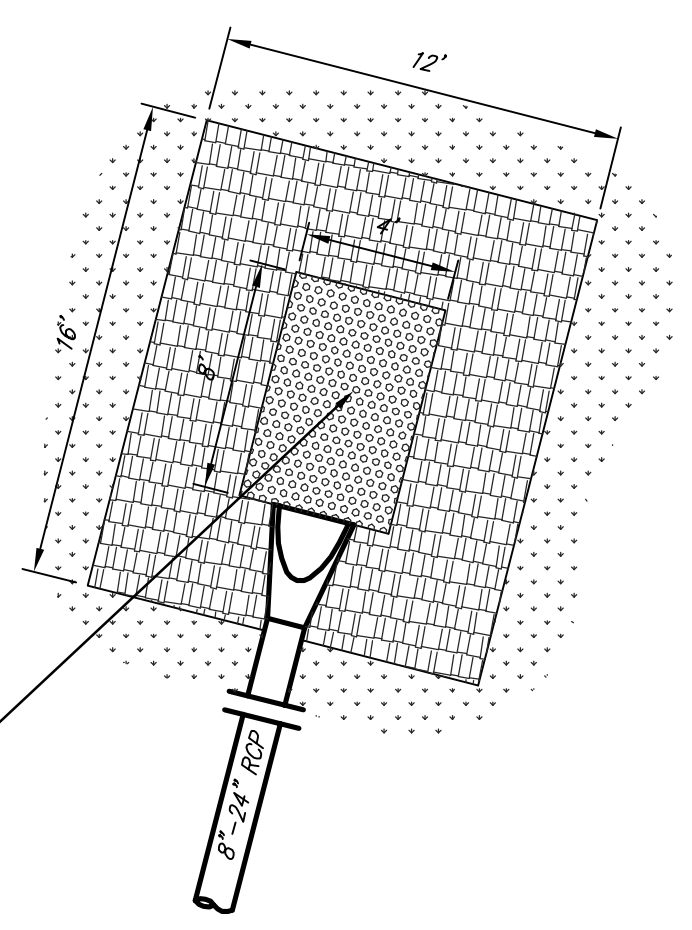
### BENCHMARKS

**SITE BENCHMARK-1**  
 Chiseled square on top of catch basin  
 Elevation=1327.46 (NAVD 88)

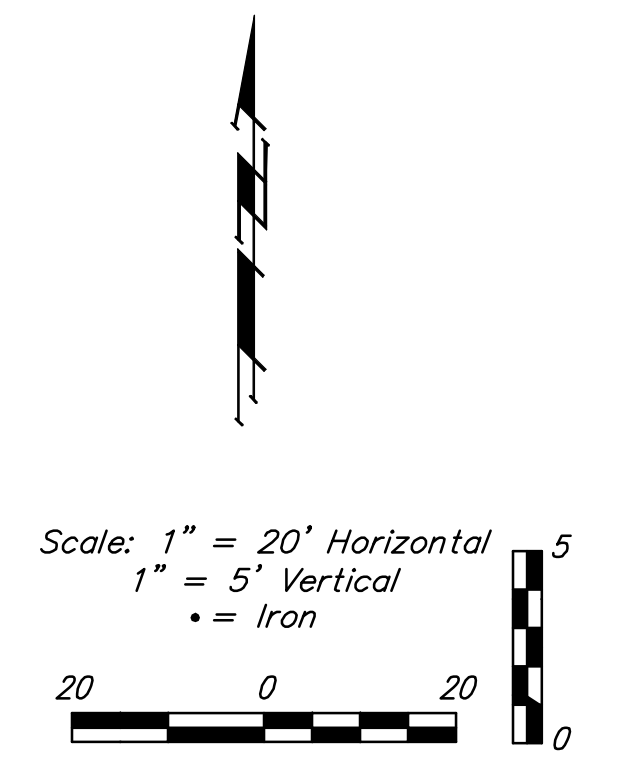
**SITE BENCHMARK-2**  
 Chiseled square on top of curb  
 Elevation=1328.16 (NAVD 88)

**Note:** Stormsewer lines 1 & 2, will be a private system. Maintenance and inspection will be the owners responsibility, see the O&M manual developed for this system. Stormsewer lines 3 & 4 will be public stormsewer lines. The noted coordinate locations are in state plan coordinates with North in 1,713,XXX.XX and East in 1,638,XXX.XX.

Install 4'x8' area of ScourStop on top of North American Green SC150BN Turf Reinforcement Mat (or approved equal). Extend SC150BN beyond ScourStop as shown. Install ScourStop & TRM to manufacturer's specifications.



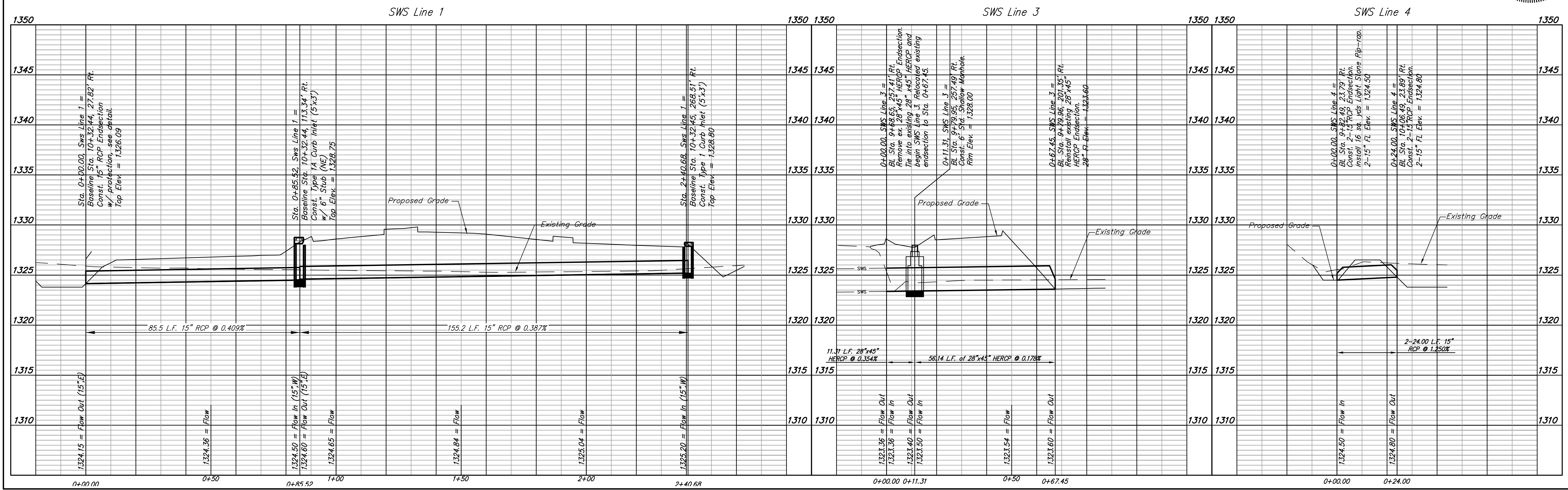
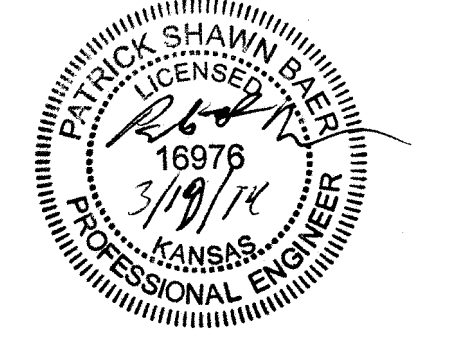
**Endsection Protection Detail**  
 (8"x24" Culverts) No Scale



