

DEPARTMENT OF PUBLIC WORKS
Office of Director
Route Slip

DATE JUL 5 - 2001

<u>TO</u>	<u>FROM</u>	<u>INSTRUCTIONS</u>
_____	LACKEY	APPROVAL
_____	HENRY	AS REQUESTED
_____	GROHN	INFORMATION
_____	LINDEBAK	INVESTIGATE
_____	PAJOR	PREPARE REPLY
_____	WILLIAMS	SEE ME
_____	CARRIER	SIGNATURE

RESPONSE DUE: _____

COMMENTS:

Called Brent W. on 7-9-01 and
advised him of drainage and parking
concerns @ this site. No 100 yr flood
elev. on FEMA maps - how do we know
this will work? SWS's back up?

**WORK FORCE HOUSING
PROJECT**

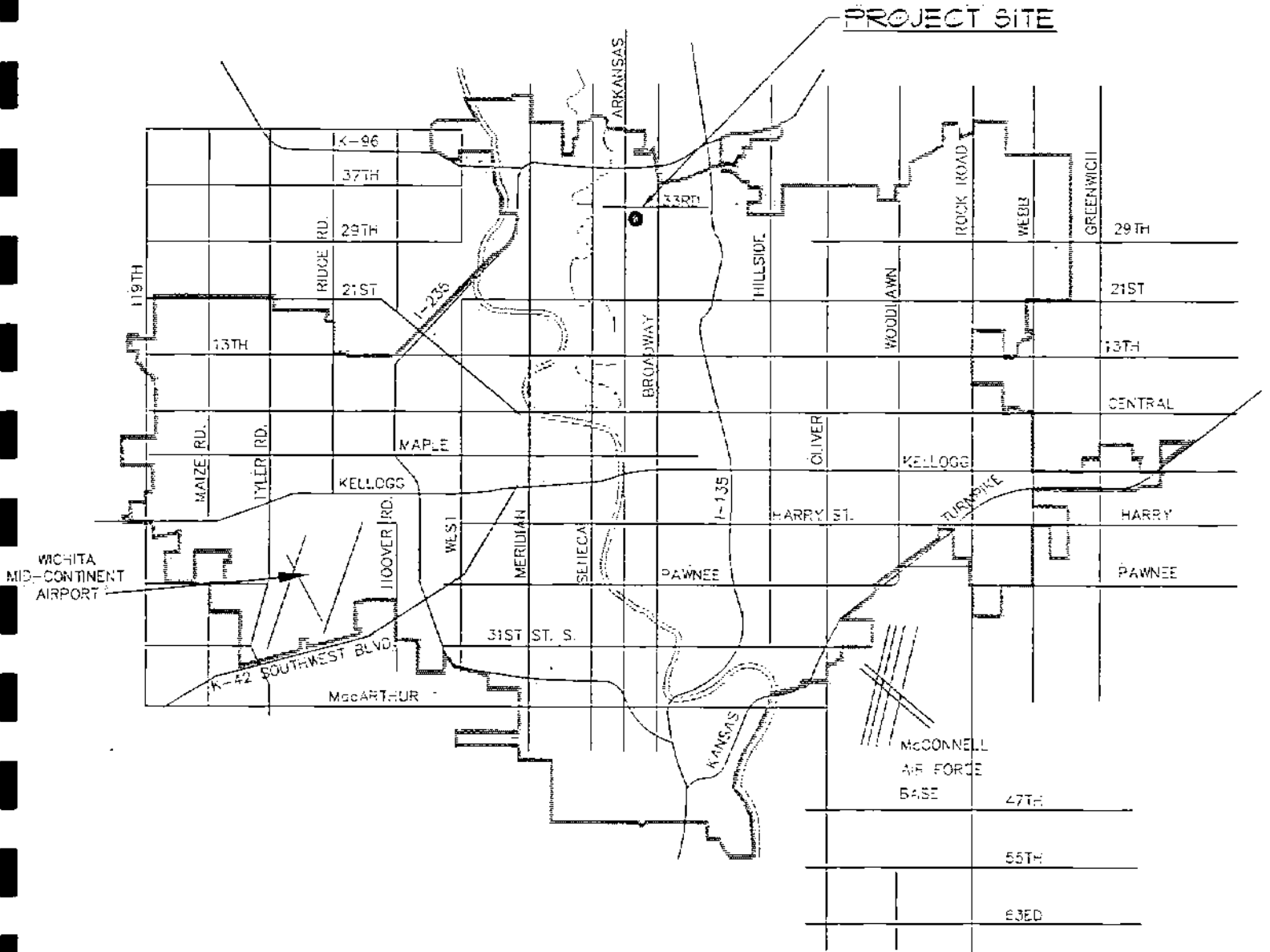
**CASA DEL NORTE
APARTMENTS**

**505 W. 33RD STREET NORTH
WICHITA, KANSAS**

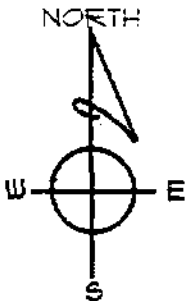
**CER CORPORATION
WICHITA, KANSAS**

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SITE LOCATION MAP



1

SUMMARY FOR THE WICHITA CITY COMMISSION FOR CER CORPORATION

SER Corporation , a Kansas not-for-profit corporation, was formed on March 15, 1974, and has operated as a not-for-profit corporation under the laws under the state of Kansas since that time. It has been declared to be tax exempt under IRC §501(c)(3).

SER has been the recipient of national, state and local contracts for job training under CE-TA, JTPA, WIA and other, state and local programs, and has identified, qualified and trained literally thousands (as many as 18,000) disadvantaged persons in job skills for the local job market and continues to conduct education and training.

Currently, SER Corporation holds contracts for the following types of training: core services, intensive services, training services (occupational skills training, on-the-job training, skill upgrade and retraining, entrepreneurial training, job-readiness training, adult education and literacy services, and customized training).

SER Corporation (of Kansas) is affiliated with a national organization also called SER. Some years ago, the president of the national office of SER met with the Chief Executive Officer of SER (Wichita) to discuss a new and innovative concept of merging workforce housing and workforce training programs. The idea was labeled "workforce housing," and the idea incorporated a learning and training center in a facility which also provided housing for the enrollees.

After engaging in discussions concerning the idea of incorporating the learning and training center into the housing concept, the national office of SER named SER (Wichita) as one (1) of five (5) local SER partners selected throughout the SER national network to implement the concept of learning, training and living centers. The other SER partners selected were in much

larger cities including Oceanside, California; Miami, Florida; Detroit, Michigan; and Milwaukee, Wisconsin.

In 1998, the local board of directors of SER Corporation met with the SER national president to obtain a detailed analysis of the learning/training/housing center concept and were impressed enough with the presentation to the point where they formally voted to pursue the concept.

In order for SER Corporation of Kansas to become involved in developing the learning/training/housing centers, it was necessary for the local organization to become a Community Housing Development Corporation (CHDO), so it became necessary to incorporate a CHDO which would then elect its own board of directors and become a legal entity entirely different and separate from SER Corporation. As a result of those decisions, CER Corporation was chartered under state law to pursue the learning/training/housing center concept.

In May, 1999, prospective CER board members attended a building training seminar sponsored by the Great Plains Office of Community Planning and Development of the U. S. Department of Housing and Urban Development and the city of Wichita.

In July, 1999, the first board of directors' meeting of *CER Corporation* was conducted. The new board then elected Senator Paul Feliciano, Jr., a Kansas state senator for the past 29 years, as its chair. The board of directors of CER Corporation is composed of three (3) SER board members; three (3) community members; and three (3) representatives from the proposed benefit area.

The actual legal name of the new corporation is Community Economic Resource (CER), and its board of directors began the process of obtaining tax exempt status for the new corporation, and pursued becoming a CHDO recognized by the city of Wichita, Kansas.

In May, 2000, the city of Wichita informed CER Corporation that it met federal requirements necessary to become a CHDO. It became eligible to apply for the city's CHDO set-aside funding under the home investment partnership program. The SER national office provided technical assistance to CER Corporation in teaching the CER board of directors the step-by-step process of developing the learning/training/housing concept. Out of the technical assistance came the decision of the CER board of directors to select a local developer who could work with the board of directors, in the construction of the learning/training/housing center. Casado/McKay was selected.

HOUSING CONCEPT

The SER national office conceived of a learning/training/housing center some years ago. The idea dovetails with one that HUD had been promoting for several decades, that the residents of affordable housing would be better served if they could receive training in academic and vocational skills within their residence complex. SER programs have been providing academic, vocational and occupational training for more than 35 years (27 years in Wichita). Since all training facilities have been located in communities which required students to travel to and from the facility to obtain their training, the next logical step was to take the training to the students by developing the workforce housing concept.

The uniqueness of the SER concept is to build learning/training/workforce centers within a housing development while making sure that all of the housing units in the development are wired, or otherwise accessible, to long distance learning. Each learning center within the housing development has a computer laboratory connected to the World Wide Web, as well as set up for distance learning. Each learning center will be utilized throughout the day and the evening, meet-

ing the training and learning demands of residents of the workforce development.

Each learning center utilizes training, which includes early morning programming designed to benefit residents before they report for work; senior citizen programs, and nursery activities for preschool children; together with afternoon activities, including after school educational enrichment programs for younger children attending area schools; and evening activities which will revolve around the needs of parents who work during the day but reside in the complex.

HUD affordable workforce housing is based upon the premise that tenants are employed, but may need some assistance to be able to live in suitable and decent housing; that is how the workforce concept was born.

NEED

The North Central District of the city of Wichita is bounded on the south by Murdock Street; on the west by Waco Street north to 13th Street; west to the Little Arkansas River; then north to 37th Street North; then east to Broadway Avenue; then south to 17th Street; then east to Saint Francis Avenue; then south again to Murdock Street.

The community identified within those boundaries is largely composed of rental property. Certain areas within the community identified have been verified as being 60% or more rental property.

The majority of housing in the area designated dates from the early 1900's to the early 1950's, with a large number of those properties owned by absentee landlords. The Casa del Norte complex is located within the state of Kansas and HUD and city of Wichita identified areas of the neighborhood revitalization plan. Although designated as a revitalization zone, no new single family housing or multi-family projects have been built within the identified district in the past

30 years.

The past 20 years have seen a shift in demographic characteristics in the identified communities. In the 2000 Census reports, the Hispanic population constitutes 32% of the population in Census tract #82; 69.9% in Census tract #1; 57% in Census tract #3; and 47% in Census tract #4. Hispanic families in the north central community identified are younger than average families, and the Hispanic families are larger than average families. The Hispanic family incomes are also lower than average non-Hispanic family incomes.

Hispanic family units are often composed of an extended family unit with the children usually caring for their aging parents. The need for new multi-family housing units is immediate and growing. The city of Wichita must address the issue in order to meet the needs of growing and economic segments of the city. Families should not be relegated to subsist in substandard housing in neighborhoods which have been ignored or forgotten. The city of Wichita, through its elected officials, has stated that it is concerned about the welfare of all its citizens, and by taking the bold step forward to commit to new family workforce housing in the north central community, the city will be fulfilling its commitment to equal opportunity for all.

The concept of workforce housing materialized in 1998. It has progressed to the point where the appropriate agreements have been signed by CER Corporation to launch the steps leading to the issuance of multi-family housing revenue bonds. The bonds are anticipated to be guaranteed by an FHA commitment for the repayment of principal and interest, giving them an AAA rating.

In initiating the colloquy with the city of Wichita regarding the workforce housing project, CER Corporation seeks both the cooperation and support of the city officials to make the project

financially feasible. To that end, CER Corporation requests, due to the overwhelming demand for new housing located in the Hispanic community identified, that the city will support a 10 year 100% property tax abatement to assist the project during the initial years of construction and stabilization. CER Corporation is a 501(c)(3) not-for-profit corporation declared to be tax exempt under the pertinent section of the Internal Revenue Code. The workforce housing project is the first such project which has been contemplated within the city of Wichita, and a 100% tax credit program to help the developers to raise equity capital for new construction, together with 100% tax rebate program is an important part of launching the new workforce housing project, since the tax credits can be sold to assist CER Corporation in developing an equity to offset debt costs.

Because the proposed housing is workforce housing, thereby avoiding the "pocket of poverty" problem experienced in other subsidized housing developments, CER Corporation requests a waiver of the new city policy requiring 20% of all units to collect market rents in order to avoid a 100% tax credit project.

