



INTEROFFICE MEMORANDUM

TO: John Williams-Bey, OCI Commercial Plans Examiner ⁴²⁹⁵
FROM: Steven M. Lashley, I.E., Storm Water Management
SUBJECT: Ponding Area - 1460 S. Hoover (North 173.30' Lot 3, West Towne Industrial Addition)
DATE: January 24, 2000

A site plan of the new warehouse facility for Bluewater Products, Inc. was provided to me by Mr. Edward Murabito. The plan shows existing and proposed ground elevations. It appears that the existing property elevations are above the Corps of Engineers (25-year frequency) ponding elevation of 1302.0. Thus, the property in question would not be within that designated ponding area.

686-9516
250-2385

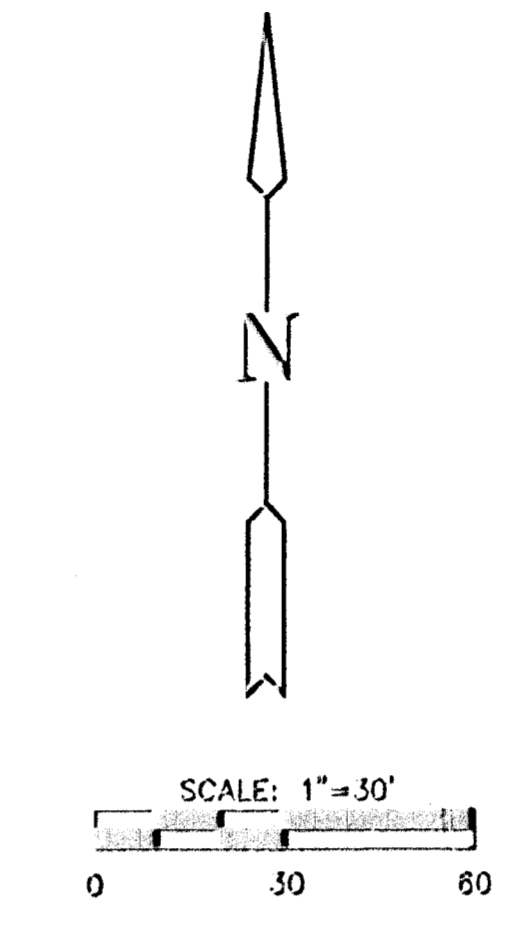
GENERAL NOTES

- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA CONCRETE PAVEMENT AND ASPHALTIC CONCRETE PAVEMENT SPECIFICATIONS.
- A SAW CUT OF AT LEAST ONE-HALF THE DEPTH OF THE EXISTING SURFACE COURSES OR ONE-FOURTH THE DEPTH OF THE EXISTING TOTAL PAVEMENT THICKNESS SHALL BE PROVIDED AT LOCATIONS WHERE PROPOSED CONSTRUCTION ABUTS AN EXISTING SURFACE OR PAVEMENT WHICH PARTIAL REMOVAL OF THAT SURFACE OR PAVEMENT IS REQUIRED. SAW JOINT TO FACILITATE REMOVAL WITHIN THREE (3) FEET OF EXISTING JOINTS WILL NOT BE PERMITTED AND FOR SUCH INSTANCES THE LIMITS OF REMOVAL SHALL EXTEND TO THE EXISTING JOINT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
- CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENT CONTROL AT ALL INLETS. SUCH CONTROL SHALL BE MAINTAINED UNTIL AND UPON GERMINATION OF SEEDING. ACCEPTABLE MEANS OF CONTROL SHALL BE APPROVED BY ENGINEER.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
- EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL	687-2470
	OR 887-2470 (LOCAL WCHITA)

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

CABLEVISION	263-2061
K&E (GAS & ELECTRIC)	383-8600
SOUTHWESTERN BELL TELEPHONE COMPANY	1-800-734-7590
CITY OF WICHITA WATER & SEWER MAINT.	262-6000
ARKLA GAS COMPANY	946-0096
- 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 THAT, IN THE OPINION OF THE ENGINEER, 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 RESEED AND MULCH ALL DISTURBED AREAS (SEE PLANNING PLAN)