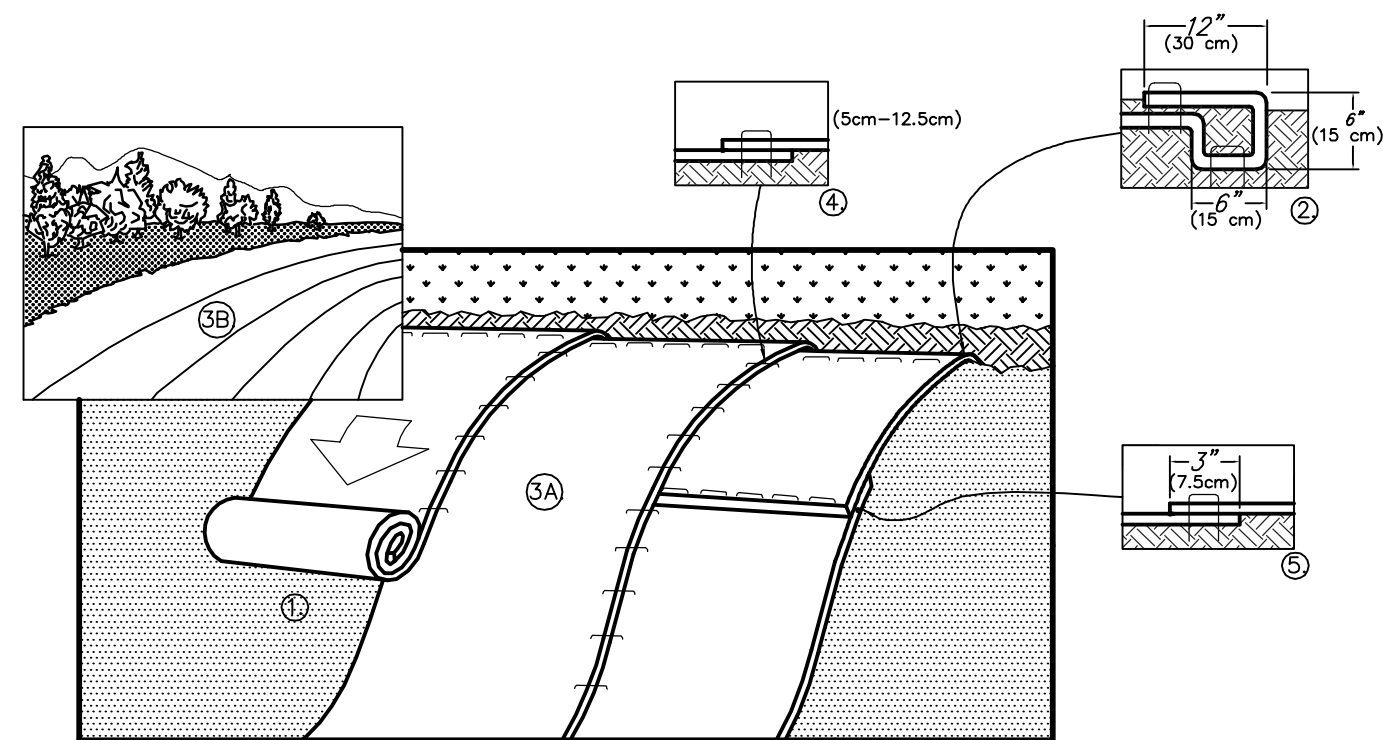
**AS BUILTS**

**KEMILLER ENGINEERING PA**

117 E. LINN  
 Wehila, KS 67202 (316)264-0242



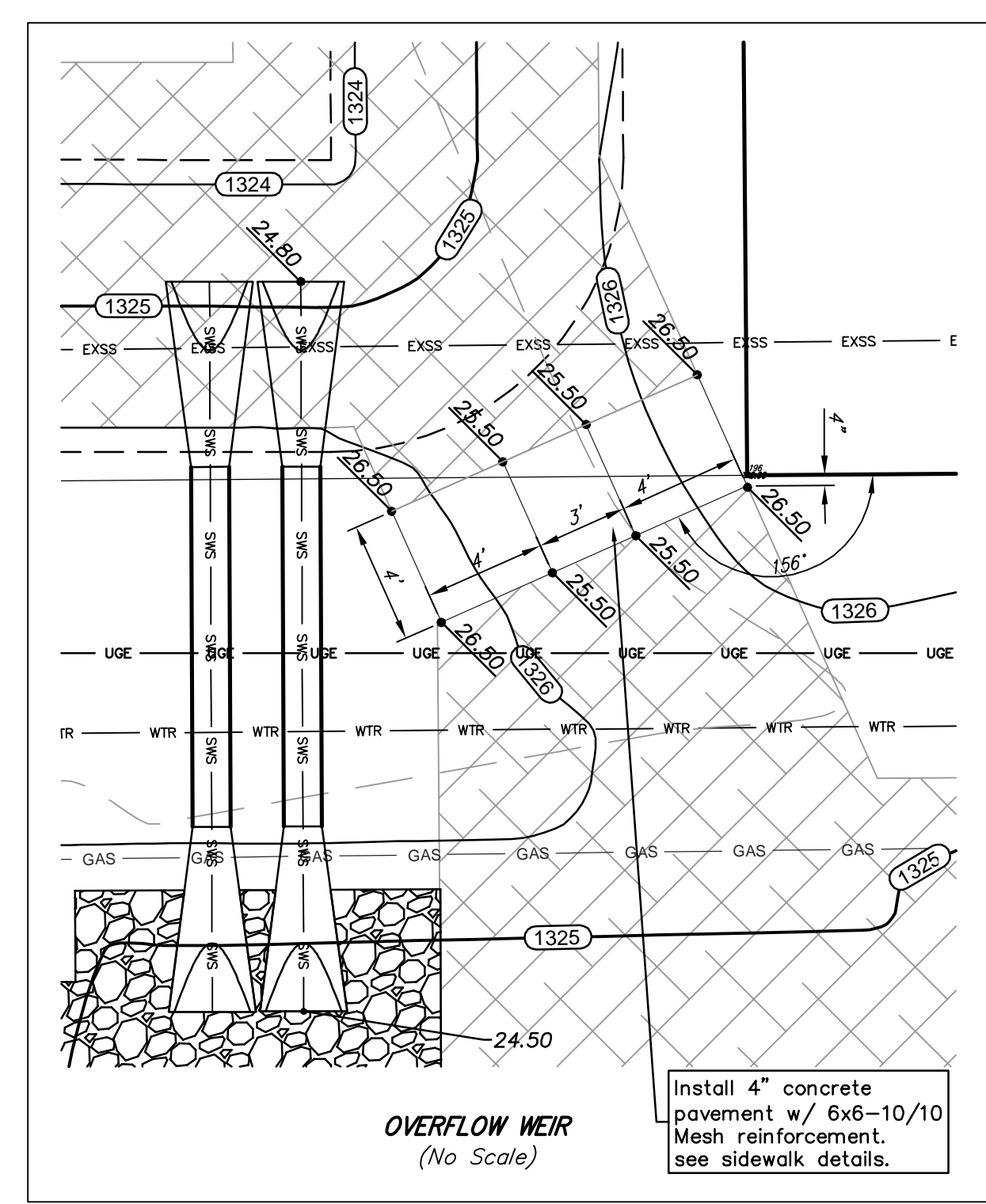




- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED SEAM STITCHES ON THE PREVIOUSLY INSTALLED BLANKET.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

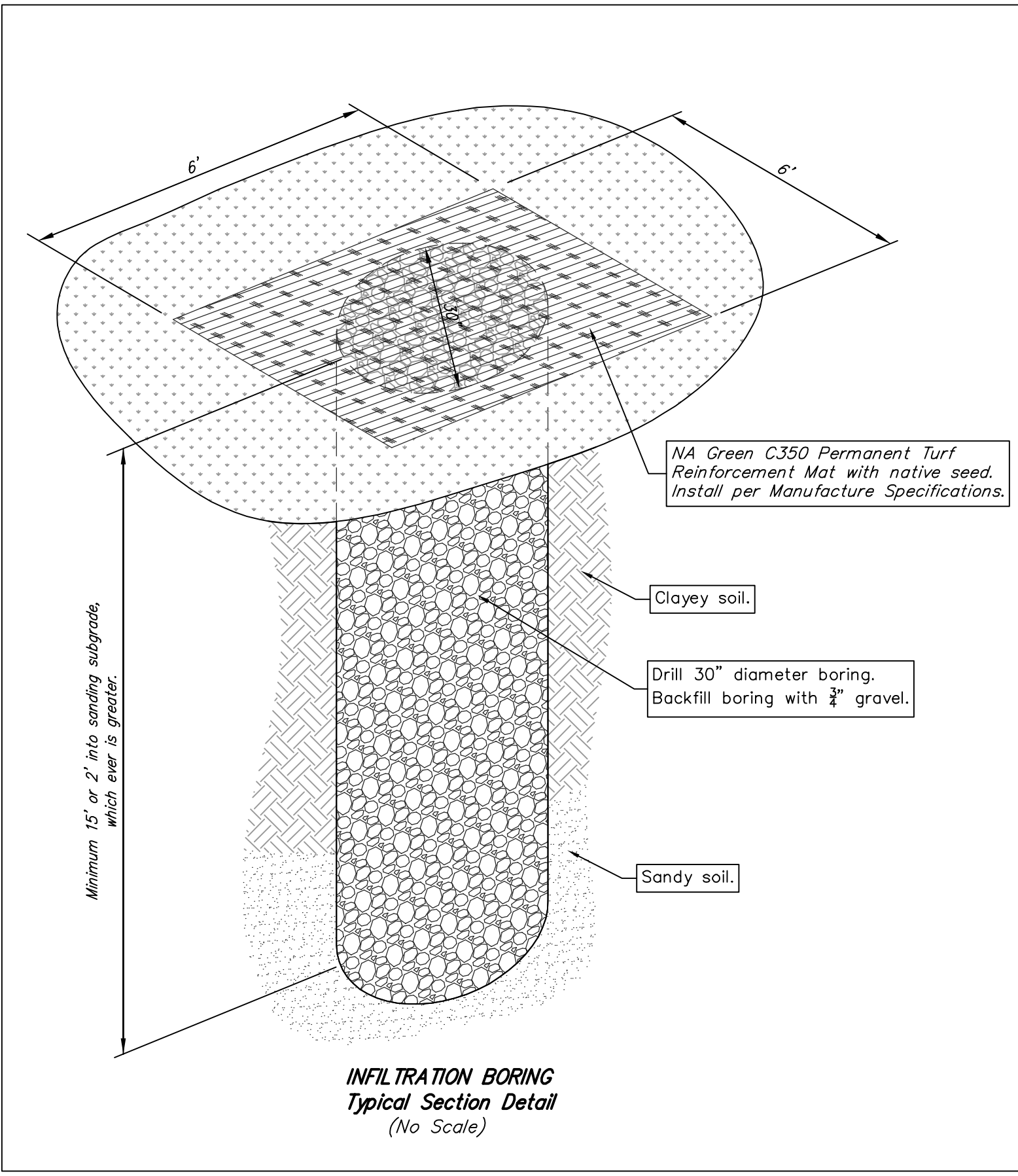
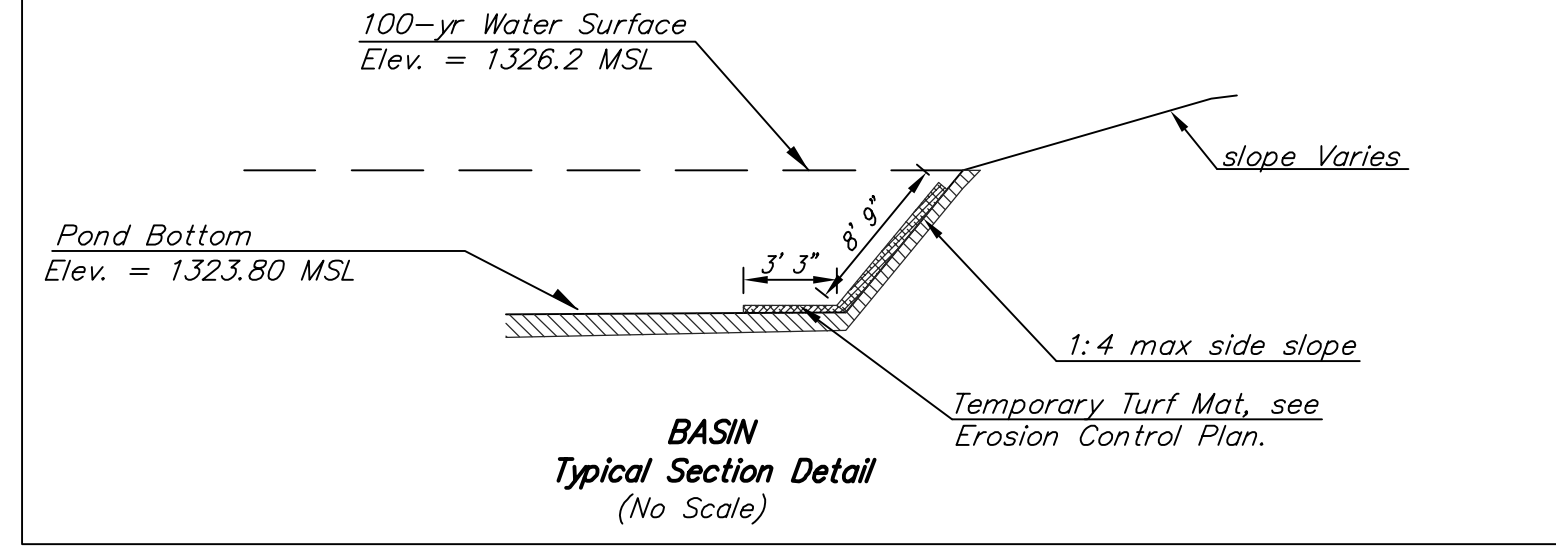
NOTE:  
 \*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