2

Don Folger, Jr. Associates
 234 S. Topeka
 Wichita, Kansas

CASA DEL NORTE
 PHASE I
 PROJECT DATA

May 8, 2001

Building Description	Gross Residential Area	Gross Non-residential Area	Total Building Area	Total Number of Units	2 Bedrm. Flat 795 sq. ft.	3 Bedrm. Flat 1088 sq. ft.	3 Bedrm. TH. 1,144 sq. ft.
Building "A"			15,316	12			
Lower level residential	5,759				1	4	1
Upper level residential	6,474				2	4	
Community Laundry		1,224					
Leasing Office		795					
Community Center		1064					
Building "B"			16,460	16			
Lower level residential	8,390	0			2	4	4
Upper level residential	8,070	0			2	4	
Building "C"			18,524	18			
Lower level residential	9,342	0			2	6	2
Upper level residential	9,182	0			2	6	
Building "D"			12,108				
Lower level residential	6,214	0		12	2	2	4
Upper level residential	5,894	0			2	2	
Building "E"			13,028	13			
Lower level residential	6,554	0			2	4	1
Upper level residential	6,474	0			2	4	
Learning Center	0	2,350	2,350				
Totals	72,353	5,433	77,786	71	19	40	12

Don Folger, Jr. Associates
234 S. Topeka
Wichita, Kansas

CASA DEL NORTE
PHASE I
PROJECT DATA

May 8, 2001

Building "A" Basement Storage	1,224 sq. ft.
Total number of parking spaces	120 standard 5 handicap
Area of site for Phase I	3.46 acres 150,852 sq. ft.
Number of units with basements	None
Number of units with partial basements	None

Don Folger, Jr. Associates
 234 S. Topeka
 Wichita, Kansas

CASA DEL NORTE
 PHASE II
 PROJECT DATA

JULY 5, 2001

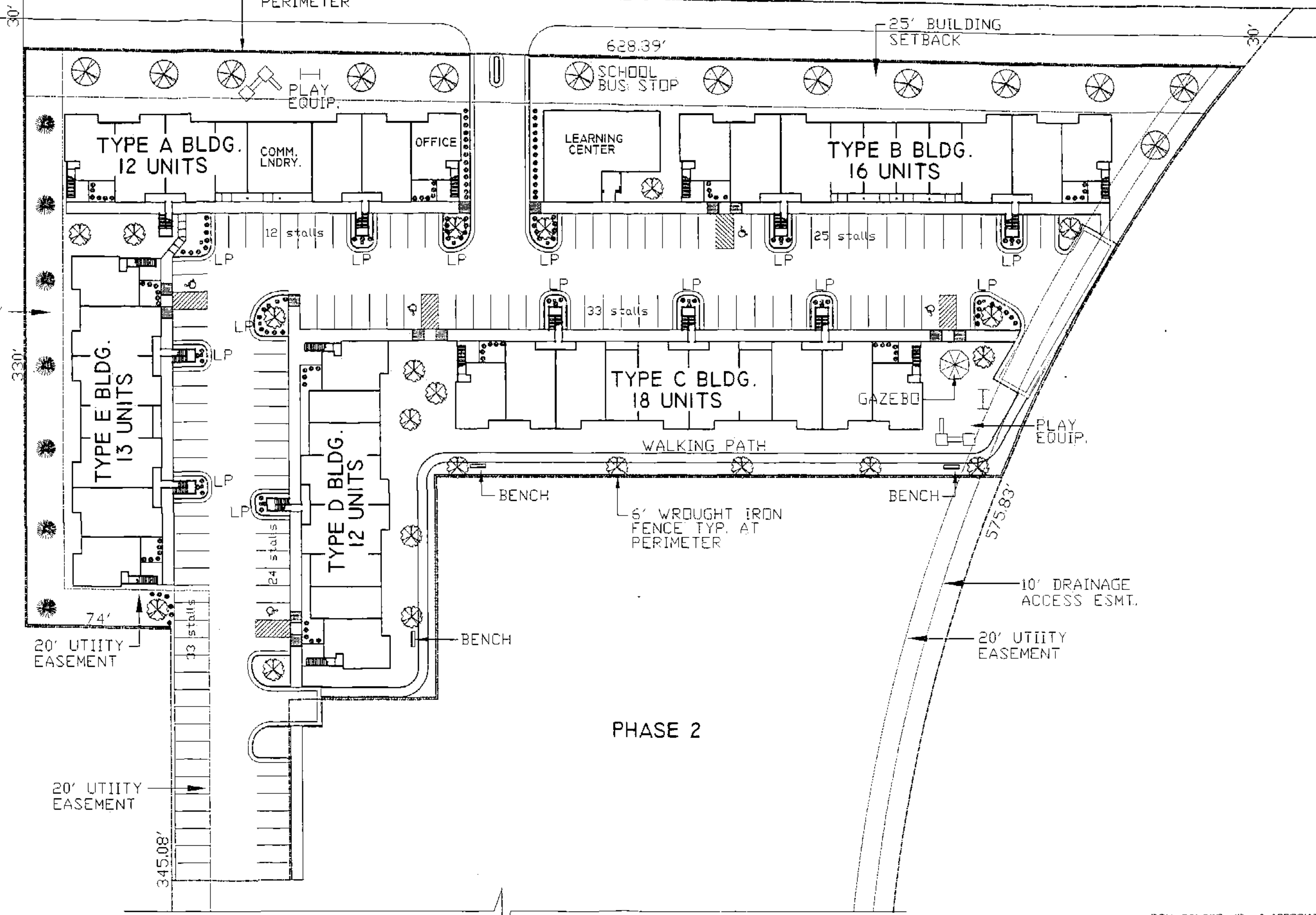
Building Description	Gross Residential Area	Total Building Area	Total Number of Units	2 Bedrm. Flat 795 sq. ft.	3 Bedrm. Flat 1088 sq. ft.	3 Bedrm. TH. 1,144 sq. ft.
Building "B"		16,460	16			
Lower level residential	8,390			2	4	4
Upper level residential	8,070			2	4	
Building "F"		9,820	10			
Lower level residential	6,054			2	2	2
Upper level residential	3,766			2	2	
Building "F"		9,820	10			
Lower level residential	6,054			2	2	2
Upper level residential	3,766			2	2	
Building "F"		9,820	10			
Lower level residential	6,054			2	2	2
Upper level residential	3,766			2	2	
Building "G"		11,884	12			
Lower level residential	5,942			2	4	0
Upper level residential	5,942			2	4	
Building "E"		13,028	13			
Lower level residential	6,554			2	4	1
Upper level residential	6,474			2	4	
Totals	70,832	70,832	71	24	36	11



3

33 rd STREET NORTH
6' WROUGHT IRON FENCE TYP. AT PERIMETER

25' BUILDING SETBACK



PHASE 2

PHASE 1

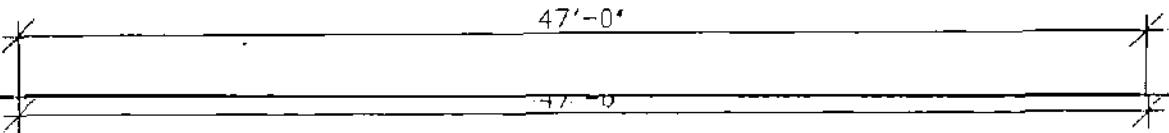
CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING
704 S. KUMAYA
WICHITA, KS 67202
PHONE: 316.262.2414



PHASE I



IRON HOFFER JR. & ASSOCIATES
ARCHITECTURE • ENVIRONMENTAL MANAGEMENT • PLANNING
200 N. TERRY
DALLAS, TEXAS 75201



33 rd STREET NORTH.
6' WROUGHT IRON FENCE TYP. AT PERIMETER

25' BUILDING SETBACK

30'

30'

628.39'

TYPE A BLDG.
12 UNITS

COMM. LNDRY.

OFFICE

LEARNING CENTER

TYPE B BLDG.
16 UNITS

12 stalls

25 stalls

33 stalls

TYPE E BLDG.
13 UNITS

TYPE D BLDG.
12 UNITS

TYPE C BLDG.
18 UNITS

GAZEBO

WALKING PATH

BENCH

BENCH

6' WROUGHT IRON FENCE TYP. AT PERIMETER

PLAY EQUIP.

10' DRAINAGE ACCESS ESMT.

20' UTILITY EASEMENT

20' UTILITY EASEMENT

330'

20' UTILITY EASEMENT

20' UTILITY EASEMENT

74'

33 stalls

24 stalls

345.08'

575.83'

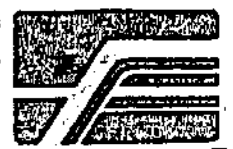
PHASE 2

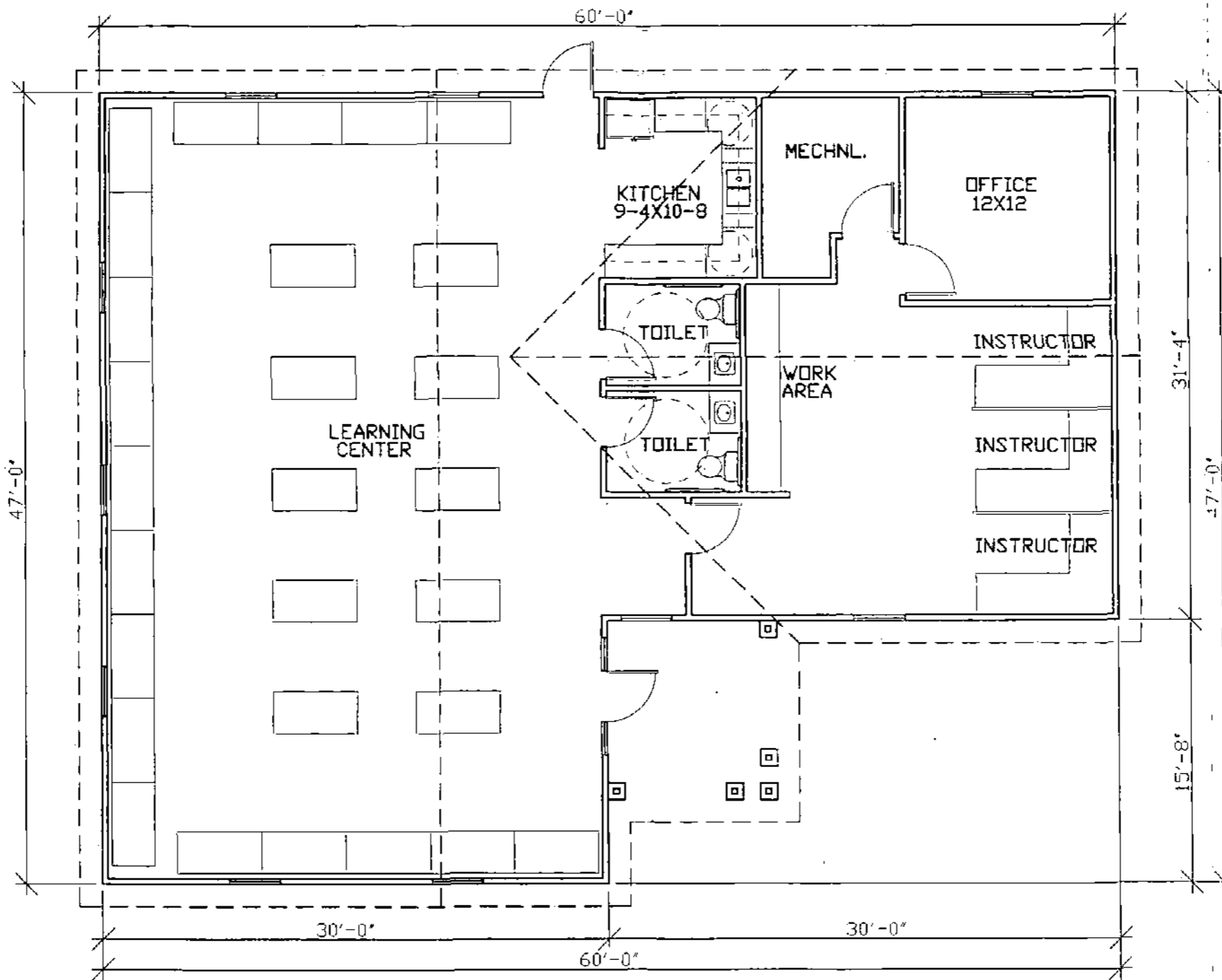
PHASE 1

CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING
204 S. TOPPKA
37202 WICHITA, KS 67202
316.269.2414





MAIN LEVEL FLOOR PLAN AT LEARNING CENTER

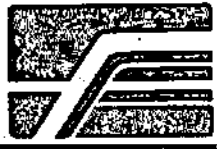
1/8" = 1'-0"

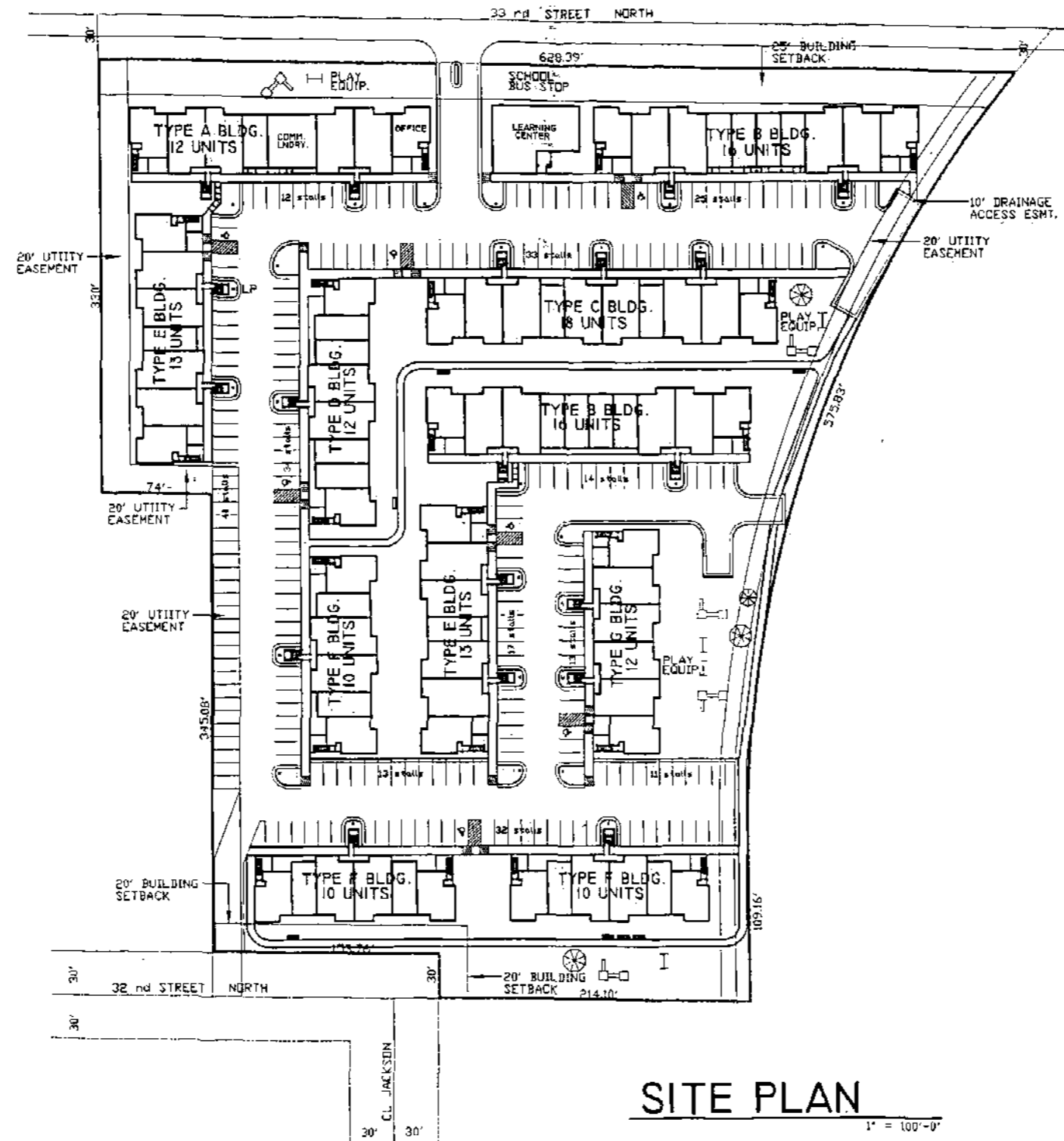
2350 SQ. FT.