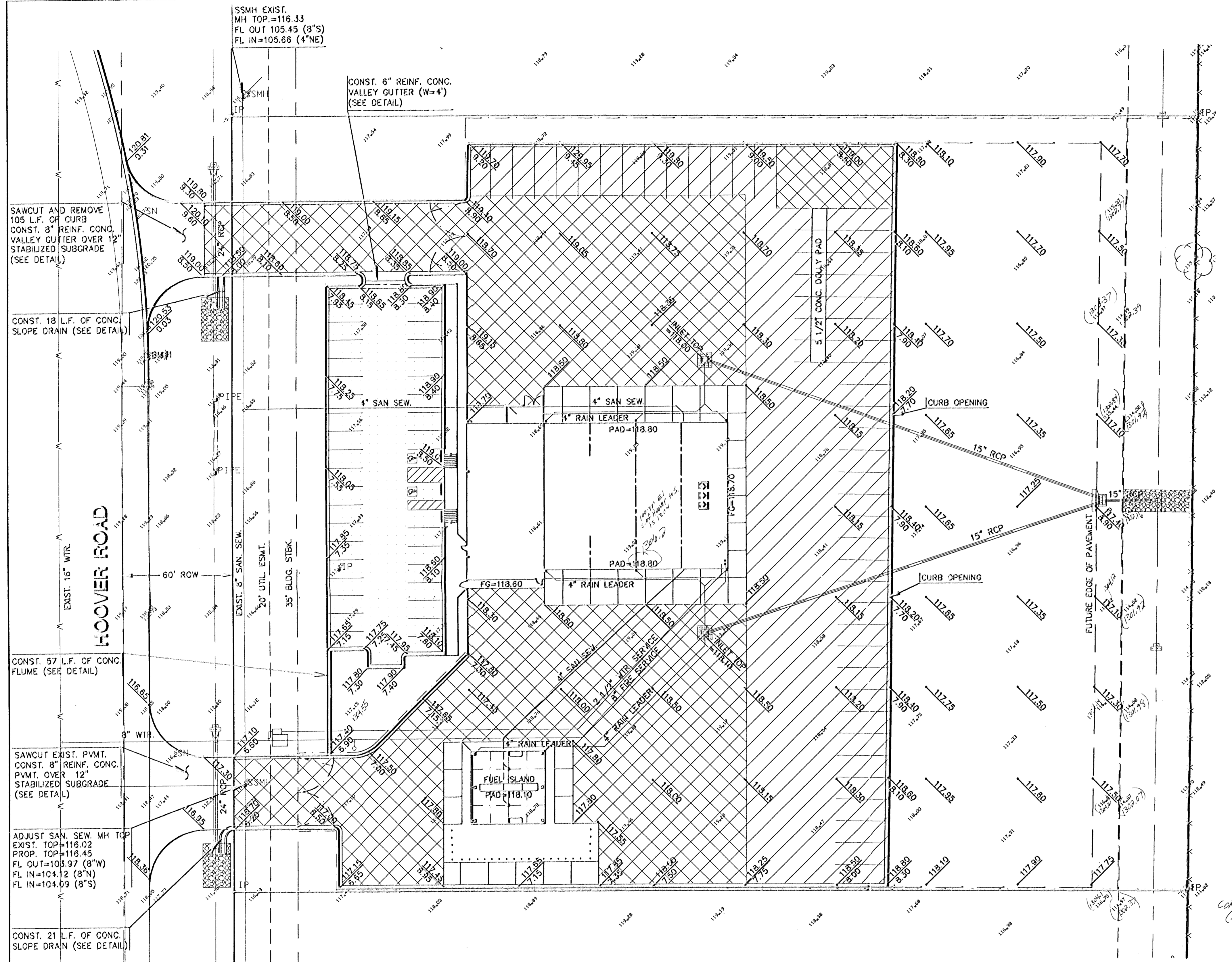


PAVEING LEGEND

- HEAVY DUTY CONCRETE PAVING-7" REINFORCED CONCRETE PAVEMENT OVER 12" STABILIZED SUBGRADE
- HEAVY DUTY ASPHALT PAVING-7 1/2" A.C. PAVEMENT W/ 4 1/2" BIT. BASE OVER 12" STABILIZED SUBGRADE
- MEDIUM DUTY ASPHALT PAVING-5 1/2" A.C. PAVEMENT W/ 3" BIT. BASE OVER 12" STABILIZED SUBGRADE
- LIGHT DUTY ASPHALT PAVING-4" A.C. PAVEMENT W/ 2" BIT. BASE OVER 10" STABILIZED SUBGRADE

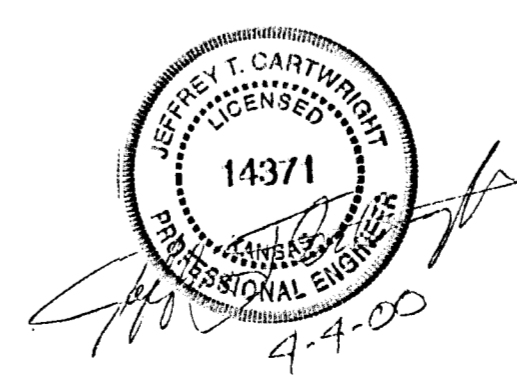
REVISION 2/18/00 (SCALE)