**1 EROSION CONTROL MAT - SLOPE INSTALLATION**  
 NOT TO SCALE  
 14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725  
 USA 1-800-772-2040 CANADA 1-800-448-2040  
 www.nogreen.com



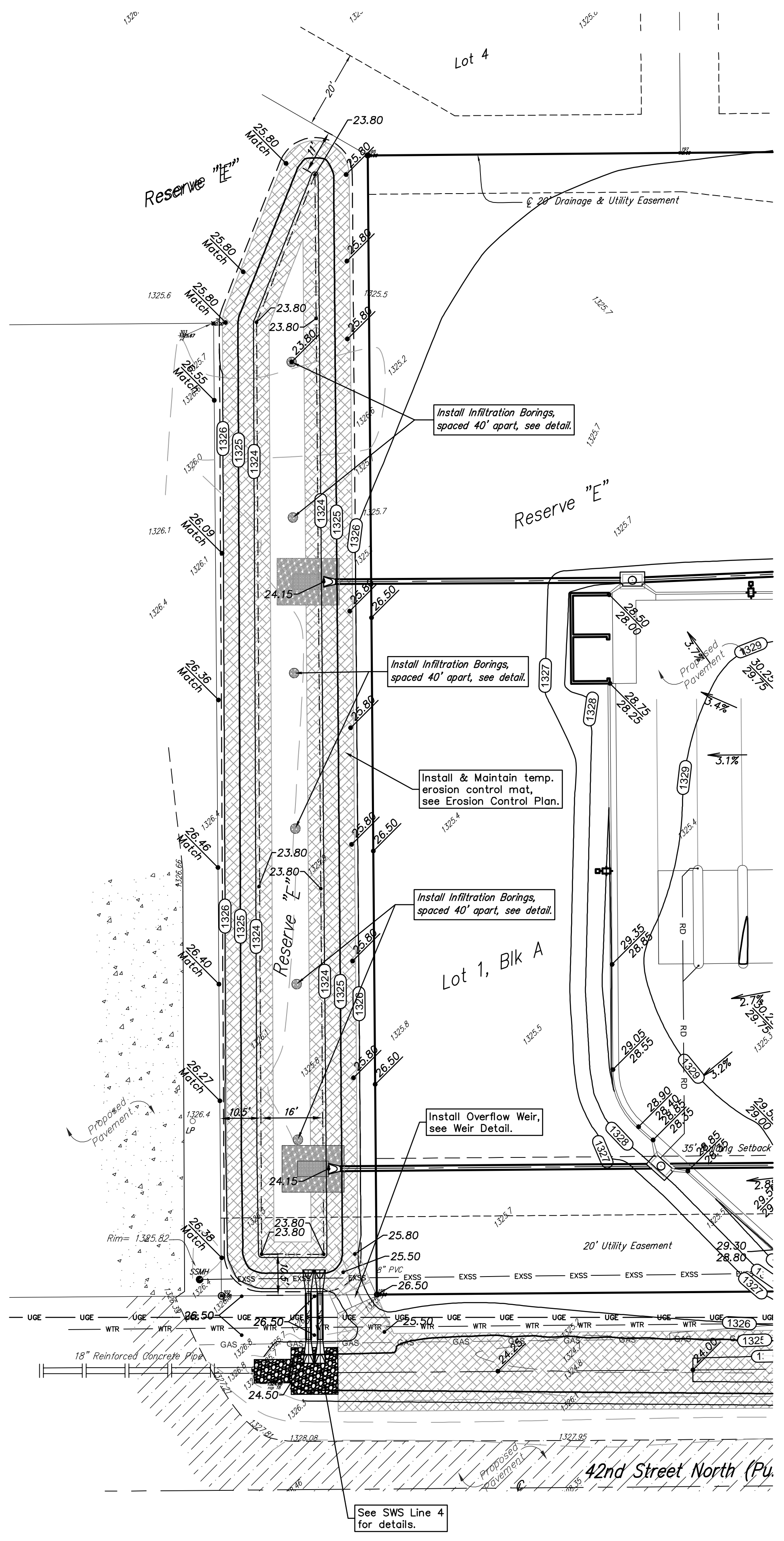
**INFILTRATION DETENTION BASIN NOTES:**

- All of disturbed areas, see Erosion Control for temporary seeding, and Native Seed note for permanent seeding requirements.
- See Landscape Plan for Seeding within Infiltration Detention Basin.
- Install Erosion Control Mat (Type 1 Curlex Temporary Turf Erosion Mat or approved equal) within Basin, as indicated on Erosion Control Plan.



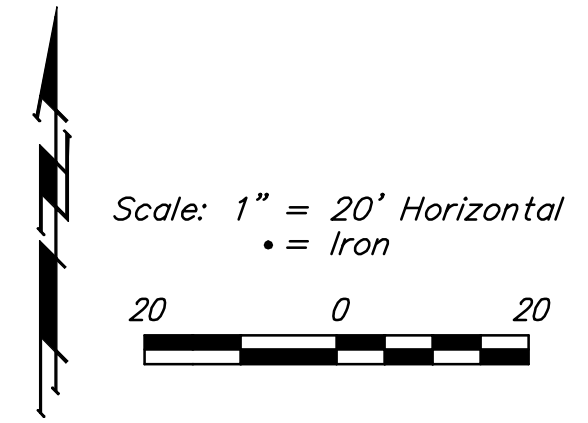
Basin Size		
Elevation	Area	Volume
1323.8	4,040	0
1324.8	6,390	5,170
1325.8	8,840	12,754
1326.5	10,610	19,550

Basin Event Results						Existing	
Event	Peak In	Peak Out	Peak Elev.	Peak Vol.		Out	
1-yr	5.4	0.9	1,325.1	7,470		3.9	
2-yr	7.2	2.5	1,325.3	9,190		5.6	
5-yr	9.7	4.9	1,325.6	11,230		8.1	
10-yr	11.5	6.8	1,325.8	12,440		9.9	
25-yr	13.8	8.6	1,325.9	13,900		12.2	
50-yr	15.8	10.2	1,326.1	15,160		14.2	
100-yr	18.0	12.5	1,326.2	16,350		16.5	



**BENCHMARKS**

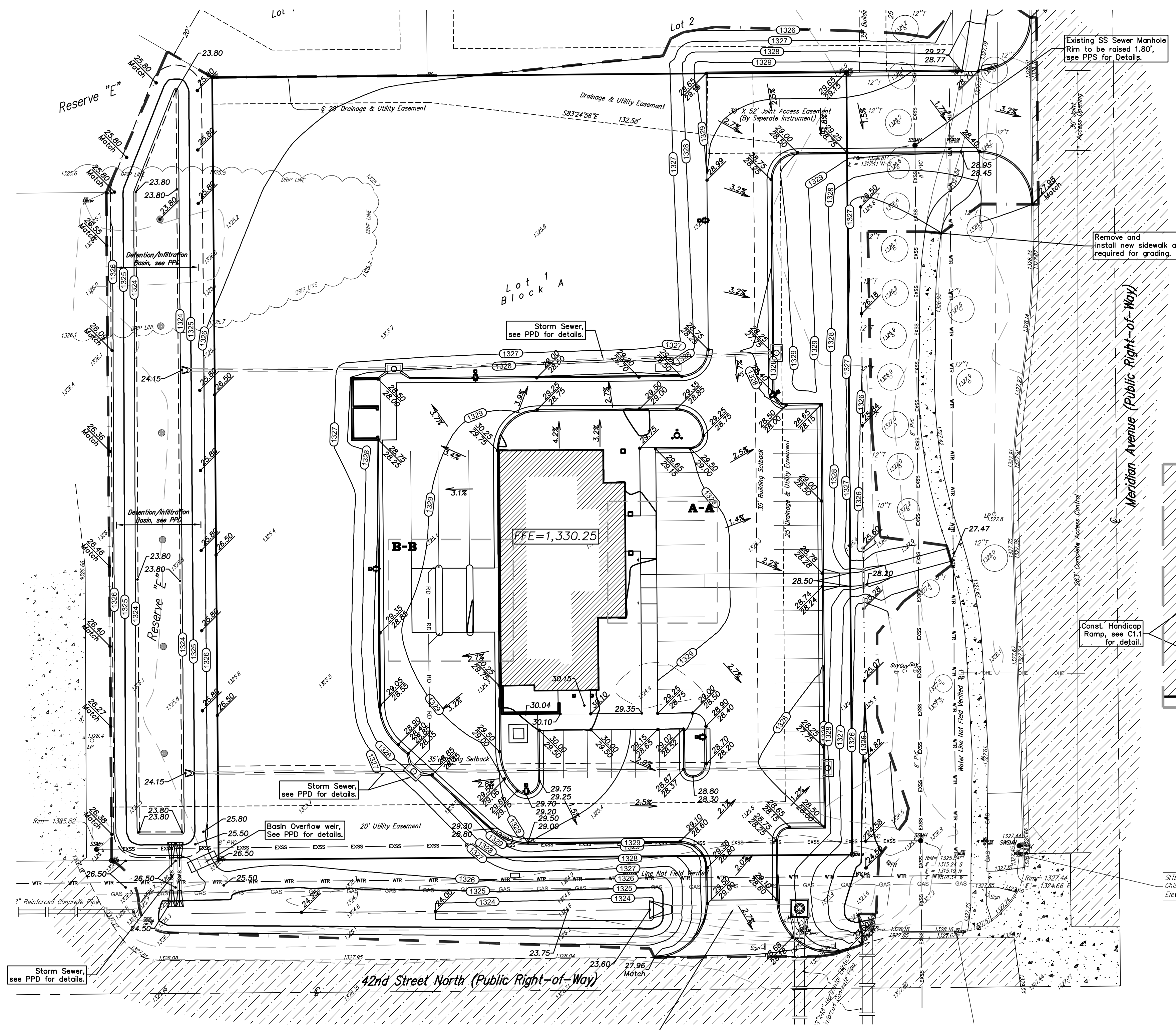
- SITE BENCHMARK-1  
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Chiseled square on top of curb  
Elevation=1328.16 (NAVD 88)