PHASE I

CASA DEL NORTE
WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING
204 S. TORREYA
67202





SITE PLAN
1" = 100'-0"

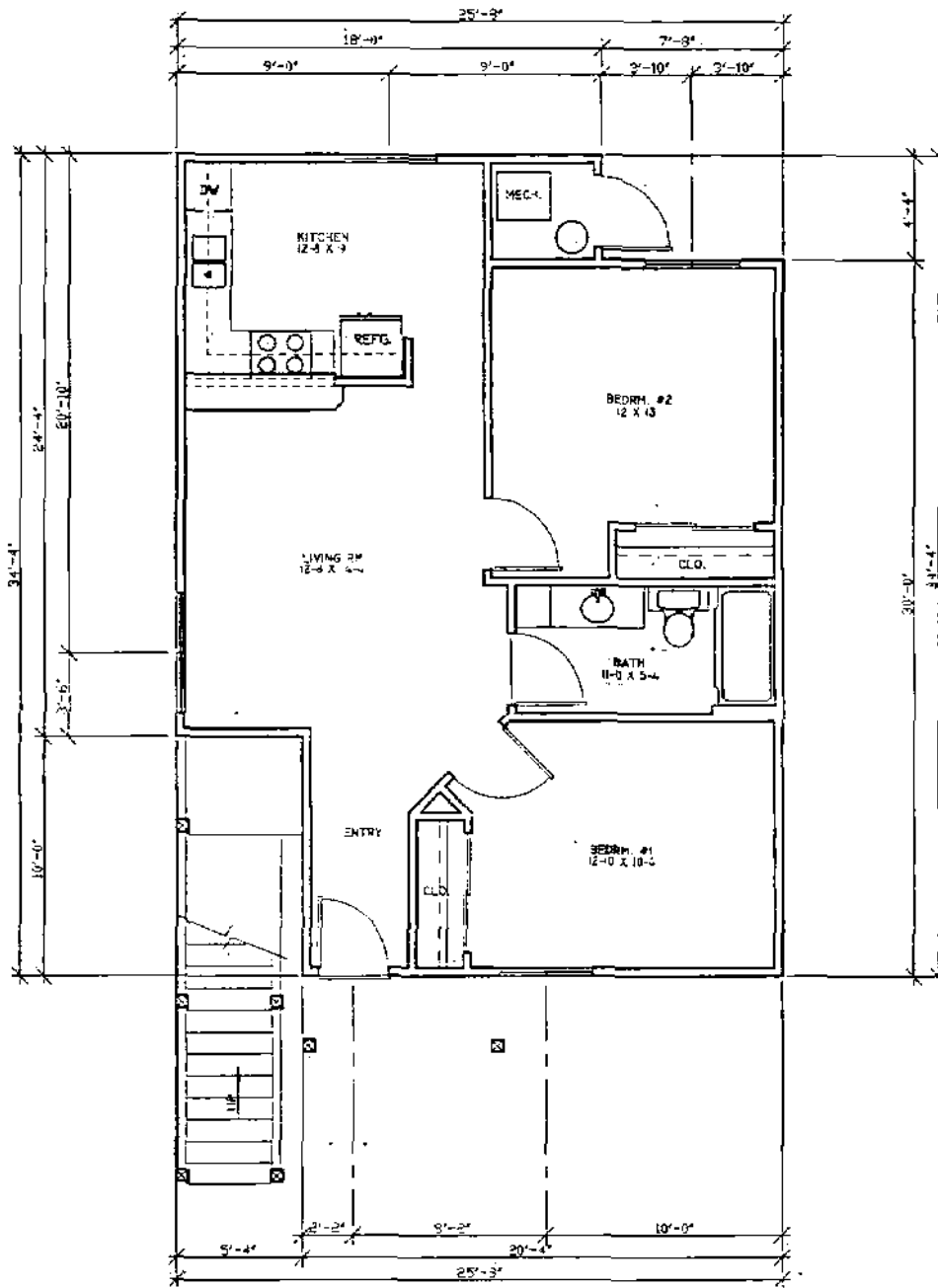
MASTER PLAN

CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
 ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING
 254 S. TOMPKA
 57222
 WICHITA, KS
 67208-2514

PHASE I



LOWER LEVEL 2 BEDRM. SUITE
 PLAN A-A 795 SQ. FT. 1/4" = 1'-0"

CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES

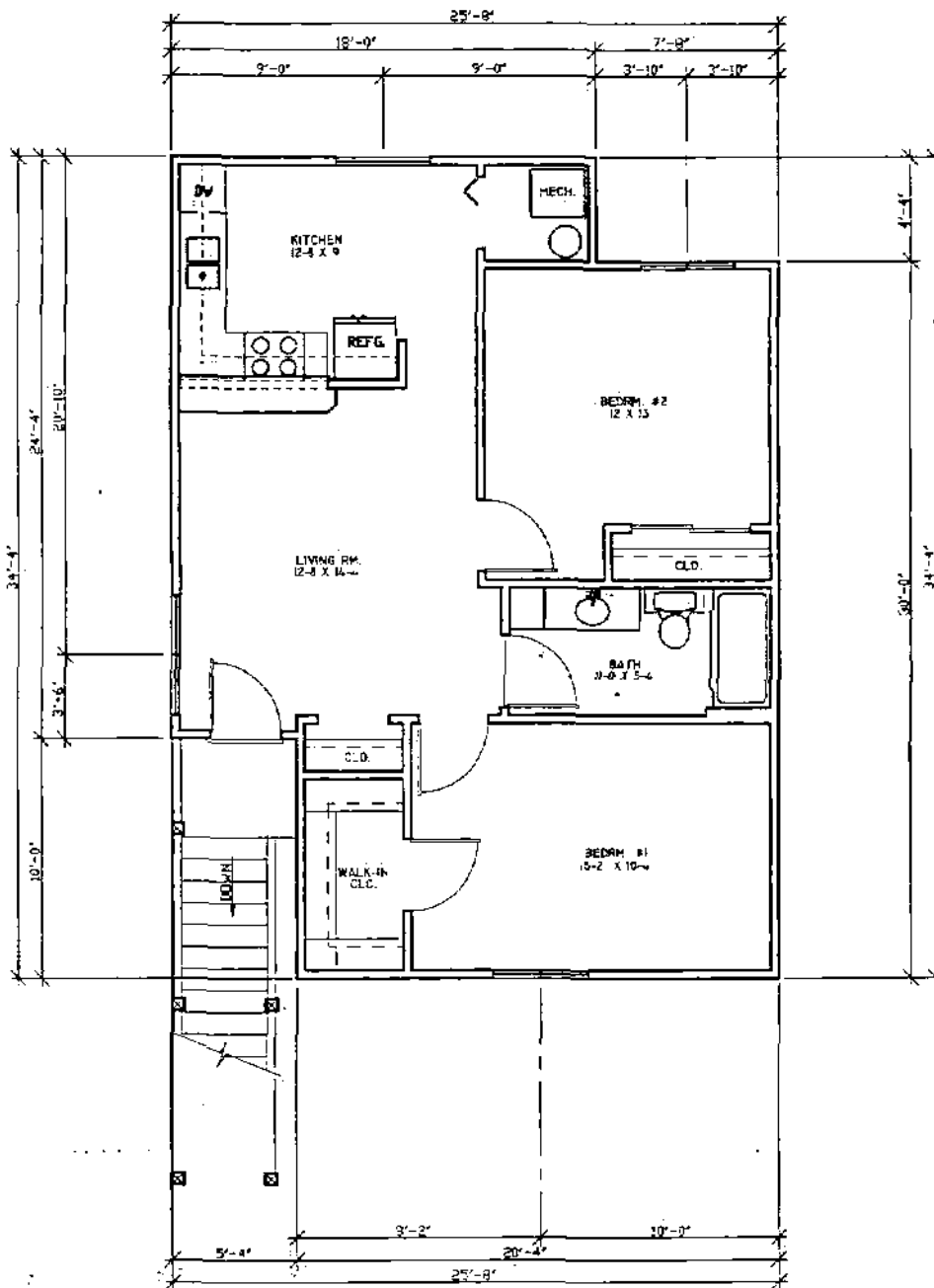
ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

208 S. TOPKA
97000

WICHITA, KS
3161288-2114



PHASE I



UPPER LEVEL 2 BEDRM. SUITE
 PLAN D-D. 795.30 FT. 1/4" = 1'-0"

CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES

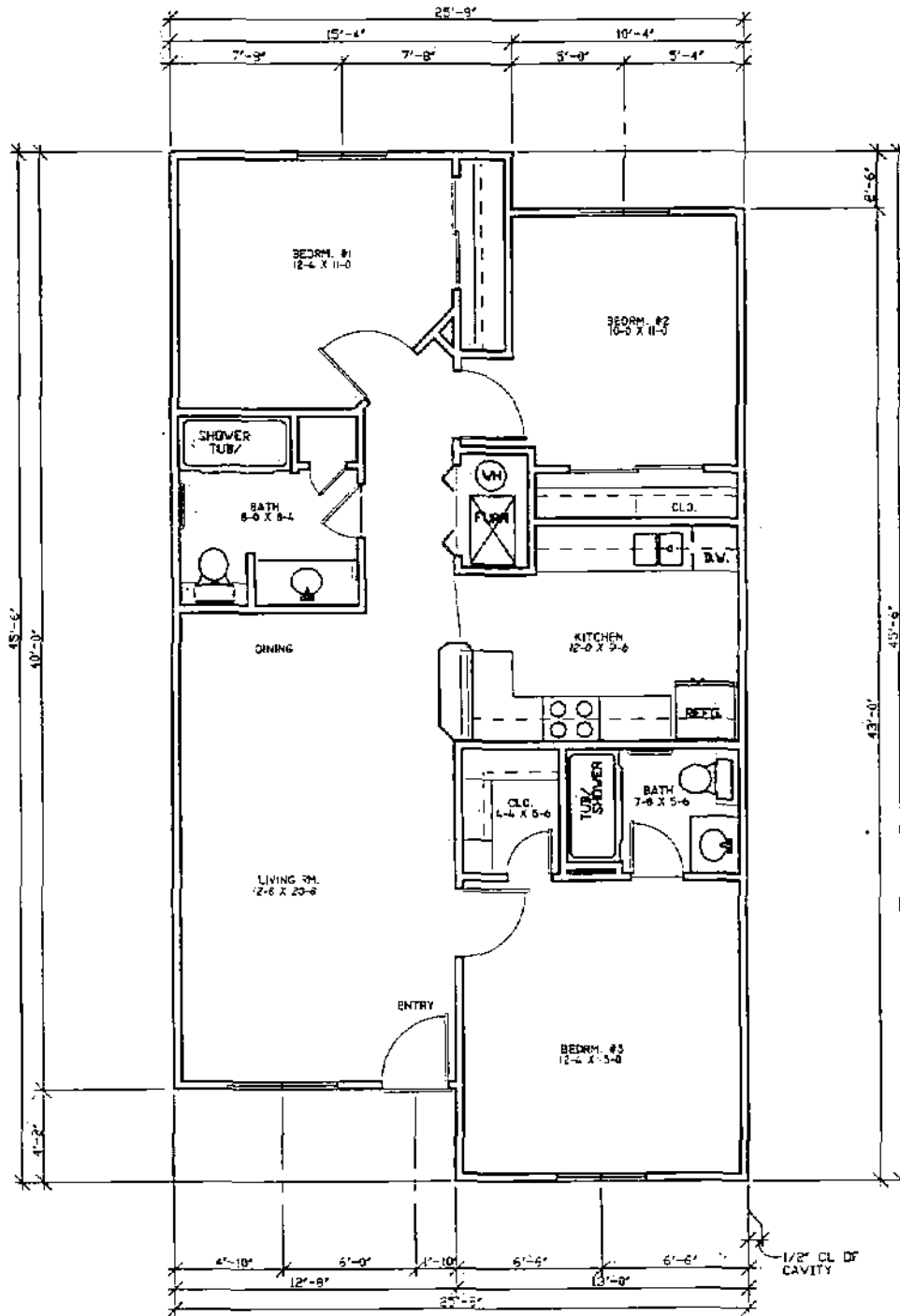
ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

231 E. TOPERA
 67202

WICHITA, KS
 (316) 266-3414



PHASE I



3 BEDRM. SUITE 1088 SQ. FT.
PLAN B-B 1/4" = 1'-0"

CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES

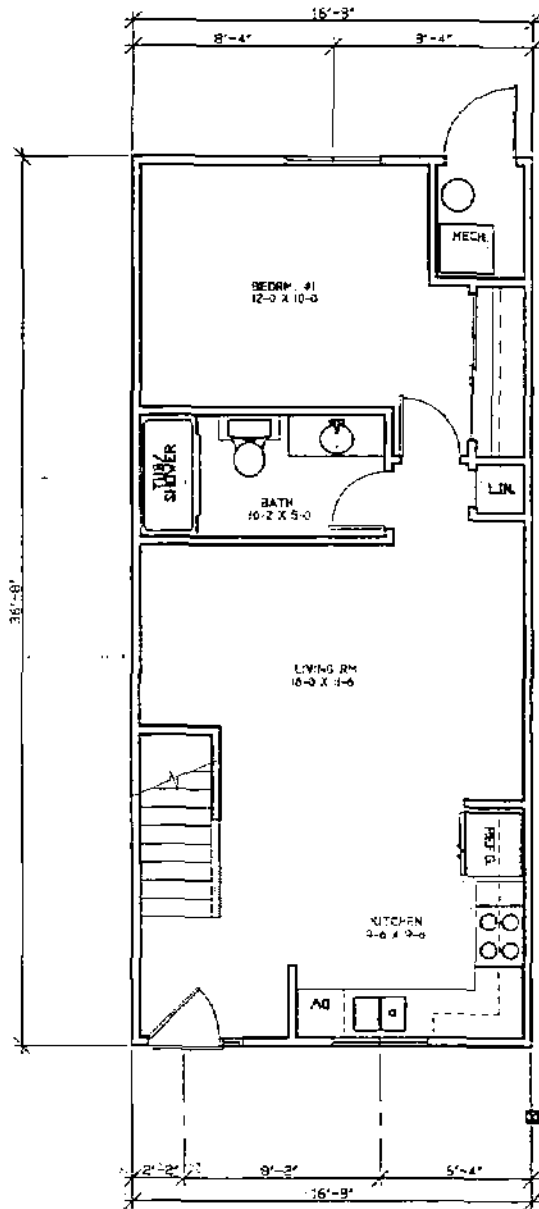
ARCHITECTURE & CONSTRUCTION MANAGEMENT & PLANNING

JOHN & TOPICA
#122

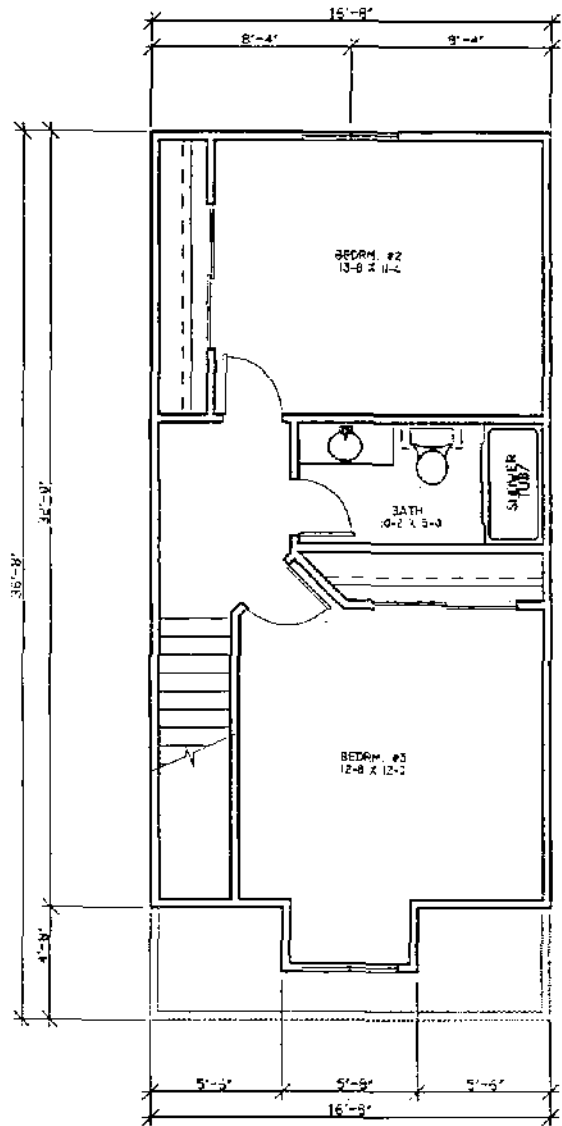
WICHTA, KS
(316) 738-2414



PHASE I



LOWER LEVEL TOWNHOUSE
PLAN C-C 512 SQ. FT.



UPPER LEVEL TOWNHOUSE
PLAN E-E 532 SQ. FT.

CASA DEL NORTE

WICHITA, KANSAS

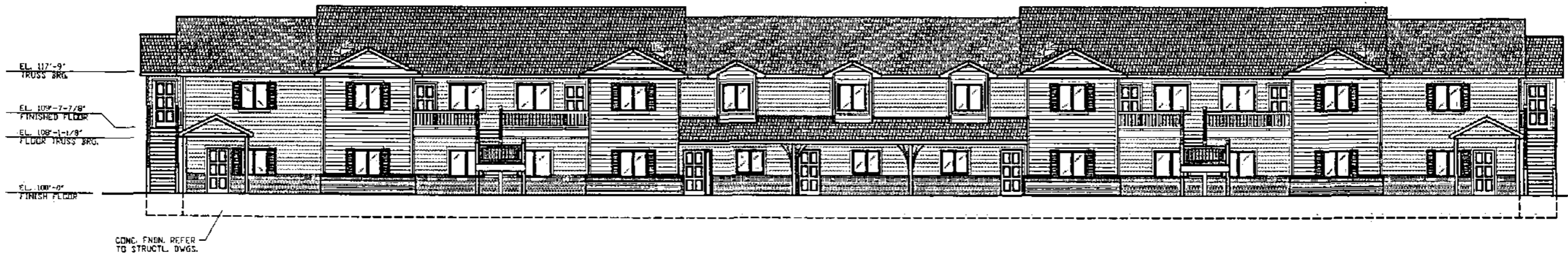
DON FOLGER JR. & ASSOCIATES

ARCHITECTURE • CONTRACTOR MANAGEMENT • PLANNING

254 S. YONKIA
 67202

WICHITA, KS
 (316) 266-2414





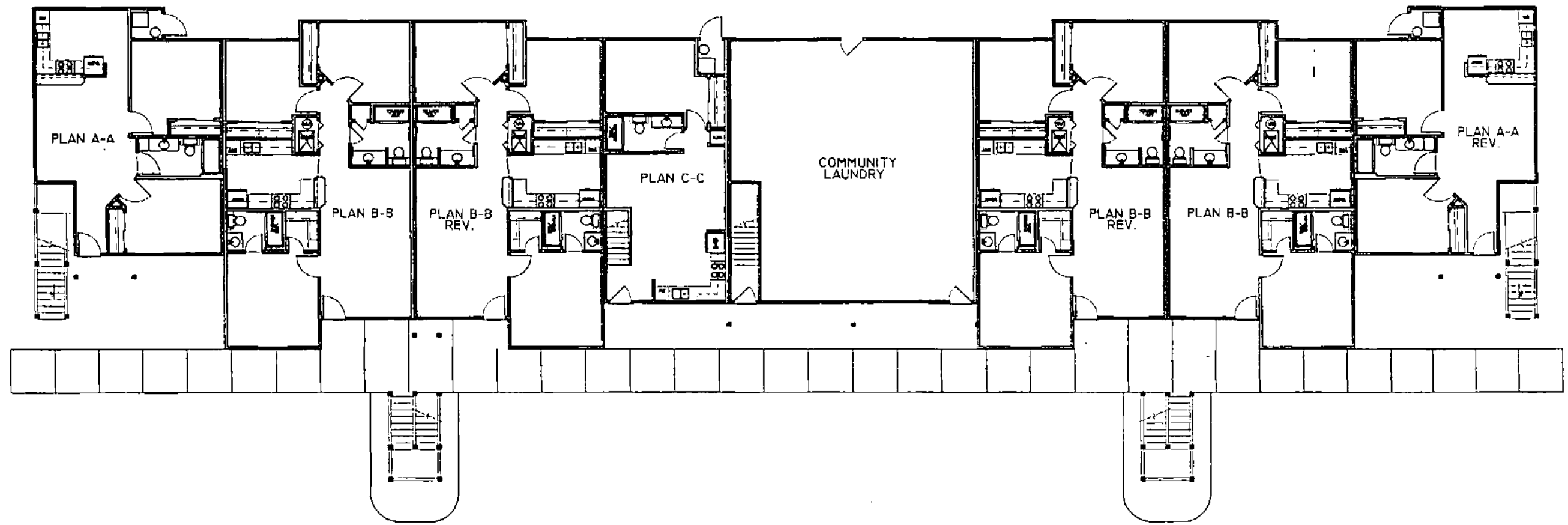
FRONT ELEVATION
 BUILDING TYPE "A" 1/16" = 1'-0"

PHASE I

CASA DEL NORTE
 WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
 ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING
 254 R TOPPKA
 WICHITA, KS
 (316) 262-1111





LOWER LEVEL FLOOR PLAN

BUILDING TYPE "A"

1/16" = 1'-0"

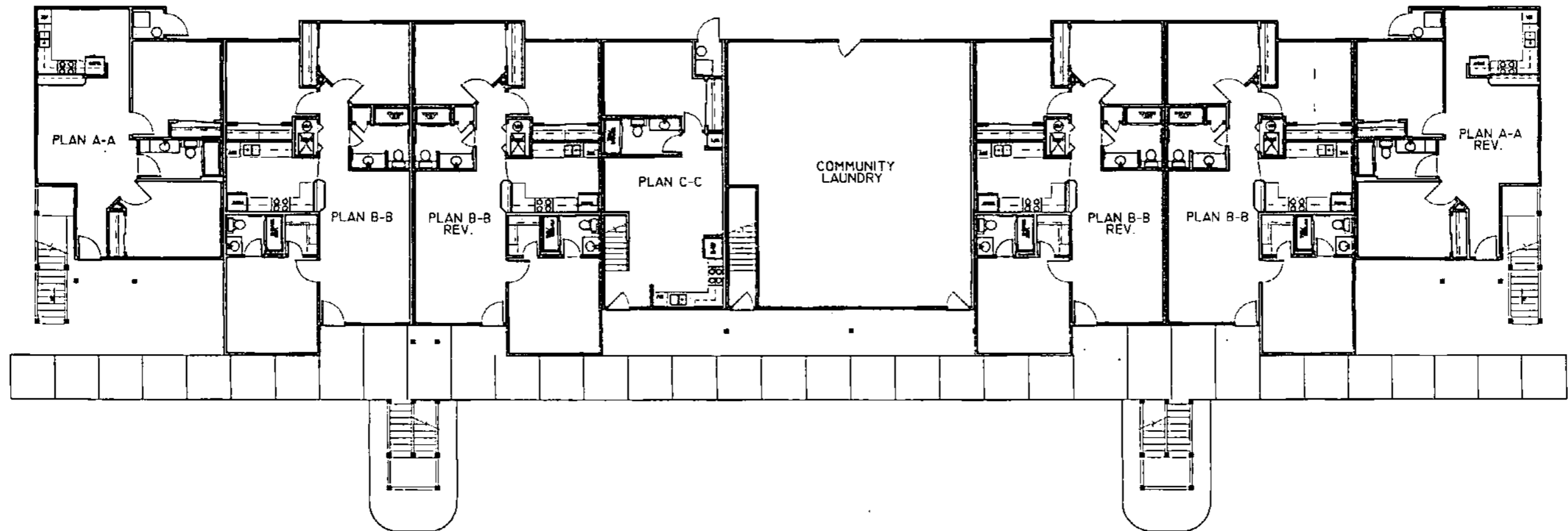
PHASE I

CASA DEL NORTE
WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
ARCHITECT • CONSTRUCTION MANAGEMENT • PLANNING
206 S. TOPICKA
SPRING



WICHITA, KS
(316) 262-2414



LOWER LEVEL FLOOR PLAN

BUILDING TYPE "A"

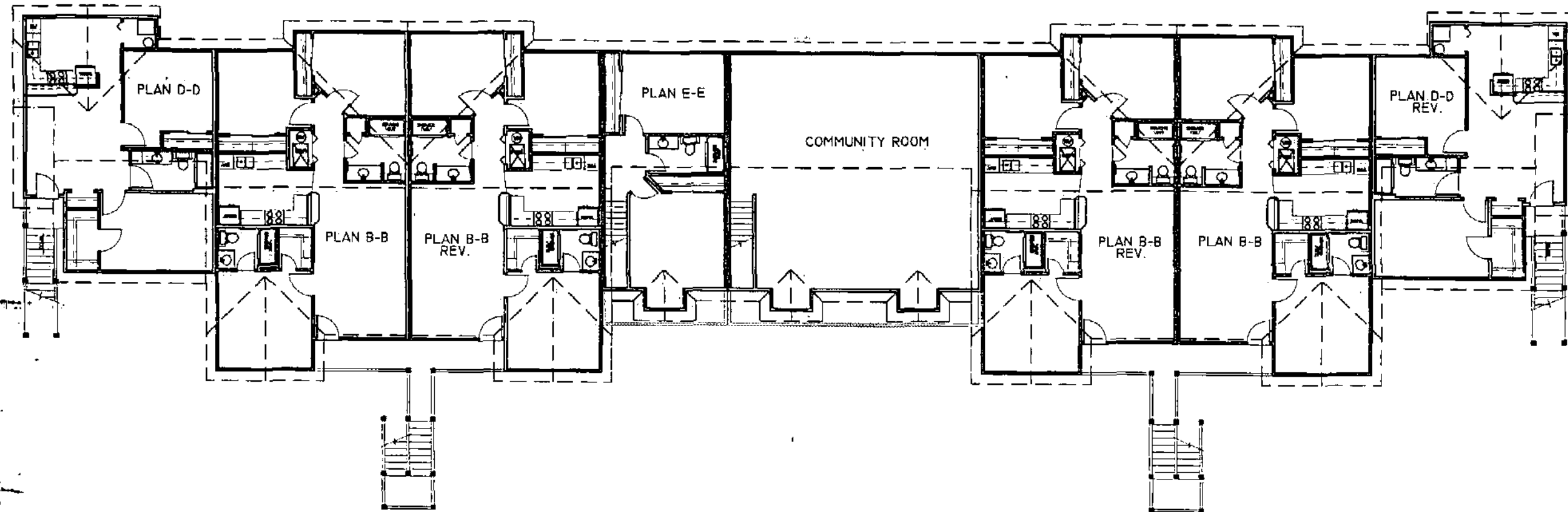
1/16" = 1'-0"