**LEGEND**  
 Type 1 Curlex Temporary Turf Reinforcement Mat with native seed. Install per Manufacture Specifications.

**AS BUILTS**  
**KEMILLER**  
 ENGINEERING PA  
 117 E. Lewis  
 Wichita, KS 67202  
 (316)264-0242

PATRICIA SHAWN BAYER  
 LICENSED PROFESSIONAL ENGINEER  
 16976  
 3/19/11  
 KANSAS  
 PROFESSIONAL ENGINEER



**BENCHMARK**

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Chiseled square on top of catch basin  
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**SITE INFORMATION**

Total Area: 69,594sq. ft. (±1.60 acres)  
Disturbed Area: 99,800 sq. ft. (±2.29acres)  
Impervious Area: ±29,510 sq. ft. (0.68acres)  
Building Area: 3,867 sq. ft.  
Parking Required: 11 spaces including, 1 Univ. Accessible (1 per 333 sq. ft.)  
32 Spaces, including 2 Universal Accessible Stalls  
Parking Provided:

**LEGAL**

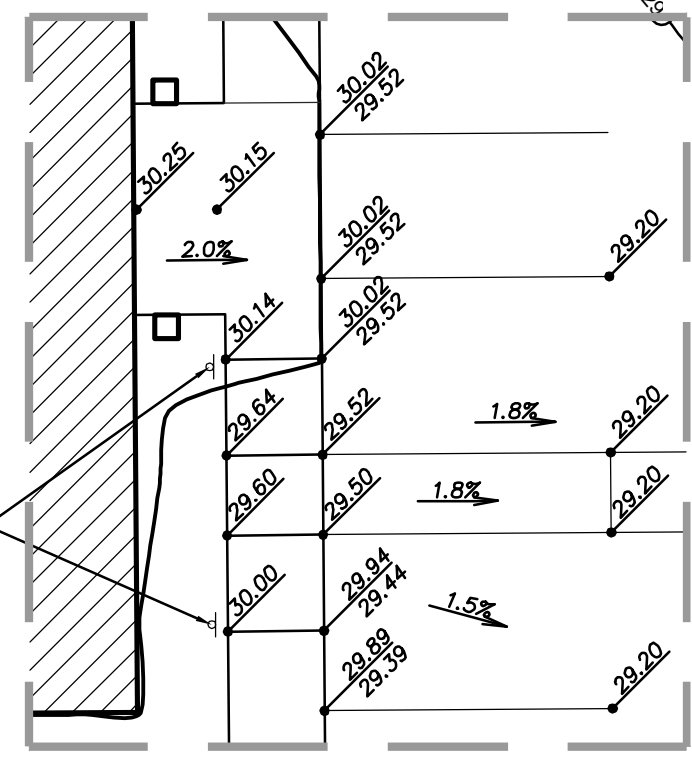
Lot 1, Block A, Lakeside at the Moorings, Wichita, Sedgwick County, Kansas.

**LAYOUT LEGEND**

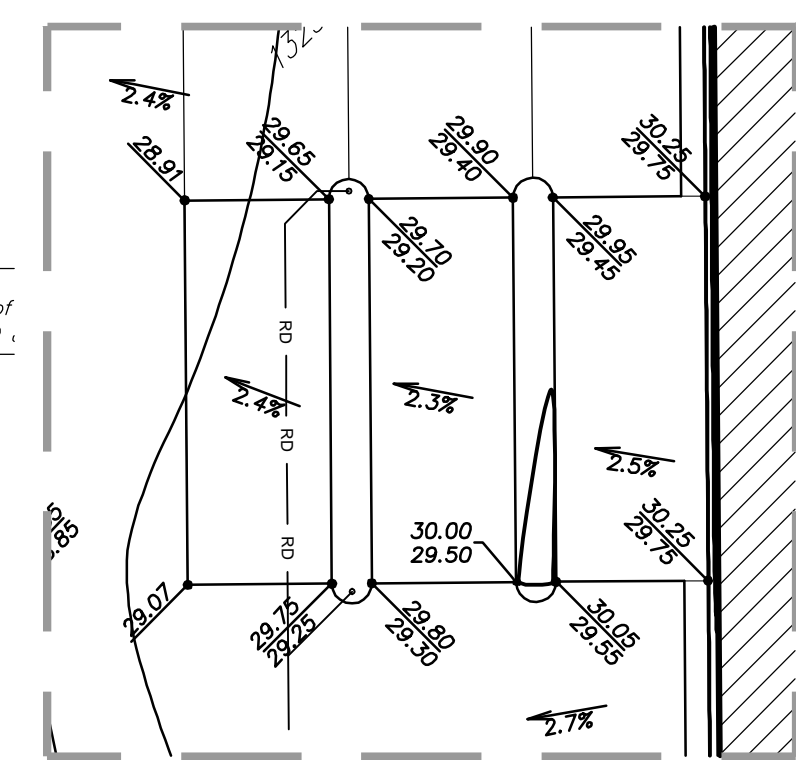
Existing Utilities	USE	LINE
Electric Underground	—	—
Electric Overhead	—	—
Water Line	—	—
Gas Line	—	—
Petroleum Pipeline	—	—
Storm Water Sewer Pipe	—	—
Sanitary Sewer Line	—	—
Telecommunication (A7&T)	—	—
Telecommunication (Cox)	—	—

**GRADING NOTES**

- Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
  - Kansas Gas Service (Gas).....1-888-482-4950
  - Block Hills Energy (Gas).....1-800-303-0357
  - Westar Energy (Electric).....383-8650
  - Cox Communications (Telecommunication).....262-4270
  - A7&T (Telecommunication).....268-2759
  - City of Wichita Water Dept. (Water).....288-4563
  - City of Wichita Water Maint.(San. Sewer).....268-4908
  - City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4090
  - City of Wichita Traffic Maint.(Trat. Control).....268-4034
  - Conoco Pipeline Co. (Petroleum).....1-800-231-2551
  - Williams Pipeline Co. (Petroleum).....1-800-324-9696
  - Phillips Pipeline Co. (Petroleum).....1-800-766-8230
- Existing utilities and their locations, as shown on the plans, represent the best information available for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Landscape Plan for Treatment of All Disturbed Areas.
- Signaling and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Paved Lot to be constructed with Paving as shown. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project." The storm sewer system shall be designed separately, and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.
- Landscape Areas adjacent to Building shall be set 4" Below FFE, unless otherwise noted. At areas adjacent to the building and Sidewalk, landscape shall be graded to match the sidewalk section and drain away from the building. Transition landscape to match sidewalk to 4" below with a slope not exceeding 1/12.

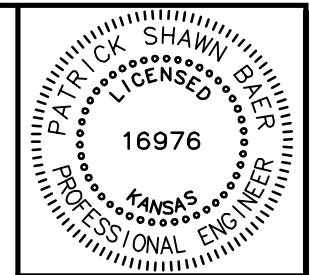


Detail A-A  
Scale 1" = 10'-0"



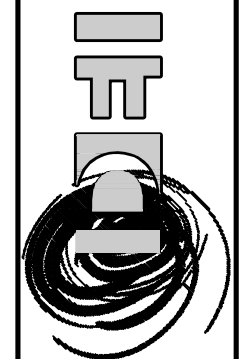
Detail B-B  
Scale 1" = 10'-0"

GRADING PLAN  
Scale 1" = 20'-0"



**R S L COMMERCIAL ARCHITECTURE**  
8927 Rosash Road  
Cincinnati, OH 45236  
513.991.9950 phone  
513.991.9951 fax  
www.rslarch.com

1550 Kemper Meadow Dr.  
Cincinnati, Ohio 45240  
(513) 825-5800 [o]  
(513) 825-1947 [f]  
www.dbi-corp.com



**NEW BRANCH FOR:**  
**Meritrust C.U.**  
43-19 North Meridian  
Wichita, Kansas 67204

THIS DRAWING, ITS DESIGNS, PRINTS, AND ALL PARTS THEREOF ARE, AND SHALL REMAIN, THE PROPERTY OF DEI AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

**REVISIONS**

NO.	DATE	DESCRIPTION

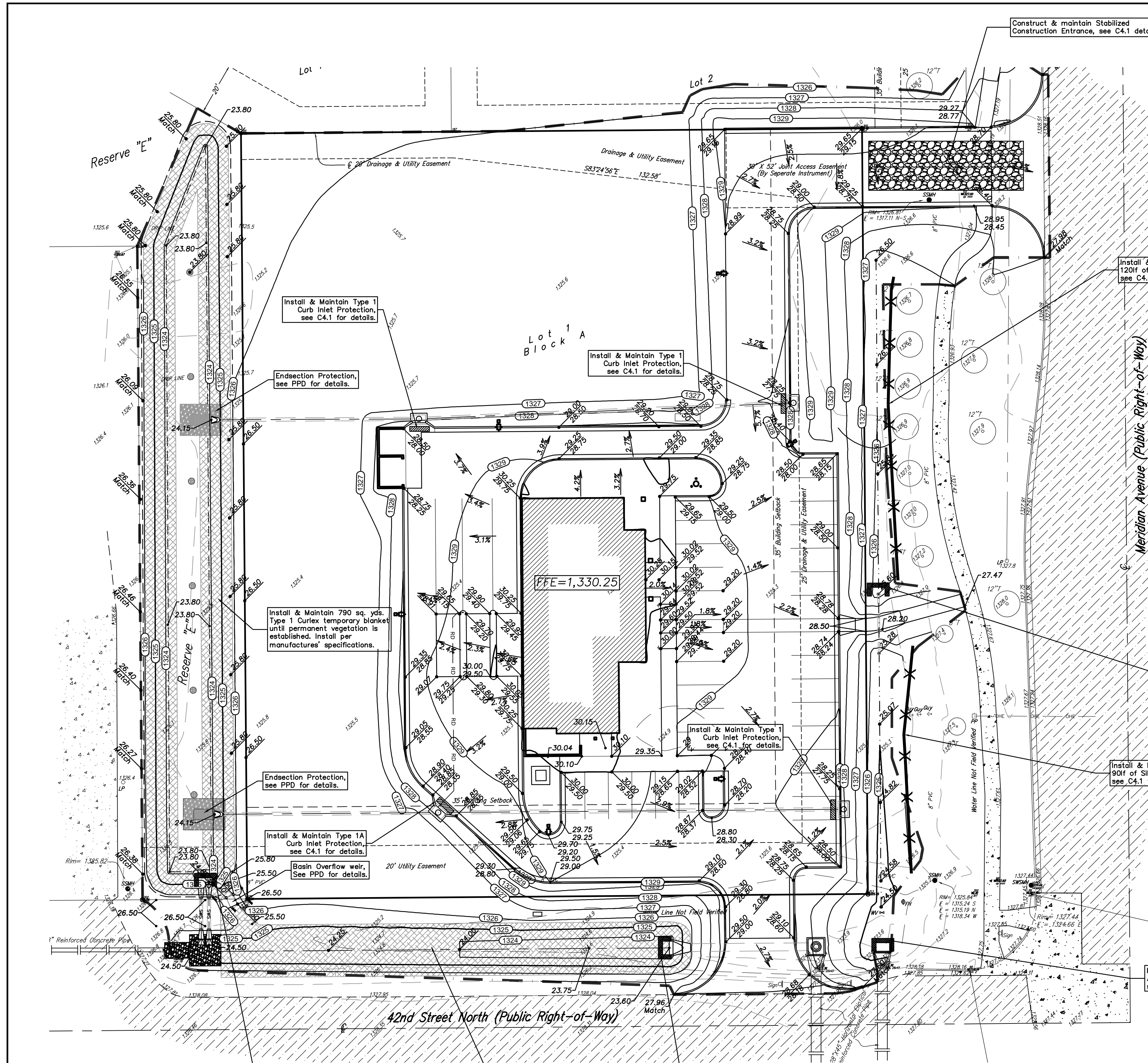
BY **PSB**  
ISSUE DATE **2-21-14**  
JOB NO. **213150**  
SHEET NO. **C2.0**

**Baughman Company, P.A.**  
315 Ellis, Wichita, KS 67211 P 316.262.7211 F 316.262.0149  
E: info@meritrust-cu.com  
1401 E 11th | Engineer/Architect/Planner  
BAUGHMAN JOB NO: 1401 E011

Lot 1, Blk A, Lakeside at the Moorings  
**REF. Grading Plan**  
Storm Water Drain Improvements

BY **PSB**  
ISSUE DATE **2-21-14**  
JOB NO. **213150**  
SHEET NO. **C2.0**

SHEET **5**  
OF **8**



### BENCHMARK

**SITE BENCHMARK-1**  
Chiseled square on top of catch basin  
Elevation=1327.46 (NAVD 88)

**SITE BENCHMARK-2**  
Chiseled square on top of curb  
Elevation=1328.16 (NAVD 88)

### LEGAL DESCRIPTION

Lot 1, Block A, Lakeside at the Moorings, Wichita, Sedgwick County, Kansas.

### SITE INFORMATION

Total Lot Area: 69,594sq. ft. (±1.60 acres)  
 Disturbed Area: 99,800 sq. ft. (±2.29acres)  
 Added Imp. Area: ±29,760 sq. ft. (0.68acres)  
 Building Area: 3,987 sq. ft.  
 Parking Required: 11 spaces including 1 Univ. Accessible (1 per 333 sq. ft.)  
 Parking Provided: 33 Spaces, including 2 Universal Accessible Stalls

### SITE ERU INFO.

Total Lot Area: 69,594sq. ft.  
 Existing Imperv. Area: 0 sq. ft.  
 Added Imperv. Area: ±29,510 sq. ft. (Incl. building)  
 Pervious Area: ±39,834 sq. ft.

### Stormwater Compliance:

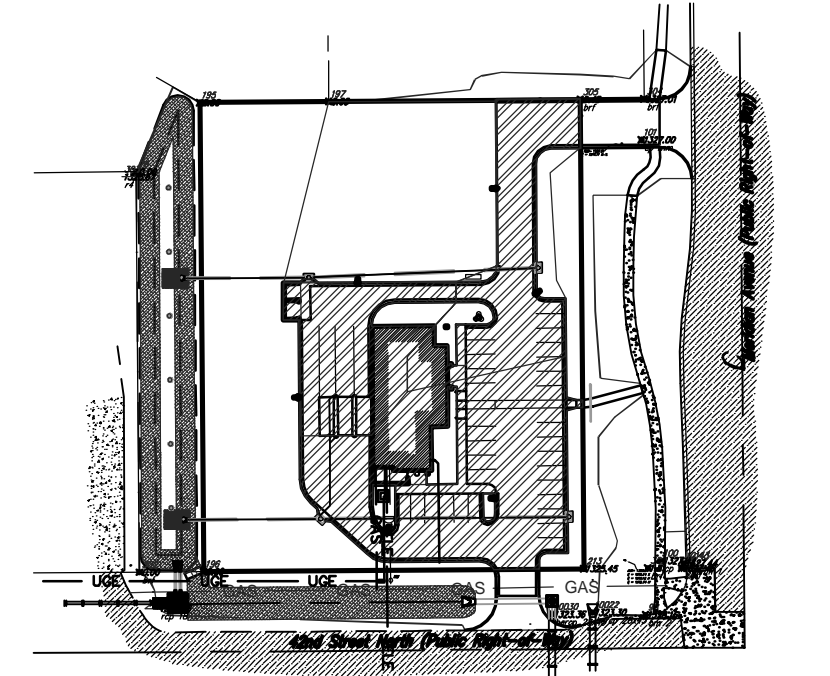
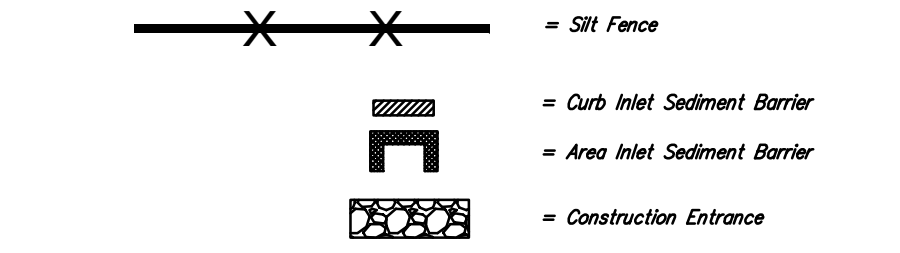
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**Water Quality Requirements** will be address with the construction of the infiltration basin. This improvement has been developed to satisfy Section 16.32 of the City Code

### 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 on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- 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.

### EROSION CONTROL LEGEND



Proposed Impervious Area, Lot 1, Block A, Lakeside at the Moorings.

### ERU PLAN

Scale 1" = 100'-0"

### EROSION CONTROL PLAN

Scale 1" = 20'-0"

**Reference Copy**  
 Not to Scale  
 Construct with same dimensions for installation. Dimensions/Notes for Basis: Section Control & Sedimentation.



Baughman Company, P.A.  
 315 Ellis, Wichita, KS 67211  
 P 316-262-7271 F 316-262-0149  
 C:\projects\Meritrust CU @ Moorings Site  
 (1401501)Engineering\Meritrust CU Base.dwg  
 BAUGHMAN JOB NO. 1401501

**R S L COMMERCIAL ARCHITECTURE**  
 8927 Rossash Road  
 Cincinnati, OH 45236  
 513-891-9859 phone  
 513-891-9851 fax  
 www.rslandarch.com

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1550 Kemper Meadow Dr.  
 Cincinnati, Ohio 45240  
 (513) 825-5800 [f]  
 513.825.1947 [i]  
 www.deli-corp.com

**EROSION CONTROL & ERU**

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**NEW BRANCH FOR:**  
**Meritrust C.U.**  
 4319 North Meridian  
 Wichita, Kansas 67204

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**Baughman Company, P.A.**  
 315 Ellis, Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 4319 North Meridian  
 Wichita, Kansas 67204

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**THIS DRAWING, ITS DESIGNS, PRINTS, AND ALL PARTS THEREOF ARE, AND SHALL REMAIN, THE PROPERTY OF DEI AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.**