PHASE I

CASA DEL NORTE
WICHITA, KANSAS

DON FOLGER, JR. & ASSOCIATES
ARCHITECTS • CONSTRUCTION MANAGEMENT • PLANNING
2313 TOPHAM
WICHITA, KS
67202





UPPER LEVEL FLOOR PLAN

BUILDING TYPE "A"

1/16" = 1'-0"

PHASE I

CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

24 S. TOPICA
67202

WICHITA, KS
(785) 263-2414





FRONT ELEVATION

BUILDING TYPE "B"

1/16" = 1'-0"

PHASE I

CASA DEL NORTE

WICHITA, KANSAS

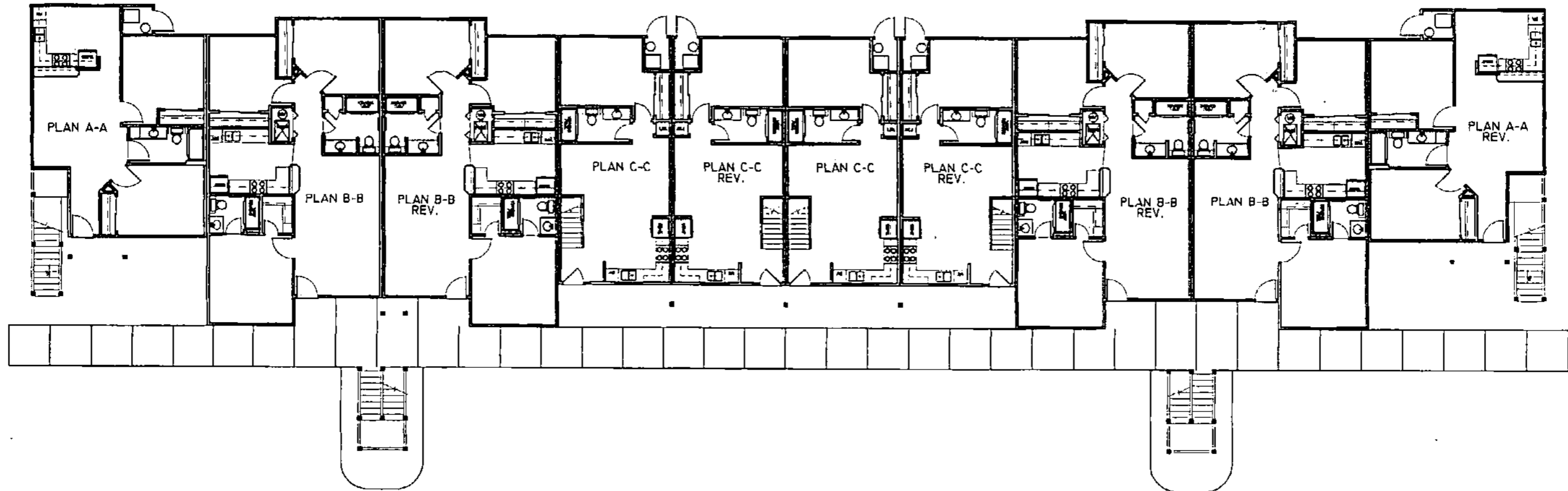
DON FOLGER JR. & ASSOCIATES

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

234 S. TOPEDA
WICHITA, KS 67202

WICHITA, KS
316.263.2414





LOWER LEVEL FLOOR PLAN

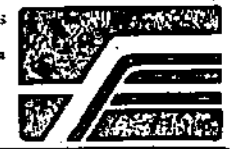
BUILDING TYPE "B"

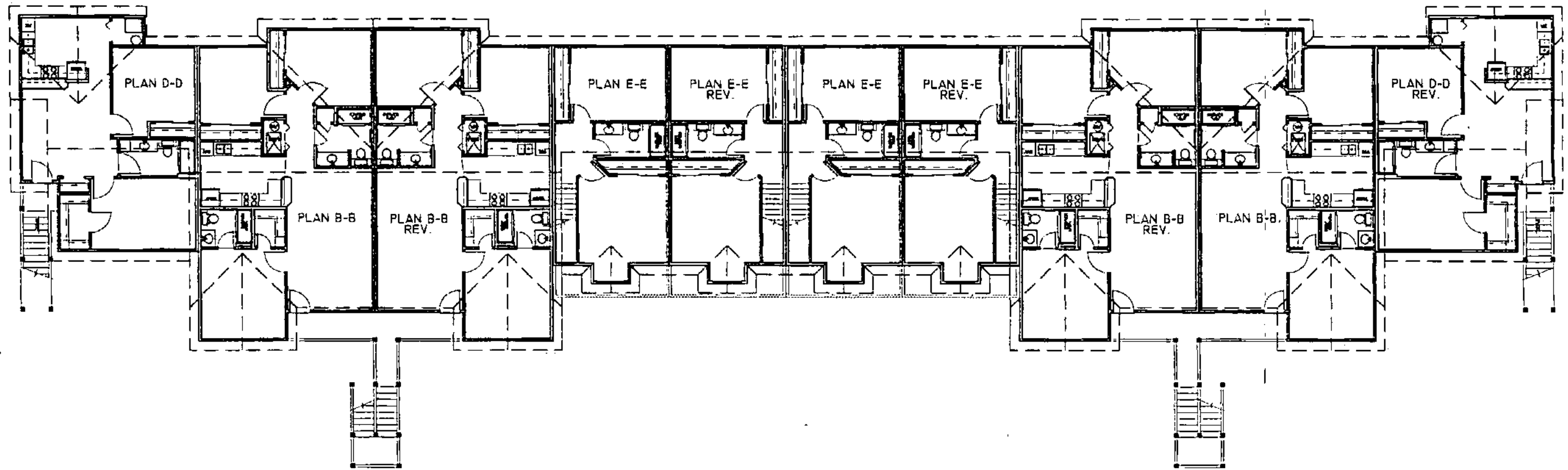
1/16" = 1'-0"

PHASE I

CASA DEL NORTE
WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING
234 S. FORMER
67203
ARCHITECTURE
(316) 262-2111





UPPER LEVEL FLOOR PLAN

BUILDING TYPE "B"

1/16" = 1'-0"

PHASE I

CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

204 S. PONDIA
WICHITA, KS
67202

WIC-074-13
7/28/84 11:11





FRONT ELEVATION

BUILDING TYPE "C" 1/16" = 1'-0"

PHASE I

CASA DEL NORTE

WICHITA, KANSAS

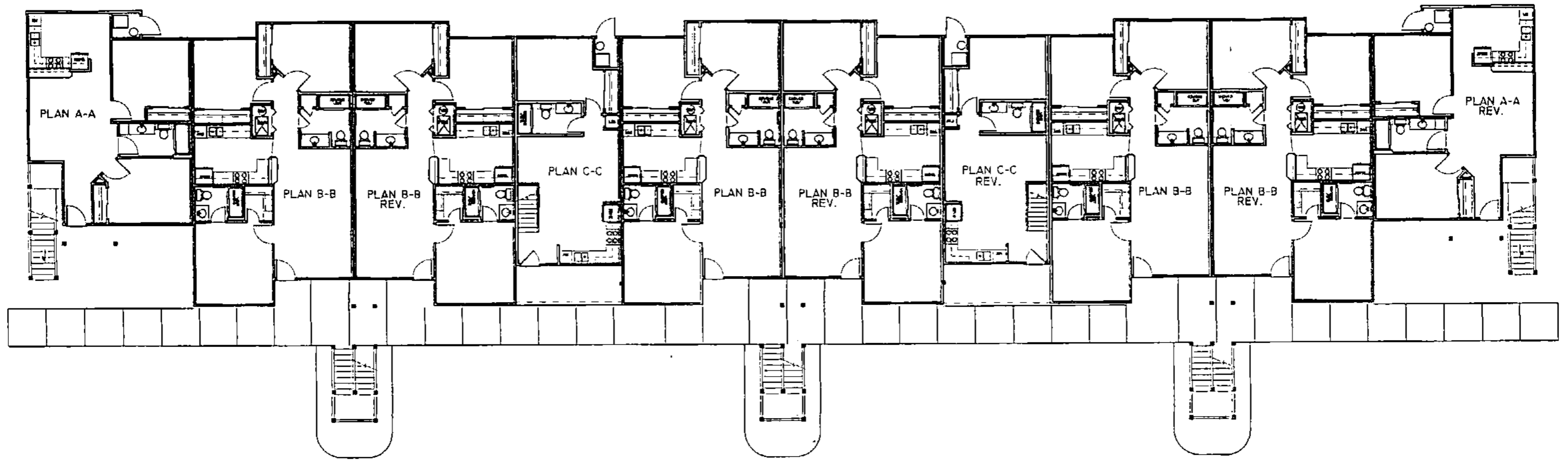
DON FOLGER JR. & ASSOCIATES

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

34 S. TOMPKA
3722

WICHITA, KS
316.768.8414





LOWER LEVEL FLOOR PLAN

BUILDING TYPE "C"

1/16" = 1'-0"

PHASE I

CASA DEL NORTE

WICHITA, KANSAS

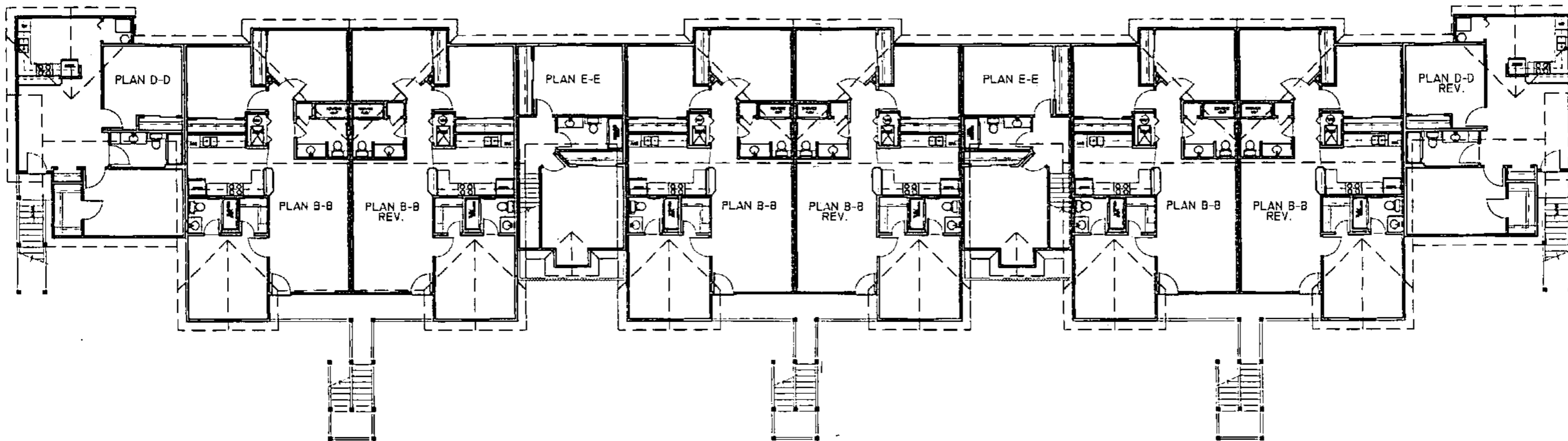
DON FOLGER JR. & ASSOCIATES

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

25 E. TOPERA
1702

WICHITA, KS
316.266.2411





UPPER LEVEL FLOOR PLAN

BUILDING TYPE "C"

1/16" = 1'-0"

PHASE I

CASA DEL NORTE

WICHITA, KANSAS

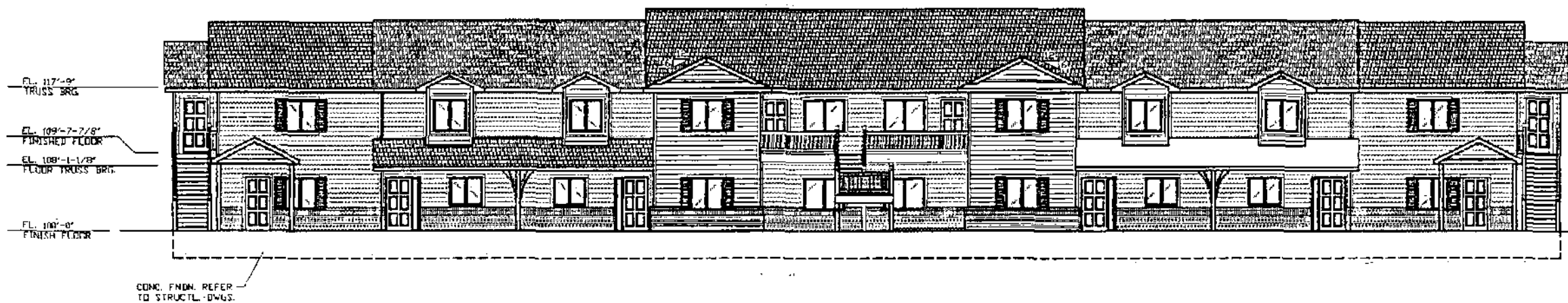
DON FOLGER JR. & ASSOCIATES

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

224 S. TOWNA
67202

WICHITA, KS
316.266.2444





FRONT ELEVATION
 BUILDING TYPE "D" 1/16" = 1'-0"