**REVISIONS**

NO.	DESCRIPTION

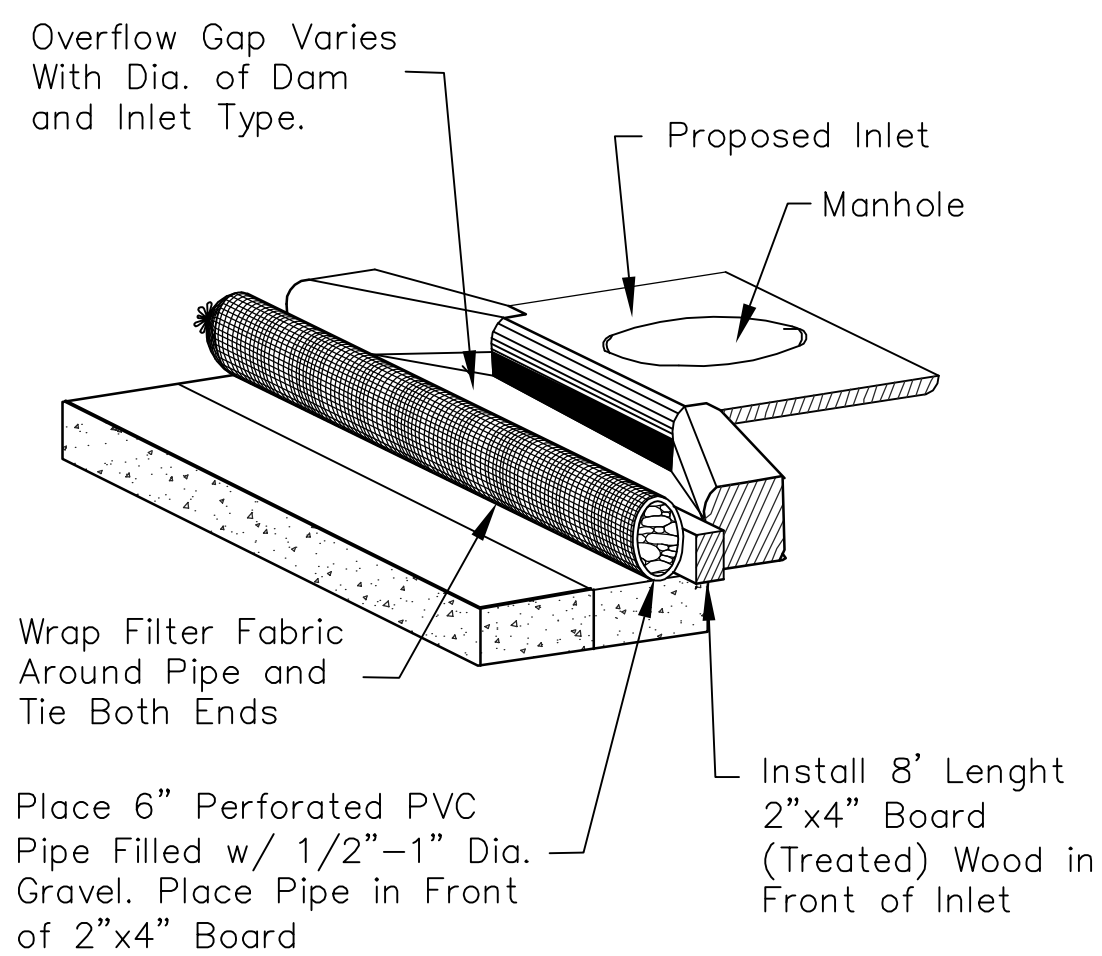
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**BY**  
**PSB**

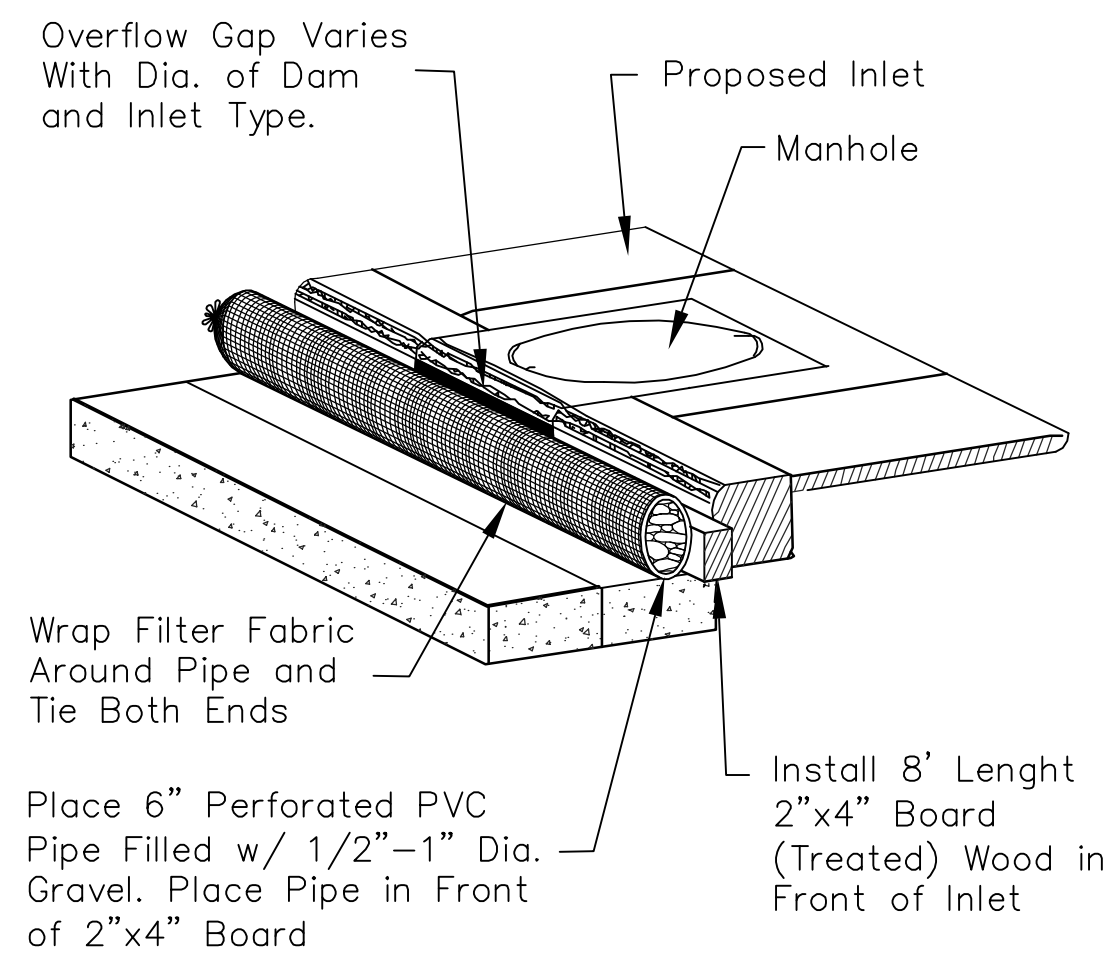
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 2-21-14

**JOB NO.**  
 213150

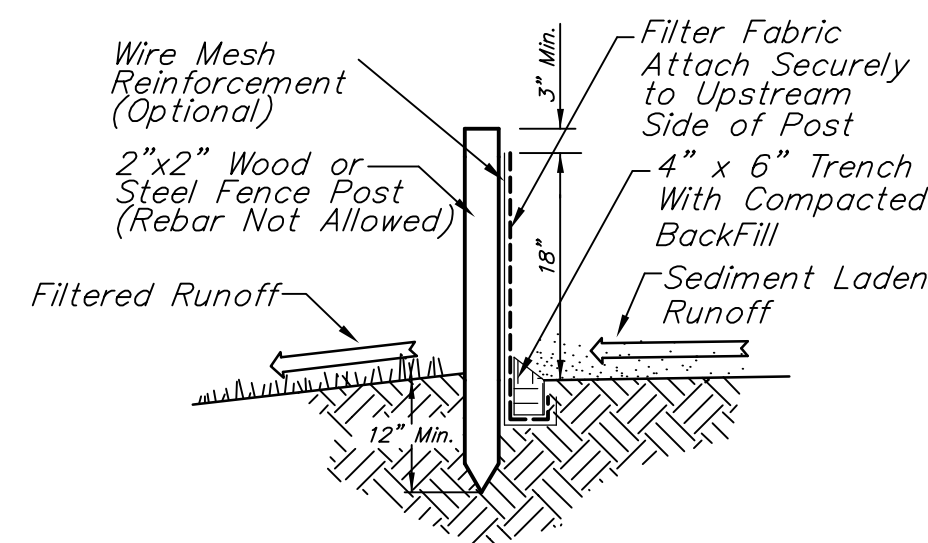
**SHEET NO.**  
**C4.0**



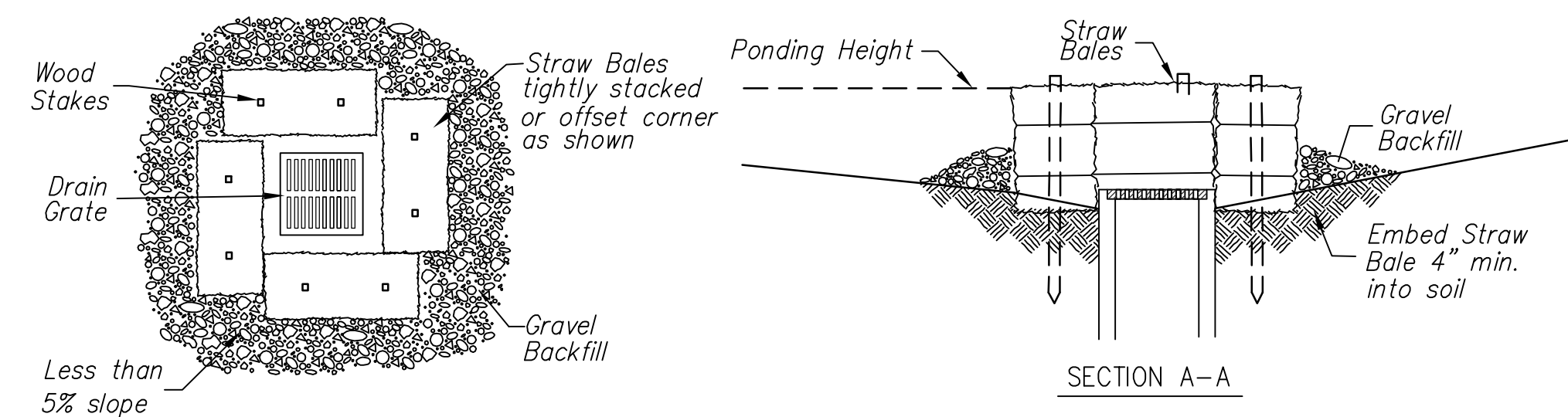
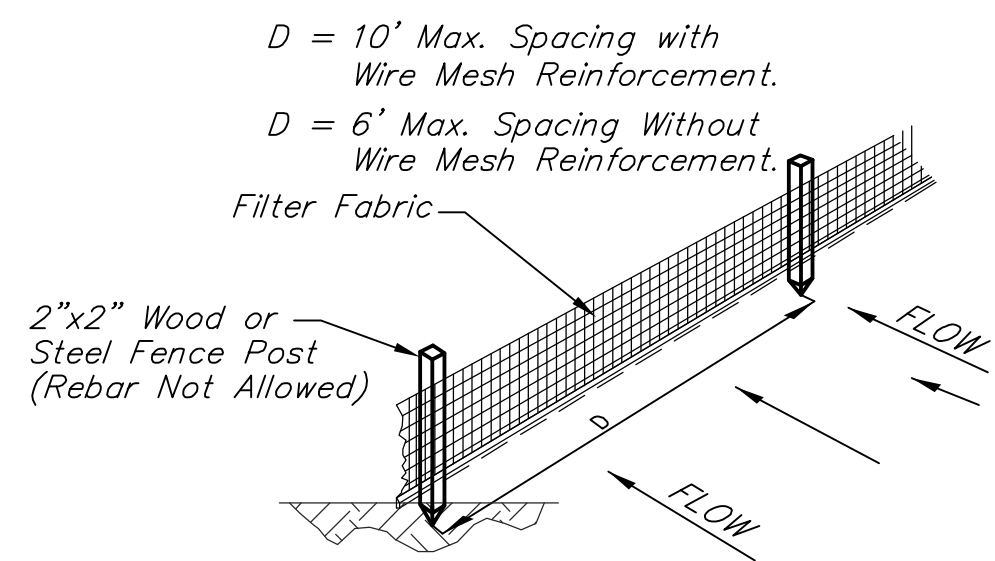
**1 TYPE 1A INLET PROTECTION**  
NOT TO SCALE