PHASE I

CASA DEL NORTE
 WICHITA, KANSAS

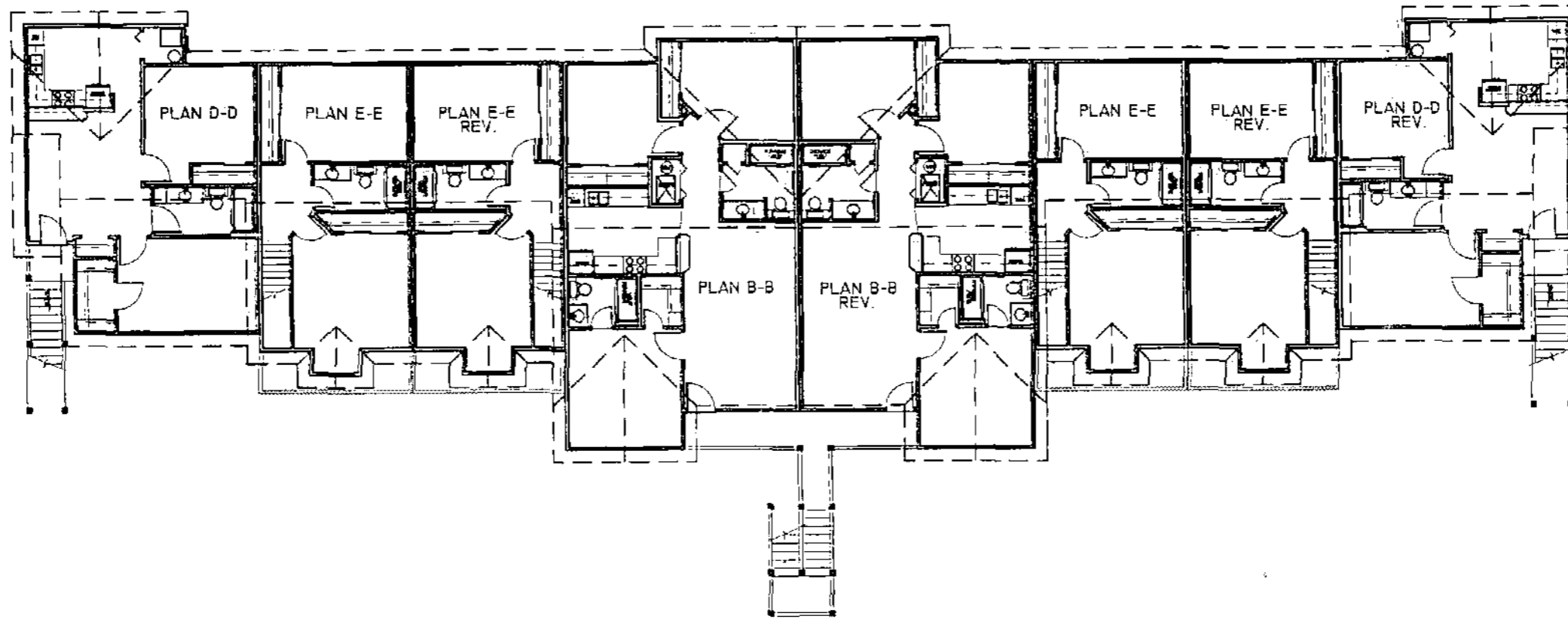
DON FOLGER JR. & ASSOCIATES

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

216 S. TORNSKA
 67202

WICHITA, KS
 (316) 266-3414





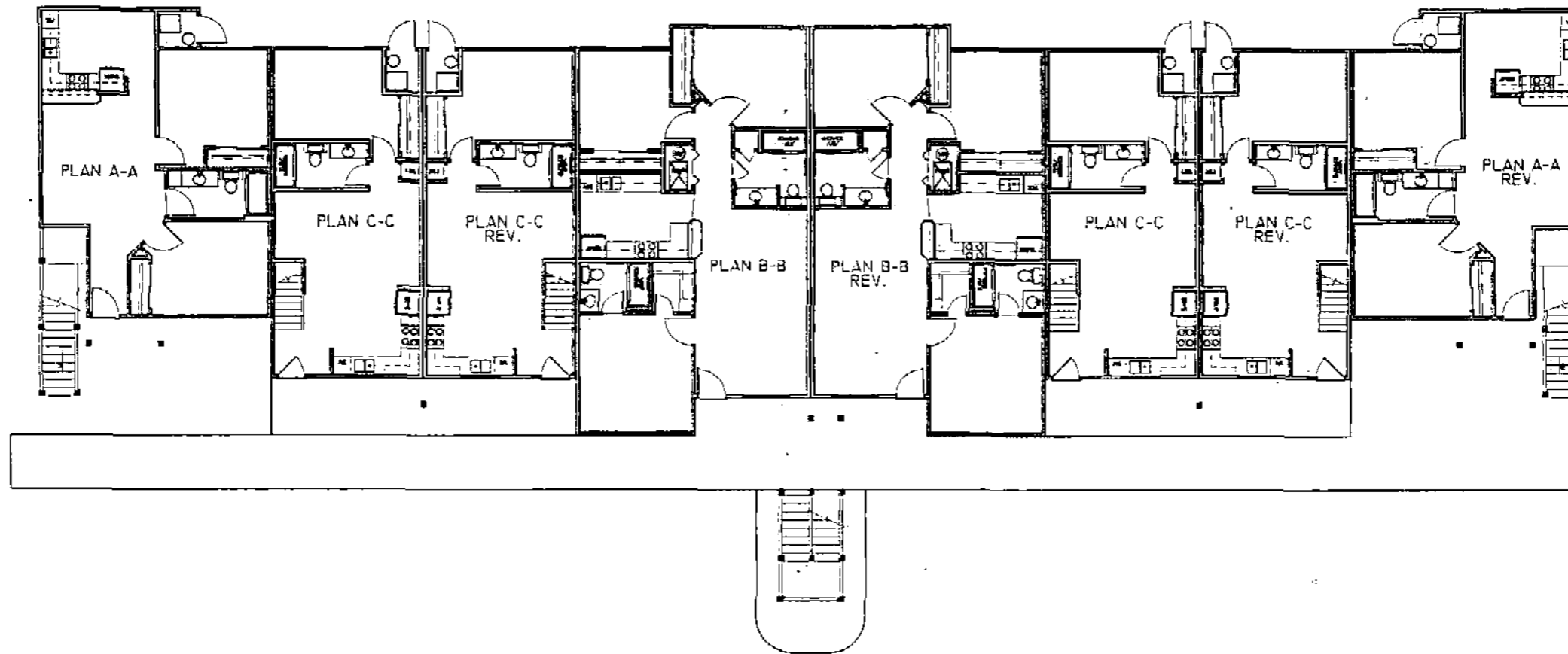
UPPER LEVEL FLOOR PLAN
 BUILDING TYPE "D" 1/16" = 1'-0"

PHASE I

CASA DEL NORTE
 WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
 ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING
 234 S. TOPPKA
 WICHITA, KS
 67202





LOWER LEVEL FLOOR PLAN

BUILDING TYPE "D"

1/16" = 1'-0"

PHASE I

CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

2518 TORREX
WICHITA, KS
67202

WICHITA, KS
(316) 266-1414





FRONT ELEVATION

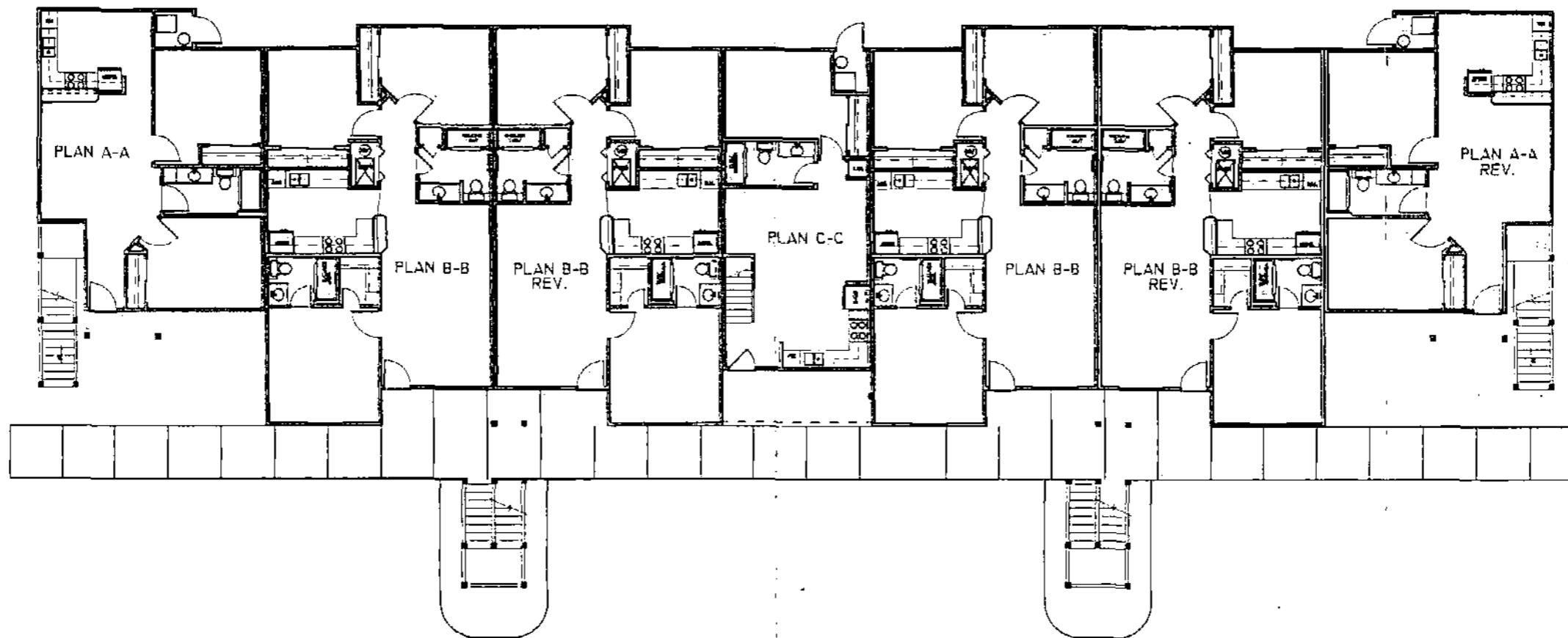
BUILDING TYPE "E" 1/16" = 1'-0"

PHASE I

CASA DEL NORTE
WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING
234 S. TOPPOA
WICHITA, KS
67202





LOWER LEVEL FLOOR PLAN

BUILDING TYPE "E"

1/16" = 1'-0"

PHASE I

CASA DEL NORTE
WICHITA, KANSAS

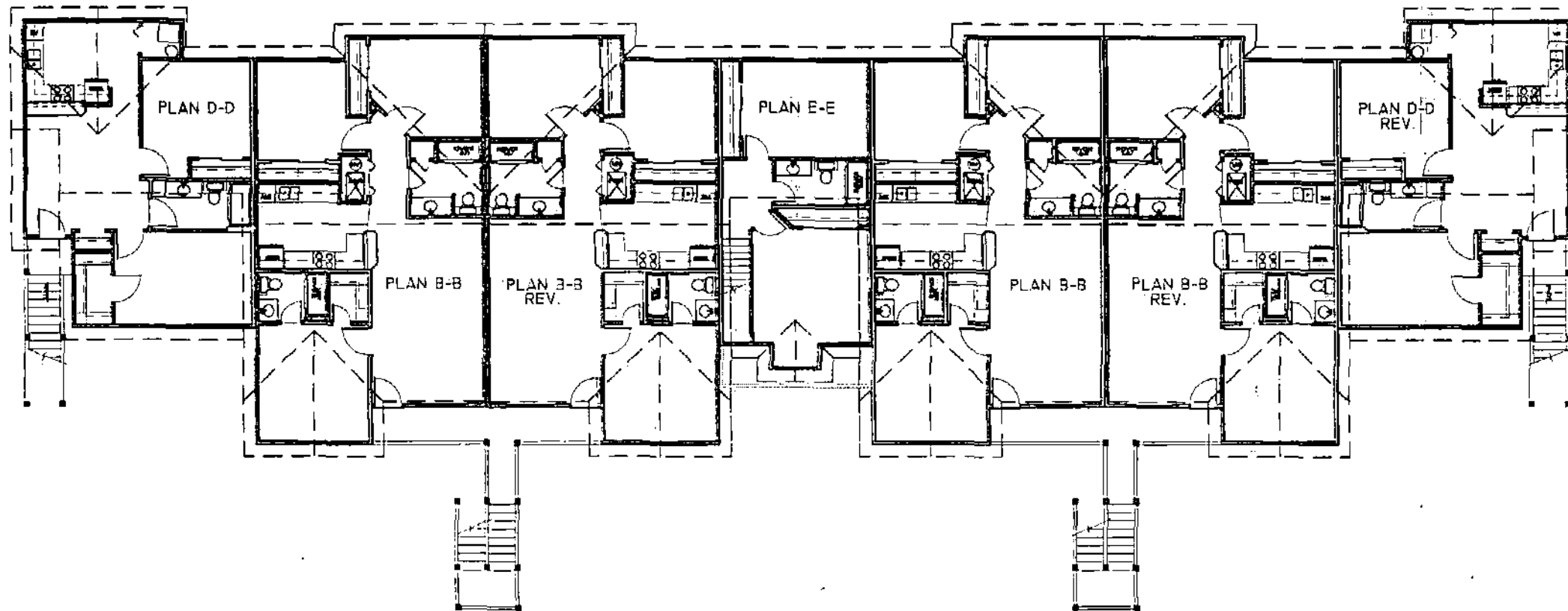
DON FOLGER, JR. & ASSOCIATES

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

24 S. GORDON
1722

WICHITA, KS
316.268-4214





UPPER LEVEL FLOOR PLAN

BUILDING TYPE "E"

1/16" = 1'-0"

PHASE I

CASA DEL NORTE

WICHITA, KANSAS

DON FOLGER JR. & ASSOCIATES
 ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING
 2515 TOPOLA
 WICHITA, KS
 67202

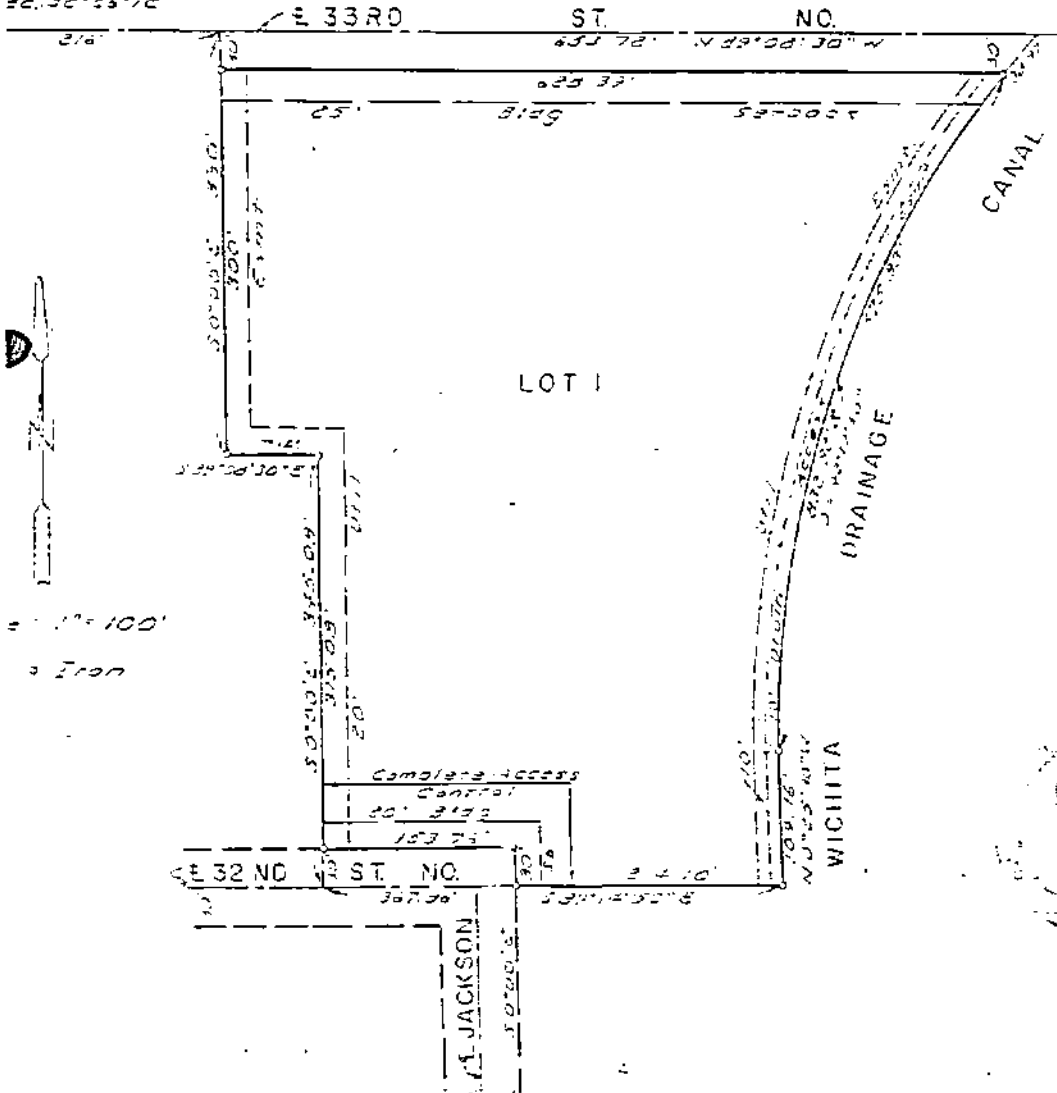


4

SAVINA 4TH ADDITION

WICHITA, KANSAS

1/2 Sec 34
T20N R26E



This plot of "SAVINA 4TH ADDITION" Wichita, Kansas, has been approved by the County Metropolitan Commission, Wichita, Kansas, on the _____ day of _____, 19____.

Wichita-Sedgwick County Area Planning Commission

John Barry, Mayor

Wichita-Sedgwick County Area Planning Commission

This plot approved and shown hereon accepted by the City of Wichita, Kansas, on the _____ day of _____, 19____.

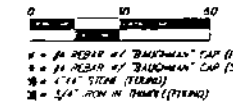
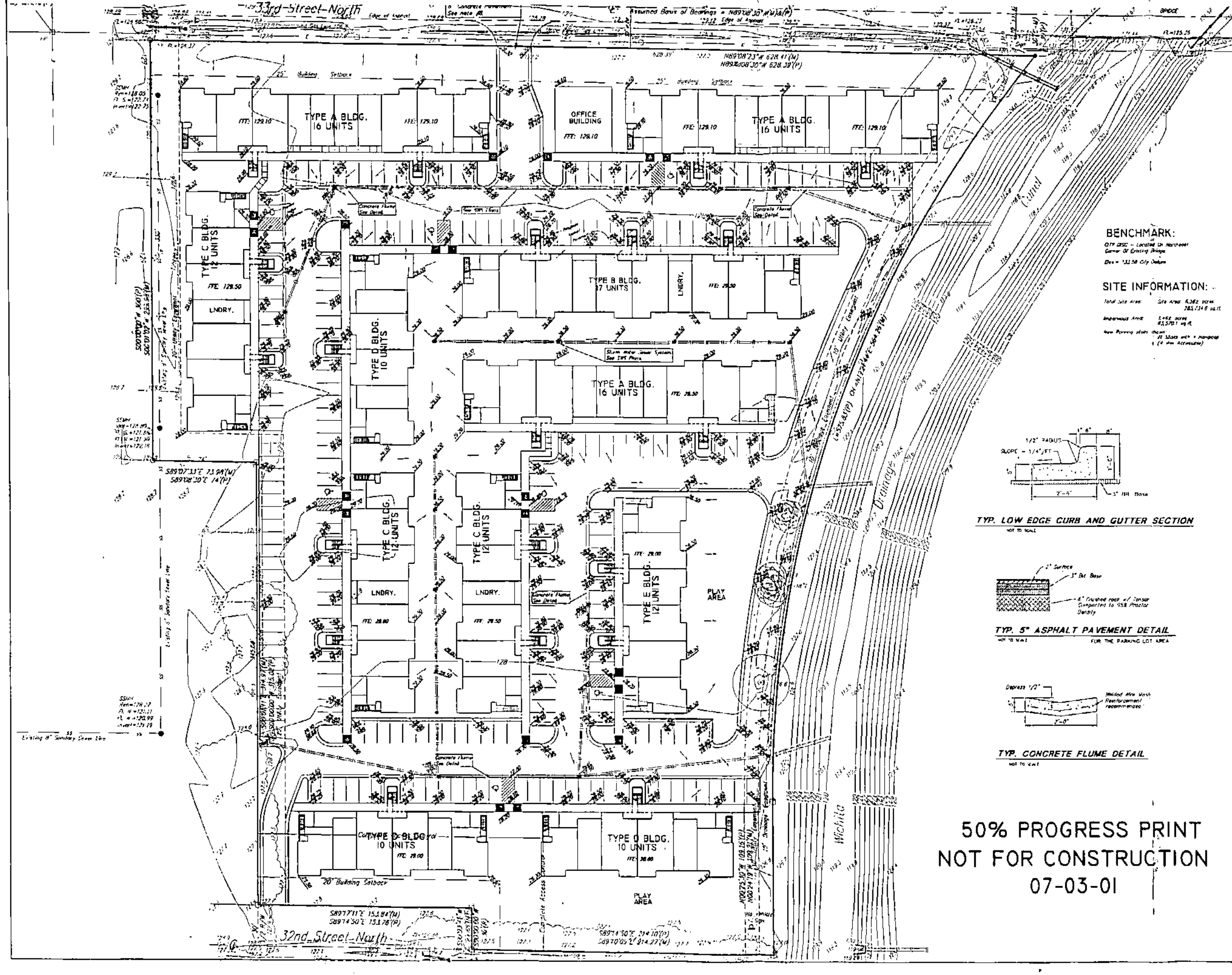
Charles E. Baker, Mayor

City of Wichita



Entered on tran _____ day of _____, 19____.

John Wright, Clerk



BENCHMARK:

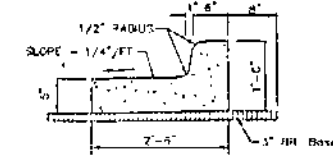
OTR 052C - Located On Northwest Corner Of Existing Bridge
 Dev = 131.58 City Datum

SITE INFORMATION:

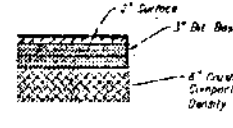
Total Site Area: 6,582 sq. ft.
 Site Area: 283,234 sq. ft.
 Impervious Area: 1,466 sq. ft.
 New Parking stalls: 21 stalls with 4 handicap stalls (4 min Accessible)

GENERAL NOTES:

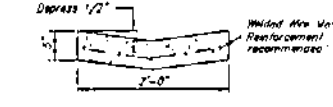
- Contractor will be required to provide access to utility companies a minimum of 24 hours prior to any excavation, as follows:
 Kansas Gas - Call 587-2470
 The Contractor must notify the following in case of an emergency:
 Tulsa - 262-4270
 267-2001
 K.P.L. Gas Service Company 267-2001
 Kansas Gas & Electric Company 352-0830
 Southwestern Bell Telephone Company 1-571-2811
- Final utilities and their locations, as shown on the plans, represent the best information available for a given location. Information has been obtained from the various utility companies and is not a warranty. The Contractor will be required to verify existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on the project shall be handled in accordance with the special notice of the Manager on Uniform Traffic Control Devices.
- The Contractor is hereby notified prior to construction of this project.
- All trees and shrubs in direct contact with construction shall be removed, unless otherwise noted on the plans.
- Final lot to be constructed with 3" asphalt pavement with a subgrade of 6" crushed rock with (leave to be compacted to 15% Standard Density).
- All areas in City P.O.M. which are affected by construction are to be seeded and mulched as follows:
 151D - 1-31 RESCUE SEED @ 7-8#/1000 sq. ft.
- Drain constructed of 6" with 1" concrete (reinforcement recommended). Separate permit is required for new drain (permanently to 13th Street North). Consists of three per City Code.
- Excess excavation material or other debris shall be stored on site to be provided by the contractor as required by the Engineer or no additional cost to the Owner.
- Grass shown on shaded areas. Seed down in continuous 2" thin sections when planting areas are to be seeded or replanted.



TYP. LOW EDGE CURB AND GUTTER SECTION
 NOT TO SCALE



**TYP. 5\"/>
 NOT TO SCALE**



TYP. CONCRETE FLUME DETAIL
 NOT TO SCALE

50% PROGRESS PRINT
NOT FOR CONSTRUCTION
 07-03-01

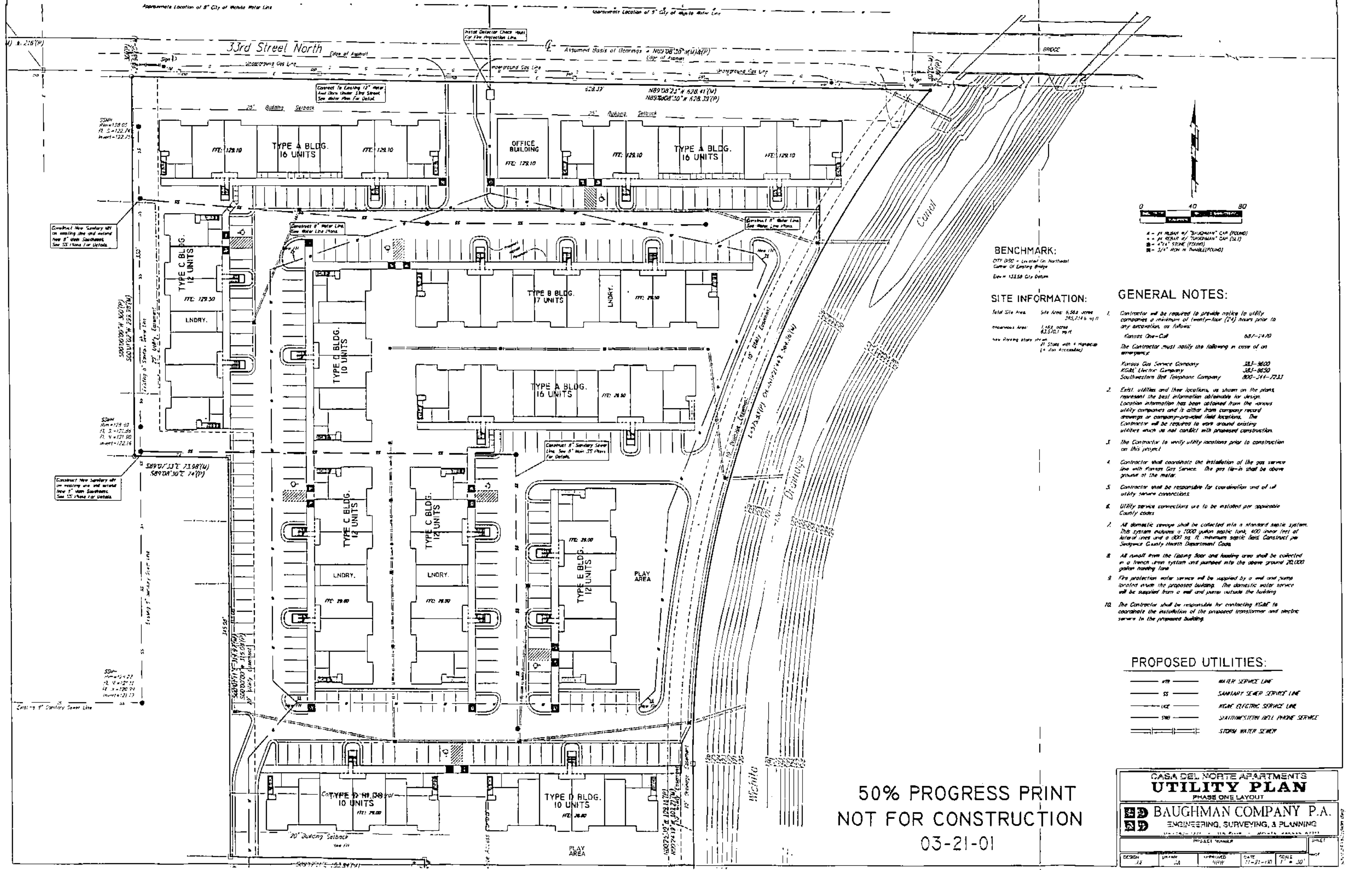
CASA DEL NORTE APARTMENTS
GRADING PLAN
 PHASE ONE LAYOUT

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING

DESIGN: JAL	SHAWN: JAL	APPROVED: JLV	DATE: 5-2001	SCALE: 1\"/>
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Approximate Location of 8" City of Wichita Water Line