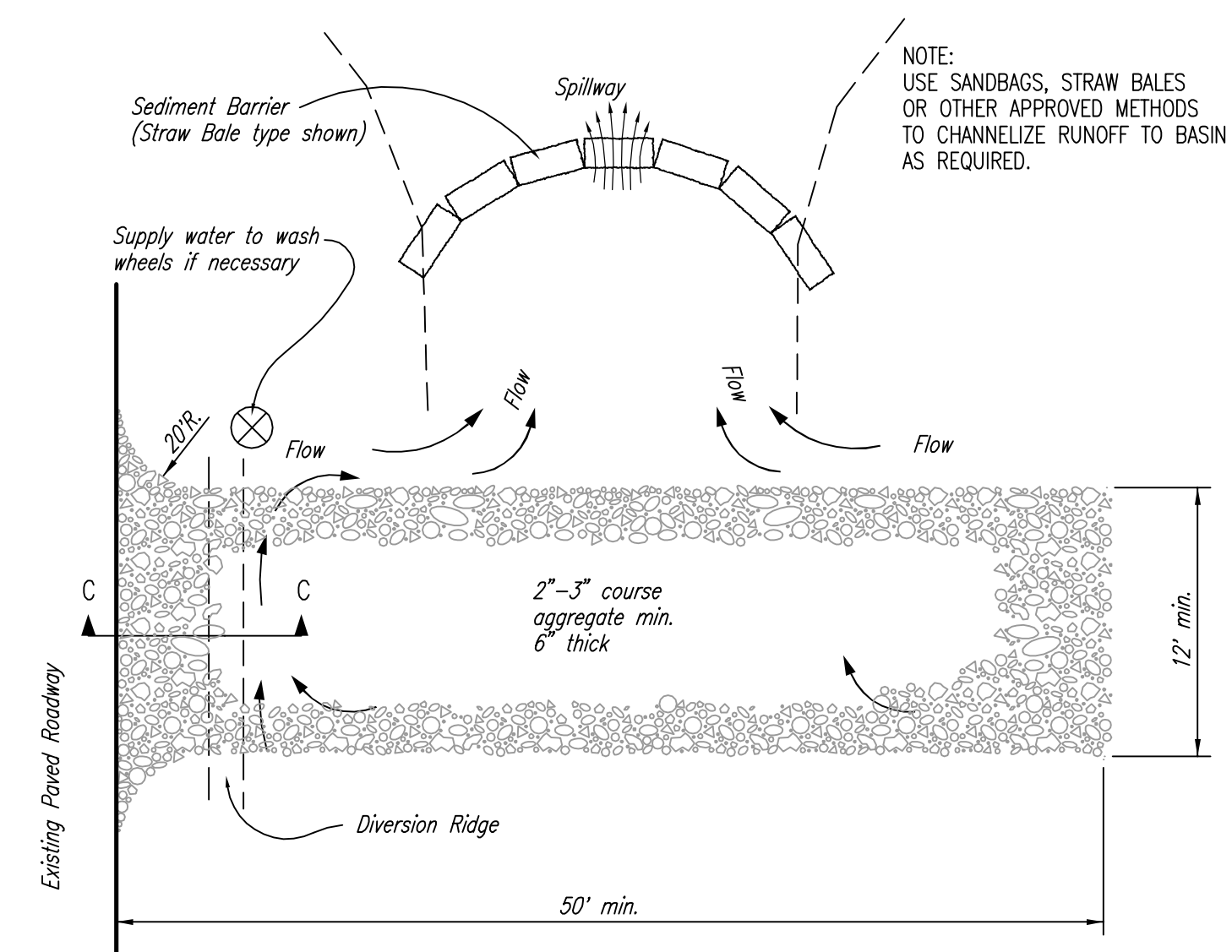
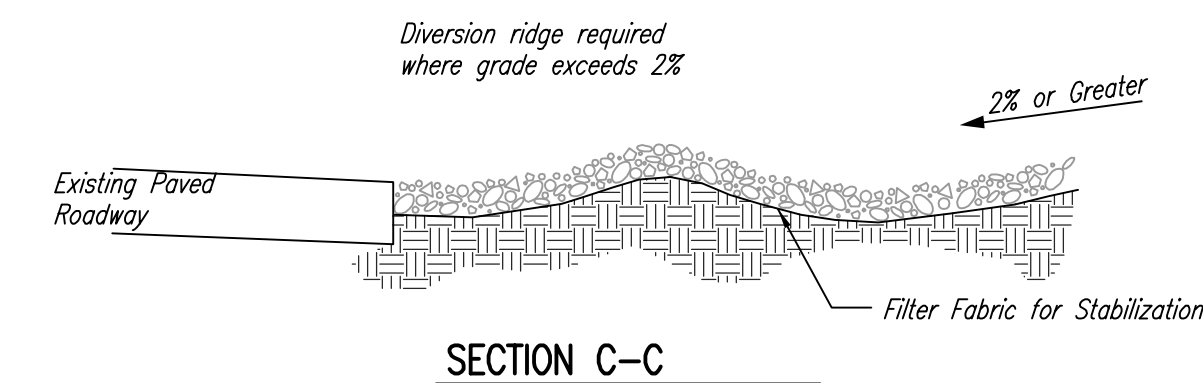
**2 TYPE 1 INLET PROTECTION**  
NOT TO SCALE



**3 SILT FENCE DETAIL**  
NOT TO SCALE



**4 STRAW BALE BARRIERS FOR AREA INLETS**  
NOT TO SCALE



**STABILIZED CONSTRUCTION ENTRANCE**

NOTES:

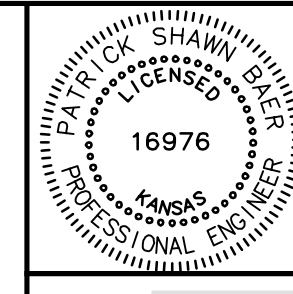
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. 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.
4. 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.

**5 CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

**Reference Copy**  
Not to Scale  
Consult with General Contractor for Installation of Inlets/Drains/Stormwater Basins, Stormwater Controls & Landscaping.

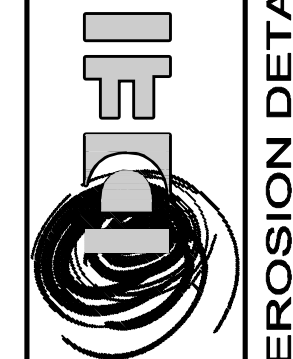


Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211  
P 316-262-7271 F 316-262-0149  
E: Projects@Meritrust.CU @ Moorings Site  
01401 EDITION/ENGINEERING/ARCHITECTURE/BAUGHMAN JOB NO. 1401 E011



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COMMERCIAL ARCHITECTURE  
8927 Rossash Road  
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Cincinnati, Ohio 45240  
(513) 825-5800 [p]  
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**EROSION DETAILS**

**NEW BRANCH FOR:**  
**Meritrust C.U.**  
4319 North Meridian  
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**REVISIONS**

NO.	DESCRIPTION

BY **PSB**  
ISSUE DATE **2-21-14**  
JOB NO. **213150**

SHEET NO. **C4.1**

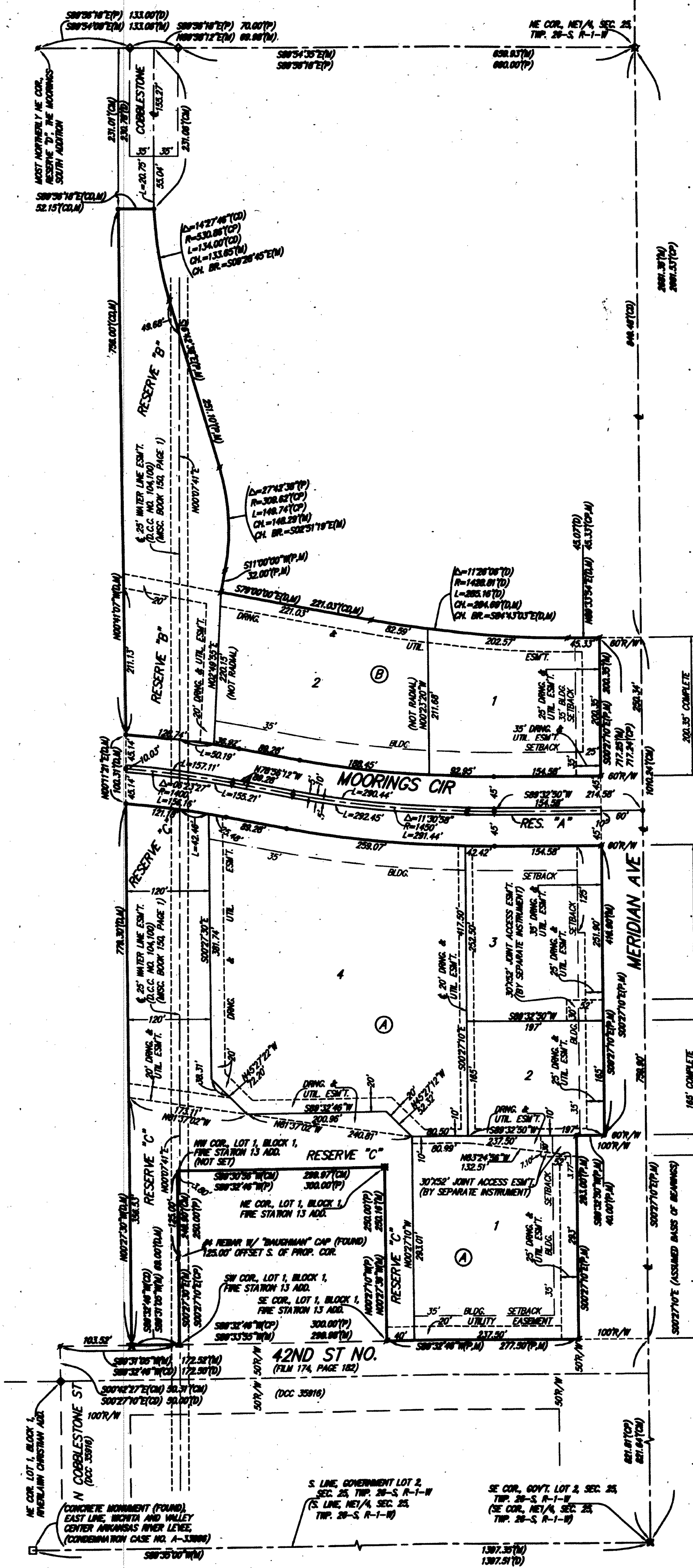
Lot 1, Blk A, Lakeside at the Moorings  
**REF. Erosion Plan**  
Storm Water Drain Improvements

**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
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BY **PSB**  
ISSUE DATE **2-21-14**  
JOB NO. **213150**  
SHEET NO. **C4.1**

SHEET **7**  
OF **8**

# LAKESIDE AT THE MOORINGS WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:  
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER LAKESIDE AT THE MOORINGS COMMUNITY UNIT PLAN DP-323.