Approximate Location of 5" City of Wichita Water Line



BENCHMARK:
 CITY DSC - Located in Northwest Corner of Existing Bridge
 Elev = 1315.00 City Datum

SITE INFORMATION:
 Total Site Area: 6.262 acres
 Site Area: 245,714 sq ft
 Improvements Area: 1.163 acres
 82,572 sq ft
 New Parking Spaces: 27
 27 Spaces with 4 Manholes (4 for Accessible)

- GENERAL NOTES:**
- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:
 Kansas One-Call 687-2470
 The Contractor must notify the following in case of an emergency:
 Kansas Gas Service Company 383-3600
 KGSB Electric Company 383-8630
 Southwestern Bell Telephone Company 800-344-7233
 - Exist. utilities and their locations, 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 record drawings or company-provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
 - The Contractor to verify utility locations prior to construction on this project.
 - Contractor shall coordinate the installation of the gas service line with Kansas Gas Service. The gas line shall be above ground at the meter.
 - Contractor shall be responsible for coordination and cost of all utility service connections.
 - Utility service connections are to be installed per applicable County codes.
 - All domestic sewage shall be collected into a standard septic system. This system includes a 1000 gallon septic tank, 400 linear feet of lateral lines and a 600 sq. ft. minimum septic field. Construct per Sedgewick County Health Department Code.
 - All runoff from the living floor and loading area shall be collected in a trench drain system and pumped into the above ground 20,000 gallon holding tank.
 - Fire protection water service will be supplied by a well and pump located north of the proposed building. The domestic water service will be supplied from a well and pump outside the building.
 - The Contractor shall be responsible for contacting KGSB to coordinate the installation of the proposed transformer and electric service in the proposed building.

PROPOSED UTILITIES:

- W — WATER SERVICE LINE
- SS — SANITARY SEWER SERVICE LINE
- G — GAS SERVICE LINE
- SWB — SOUTHWESTERN BELL PHONE SERVICE
- SWS — STORM WATER SEWER

50% PROGRESS PRINT
 NOT FOR CONSTRUCTION
 03-21-01

**CASA DEL NORTE APARTMENTS
 UTILITY PLAN
 PHASE ONE LAYOUT**

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING

PROJECT NUMBER: _____ SHEET: _____

DESIGN: JH	UPSCALE: JH	APPROVED: NWH	DATE: 11-21-10	SCALE: 1" = 30'
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5

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: May 14, 2001

John W. McKay, Jr.
236 South Topeka
Wichita, Kansas 67202

Dear Mr. McKay:

You inquired about the effect of the "complete access control" notation along 31st Street South, west of Jackson, on the face of the plat for the Savina 4th Addition. The land in Savina 4th Addition is planned for a new multifamily development, and you plan to access the property through 31st Street South during the construction of the project, and then construct a gated "emergency only" access point for access by emergency vehicles when the project is occupied.

The City's interpretation of the "complete access control" is that the frontage that is so notated may not be used for regular daily traffic by residents of and visitors to the property. Access through this frontage for construction vehicles and equipment during the construction of the project, and gated access for emergency vehicles only when the project is occupied, are permitted; they would not be considered violations of the notation. We do suggest that you notify the Office of Central Inspection if you intend to direct construction traffic through that location, and consult with them about design details for the proposed emergency access.

Please feel free to contact me if you have any other questions about this matter.

Sincerely,



Marvin S. Krout
Planning Director

cc: Kurt Schroeder, OCI Superintendent



Department of Public Works

January 24, 2001

John McKay
Casado-McKay Realtors
236 S. Topeka
Wichita, Kansas 67202

Subj: Casa Del Norte
(Savina 4th Addition)

Dear Mr. McKay:

This letter is to advise that paved streets, sanitary sewer, and municipal water service is available to the above referenced project. The facilities are owned and maintained by the City of Wichita.

Sincerely,

Mike Lindebak, P.E.
City Engineer

MELwmpp

Engineering Division

City Hall • Seventh Floor • 455 North Main • Wichita, Kansas 67202-1608

T 316.268.4501 F 316.268.4114

www.wichitagov.org

May 4, 2001

Casado-McKay Inc.
236 South Topeka
Wichita, KS 67202

Attention: Mr. John McKay

Attached is an excerpt from Flood Insurance Rate Map Panel 200328 0010B. Property between Arkansas Avenue and Chisholm Creek from 32nd Street to 33rd Street as sketched on the map is not within the boundaries of the Regulatory 100-year frequency flood for Chisholm Creek.

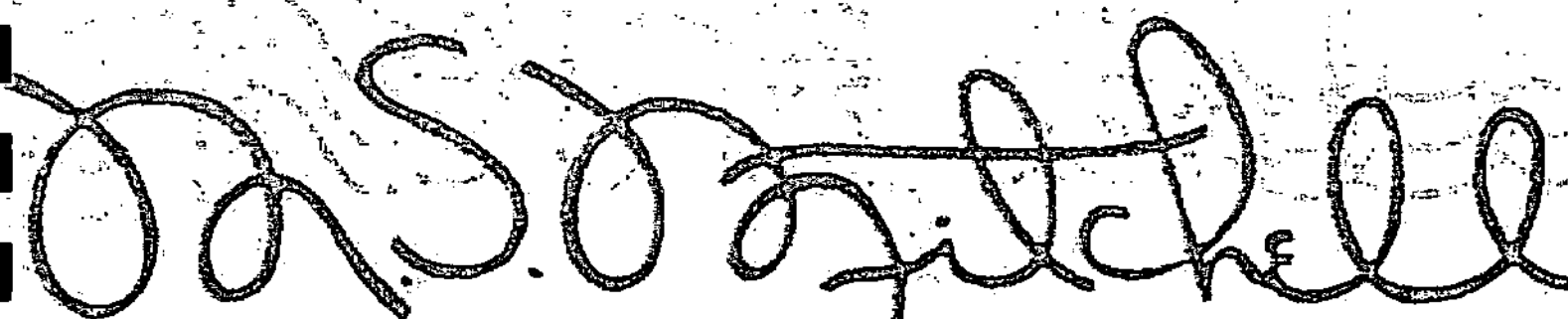
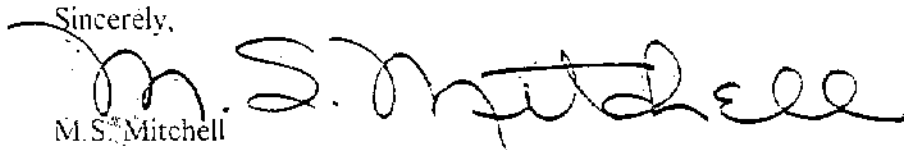
The dark shaded area along the east side of the property is unstudied Zone A and is confined to the creek channel and channel right of way. The land either side of Chisholm Creek is designated on the Map as follows: "This area protected from the one percent annual chance (100-year) flood by levee, dike, or other structures subject to possible failure or over-topping during larger floods." Design of the levees and channel protecting the area shown on the sketch exceeds the 100-year design frequency.

The Stormwater Management Division of the City of Wichita confirms that the Panel 0010B is the current effective map for the National Flood Insurance Program.

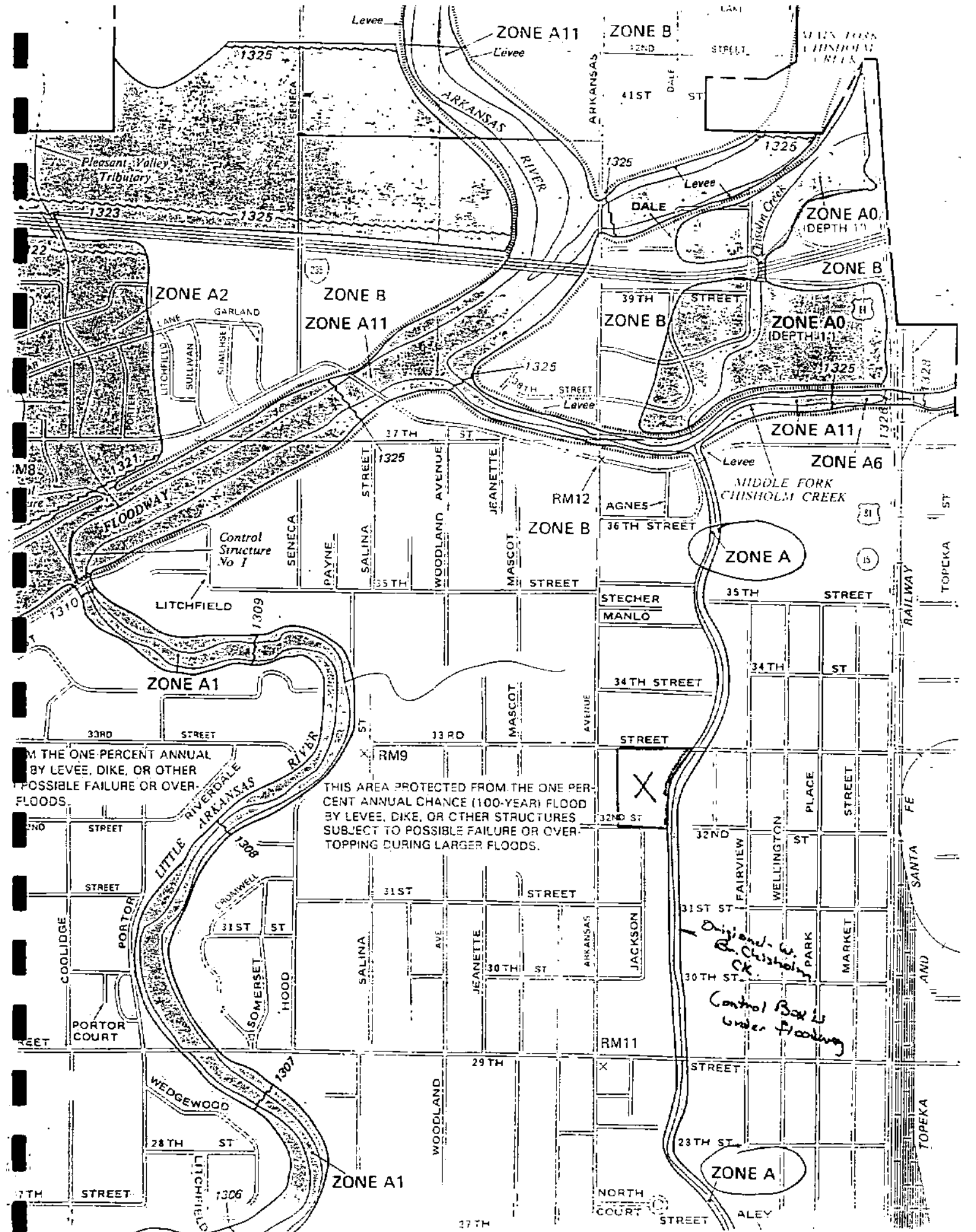
If further information or assistance is desired, please advise.

Sincerely,

M. S. Mitchell



M. S. Mitchell
Flood Plain Management & Land Development Specialists, Inc.
1215 Forest - Wichita, KS 67203
316) 265-9812
Fax: 316) 265-5220



FROM THE ONE PERCENT ANNUAL CHANCE FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.

THIS AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.

*Original W. B. Chisholm CK.
Control Box is under flooding*



KANSAS GAS SERVICE

A DIVISION OF ONEOK

Don Folger, Jr. & Associates
234 S. Topeka
Wichita, KS 67202

Re: Casa Del Norte Apartments
505 W. 33rd Street North
Wichita, Kansas

Legal Description: Lot 1 Savina 4th Addition

Dear Don:

Kansas Gas Service has an existing 2-inch gas main, in 33rd Street North, adjacent to the above-mentioned project.

Service will be provided per our "General Terms and Conditions" on file with the Kansas Corporation Commission.

Sincerely,

Mike Pruitt
Construction Services

KGE

February 1, 2001

Don Folger, Jr. & Associates
234 S. Topeka
Wichita, KS 67202

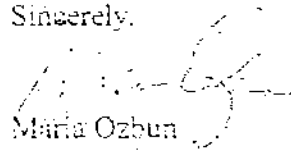
Ref: Casa Del Norte Apartments
505 W. 33rd Street North
Wichita, KS
Legal description: Lot 1 Savina 4th Addition

Dear Don Folger,

The above referenced location has primary electric service available along the northern side of the property in the 33rd street road right-of-way.

If you have further questions, please call me at 316-261-6325.

Sincerely,


Maria Ozbun
Construction Services



January 23, 2001

Mr. John McKay
Casado-McKay Inc.
256 South Topeka Avenue
Wichita, KS 67202

Mr. McKay:

RE: 505 W. 33rd St. North

As requested, the zoning for the property generally located at 505 W. 33rd St. North and legally described as Lot 1 Savina 4th addition is zoned "MF-29" Multi-Family Residential according to the Wichita/Sedgwick County Unified Zoning Code.

Examples of typical zoning uses are as follows but not limited to: Multi-Family, School, Church, Parks and Recreation.

If I can be of any further assistance, please feel free to call me at (316) 268-4479.

Sincerely,

Kortney D. Capello
Zoning, Signs & Licensing Inspector

KC:lh

Office of Central Inspection

City Hall • 7th Floor • 455 N. Main • Wichita, Kansas 67202-1600

T 316.268.4460 • F 316.268.4683