- = #1 REBAR W/ "BAUGHMAN" CAP (SET)
- = #1 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON PIPE (FOUND)
- = #5 REBAR W/ "WEC" CAP (FOUND)
- = CONCRETE MONUMENT (FOUND)
- = 1" SQUARE BAR (FOUND)
- ★ = #1 REBAR W/ "WEC" CAP IN THIMBLE (FOUND)
- ★ = #1 REBAR W/ "BAUGHMAN" CAP IN COTTONWOOD TREE (SET)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED INFO.
- (CP) = CALCULATED PER PLATTED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.

BENCHMARK:  
CITY OF WICHITA BM - NW CORNER OF MERIDIAN AND KEYBENT, 58' W AND 32.3' N OF CENTERLINE, 11.8' N. OF CURB LINE.  
ELEVATION = 1326.02 NAVD83

LOT	BLOCK	ELEVATION
1, 4	A	1330.1
2	B	1331.1

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 impede the flow of this drainage plan shall be allowed.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LAKESIDE AT THE MOORINGS", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: All of Lots 1 and 2, Block 3, The Moorings South Addition to Wichita, Kansas, TOGETHER with that part of Lots 29 and 30, Block 1, that part of Reserve "D", and that part of Bachman Drive, all as platted and dedicated in said The Moorings South Addition lying within and being coincident with the following described tract of land: Beginning at the most easterly southeast corner of said Bachman Drive; thence N79°00'00"W along the southerly right-of-way line of said Bachman Drive, 102.39 feet; thence N00°41'07"W, 65.32 feet to a point on the north right-of-way line of said Bachman Drive, said point also being on the south line of said Reserve "D"; thence continuing N00°41'07"W, 97.13 feet to a point on the southeast line of said Lot 30, said point being 59.40 feet northeasterly of the most southerly corner of said Lot 30; thence continuing N00°41'07"W, 126.81 feet to a point on the lot line common to said Lots 29 and 30, said point being 26.61 feet westerly of the most easterly corner common to said Lots 29 and 30; thence continuing N00°41'07"W, 93.45 feet to a point on the east line of said Lot 29, said point being 96.33 feet northerly of the most easterly corner common to said Lots 29 and 30, said point also being on a segment of the west line of said Reserve "D"; thence continuing N00°41'07"W, 174.41 feet to a point 230.78 feet normally distant southerly of the westerly extension of the north line of Cobblestone as dedicated in The Moorings 6th Addition to Wichita, Sedgwick County, Kansas; thence S28°56'18"E parallel with the westerly extension of the north line of said Cobblestone, 17.12 feet to a point on the westerly right-of-way line of said Cobblestone; thence southerly along the westerly right-of-way of said Cobblestone, being a curve to the left, through a central angle of 14°38'21" and having a radius of 565.86 feet, an arc distance of 144.25 feet, (having a chord length of 143.86 feet bearing S28°24'28"E), to the point of tangency of said curve; thence S16°42'38"E along the westerly right-of-way line of said Cobblestone, (and along the east line of said Reserve "D", 251.10 feet to the point of curvature of a tangent curve to the right in said westerly right-of-way line; thence southerly along said curve, having a central angle of 27°42'38" and a radius of 274.62 feet, and arc distance of 132.82 feet, (having a chord length of 131.53 feet bearing S02°51'19"E), to the point of tangency of said curve, said point of tangency also being the most easterly northeast corner of said Bachman Drive; thence S11°00'00"W along the most easterly line of said Bachman Drive, 64.00 feet to the point of beginning, TOGETHER with that part of the west half of Cobblestone as dedicated in The Moorings 6th Addition to Wichita, Sedgwick County, Kansas lying south of and abutting a line 230.78 feet normally distant south of and parallel with the north line of said Cobblestone and lying north of and abutting a line 32.00 feet normally distant northerly of and parallel with the westerly segment of the south line of Bachman Drive as dedicated in said The Moorings 6th Addition, except that part of said Bachman Drive described as follows: Beginning at the southwest corner of Lot 1, Block 1, in said The Moorings 6th Addition; thence S79°00'00"E along the south line of said Lot 1, 186.03 feet to the point of curvature of a tangent curve to the left in said south line; thence easterly along said curve, having a central angle of 11°26'06" and a radius of 490.00 feet, an arc distance of 97.79 feet, (having a chord length of 97.63 feet bearing S84°33'03"E), to the point of tangency of said curve; thence N89°33'54"E along the south line of said Lot 1, 224.85 feet to the southeast corner of said Lot 1, said southeast corner also being on the west right-of-way line of Meridian Avenue as dedicated in said The Moorings 6th Addition; thence S00°26'06"E along the west line of said Meridian Avenue, 50.00 feet; thence S89°33'54"W parallel with the easterly segment of the south line of said Lot 1, 45.07 feet to the point of curvature of a tangent curve to the right; thence westerly along said curve, having a central angle of 11°26'06" and a radius of 1428.81 feet, an arc distance of 285.16 feet, (having a chord length of 284.69 feet bearing N84°43'03"W), to the point of tangency of said curve, said point of tangency being 32.00 feet normally distant southerly of the east and the west segment of the south line of said Lot 1; thence N79°00'00"W parallel with and 32.00 feet normally distant southerly of the west segment of the south line of said Lot 1, 186.03 feet to a point 70.00 feet normally distant easterly of the most southerly segment of the west right-of-way line of said Cobblestone; thence N11°00'00"E parallel with the most southerly segment of the west right-of-way line of said Cobblestone, 32.00 feet to the point of beginning, TOGETHER with that part of Government Lots 1 and 2 in Section 25, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas lying generally west of and abutting and lying generally south of and abutting said The Moorings South Addition, lying generally west of and abutting the west line of Fire Station 13 Addition, an Addition to Wichita, Sedgwick County, Kansas, and lying east of and abutting the following described line: Commencing at the most easterly southeast corner of Bachman Drive as dedicated in said The Moorings South Addition; thence N79°00'00"W along the southerly right-of-way line of said Bachman Drive, 102.39 feet for a point of beginning; thence S00°41'07"E 198.88 feet; thence S00°11'21"W 100.31 feet; thence S00°27'30"E, 778.30 feet to a point on the north right-of-way line of that part of said Government Lot 2 conveyed to the Kansas Department of Transportation in the Corporation Deed-Quitclaim recorded in Film 174 at Page 182, said point also being 69.00 feet westerly of the southwest corner of said Fire Station 13 Addition, and for a point of termination.

Existing public assessments, dedications, building setbacks, and access controls being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in Government Lots 1, 2, and 9, Section 25, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, a Street, and Reserves, to be known as "LAKESIDE AT THE MOORINGS", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, entry monuments, signs, streets and street related uses, access, open space, drainage purposes, water lines and related appurtenances as confined to easement, and utilities. Reserves "B" and "C" are hereby reserved for landscaping, open space, berms, lakes, detention/retention areas, drainage purposes, water lines and related appurtenances as confined to easement, and utilities as confined to easements. Reserves "A", "B", and "C", shall be owned and maintained by the lot owners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

CGS Northlakes, LLC, a Kansas limited liability company  
 Brad C. Bachman, Managing Member  
 Kurt William Bachman, Member

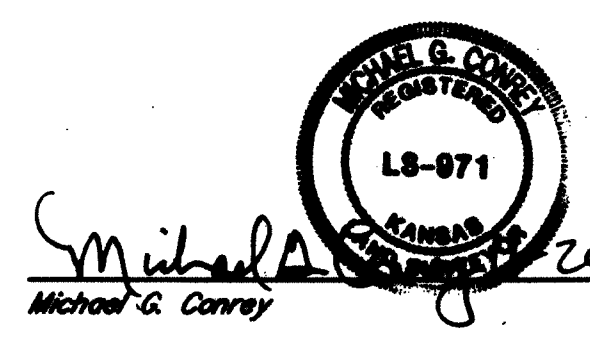
State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of January, 2013, by Brad C. Bachman, Managing Member, and Kurt William Bachman, Managing Member, of CGS Northlakes, LLC, a Kansas limited liability company, on behalf of the limited liability company.  
 Judith M. Terhune, Notary Public  
 My App'l. Exp. 11-7-13

This plat of "LAKESIDE AT THE MOORINGS", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 7th day of November, 2012.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Don Klausmeyer, Chair  
 John L. Schlegel, Secretary  
 City of Wichita, Kansas  
 City Clerk  
 Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 12th day of December, 2013  
 Tracy L. Robella, L.S. #1248, Deputy County Surveyor, Sedgwick County, Kansas  
 Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 16th day of January, 2013, at 10:28:50 a.m. and is duly recorded.  
 for Tonya Buchingham, Register of Deeds  
 Tonya Buchingham, Deputy



Register of Deeds - Big Book  
 DOC #/FLH-PG: 28430245  
 Date Recorded: 1/16/2014 2:26:16 PM  
 Page: 1 of 2  
 Fee: \$15.00

Sheet 8 of 8  
 Baughman Company, P.A.  
 315 East St. Wichita, KS 67211 P316262721 P316262149