<p>MID-KANSAS ENGINEERING CONSULTANTS, INC. 111 N WEBB ROAD WICHITA, KS. 67206 315-634-9600</p>	<p>ROLLINS LEASING CORP. PROJECT NAME</p>	
	<p>SITE GRADING/PAVING PLAN SHEET TITLE</p>	
<p>JTC DESIGN BY.</p>	<p>RRH DRAWN BY.</p>	<p>JTC CHECKED BY.</p>
<p>JANUARY 2000 DATE</p>	<p>99198_E1 JOB NO.</p>	<p>1 / 2 SHEET OF</p>



NOTE:
TOP OF CURB ELEVATIONS SHOWN ARE FOR FULL CURB (6").
6" CURB & GUTTER IS TYPICAL (U.N.O.)
SEE SHEET A1

BENCHMARK
BM#1 CHISELED "□" ON EAST TC HOOVER ROAD 132' SOUTH & 45' WEST OF NW CORNER LOT 2
EL=120.47 COW DATUM
1307.87 M.S.L.



THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

November 26, 1980

Mr. Scott Stuckey
4805 South Minneapolis
Wichita, KS 67216

Re: Minimum Curbs and Minimum Pads and Design Water Surface in Riverside 2nd,
Riverside 3rd, South Broadway Industrial and Brookings By-Pass.

Dear Scott:

The following is the information requested:

PLAT	MINIMUM CURB	MINIMUM PAD	DESIGN WATER SURFACE (100 Year)
Riverside 2nd	82.5	None	80.0
Riverside 3rd	81.0	82.0	80.0
✓ South Broadway Industrial District	84.0	None	83.0 + 1187.4 = 1270.4
Brookings By-Pass	84.0	None	83.0

Yours truly,

Steve Larkin

THE CITY OF WICHITA

BFE 1273 to 1272



DEPARTMENT OF ENGINEERING
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

January 9, 1981

Mr. Joel M. Pollack
Jim Smith Realty
337 North Waco
Wichita, KS 67202

Re: South Broadway Industrial Park

Dear Mr. Pollack:

As per our conversation, here are the proposed top of curb elevations versus existing ground elevations at various locations within the plat:

<u>Location</u>	<u>Top of Curb</u>	<u>Existing at P.L.</u>
1. 250' E of Broadway on 46th St. South	85.6	84.4
2. Emporia and 46th Street South	85.4	82.3
3. 260' N of 47th St. South on Emporia	84.1	82.2
4. Emporia Circle and 46th St. South	84.4	82.0
5. North end of Emporia Circle	85.1	82.9

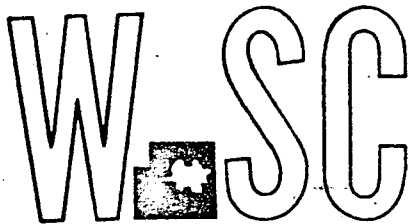
Once again I would recommend your contacting Chris Breitenstein about the Federal Insurance Rate Maps which our office has on file.

If you have any questions about this information, please call.

Yours truly,

Allen S. Baker

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

March 27, 1981

Mr. Joel Pollack
Bill Bachman & Associates Realtors
237 North Waco
Wichita, Kansas 67202

Subject: South Broadway Industrial
Park Addition

Dear Mr. Pollack:

You have inquired as to whether or not the City of Wichita will issue building permits if requested on lots in the above Addition under the Federal Flood Insurance program (FEMA). I have consulted with the appropriate Departments and permit agencies and it is my opinion that building permits will be issued on those lots based on our utilization of the 1974 maps. They have concurred by signing this letter.

This will hold true until such time as the maps are amended by the Federal agencies involved. As you are aware, they are intending to make modifications which, based on the last information we had, will take as least twelve, and more likely eighteen months, to come into being. After that point in time, the City of Wichita will have approximately six months to determine whether or not we will continue to remain in the flood insurance program and to comply with the regulations under FEMA. With new and additional information being supplied by the City Engineer's office, the draft maps currently in our possession will more than likely be modified. I am not in a position at this time to advise you, however, to what degree that modification will affect the loss in the above platted Addition.

In summary, permits will be issued insofar as they relate to the flood insurance regulations on lots in the above Addition, and subject to compliance with other City code requirements, such

[Handwritten signature]
4/1/81

[Handwritten initials]
RM

SEDGWICK COUNTY

Mr. Joel Pollack
March 27, 1981
Page 2

BFE per '86 FIRM ranges from
1273 → 1272

+ 1187.4 = 1273.0

as zoning, construction codes, etc. The permits will be issued on the basis that the first floor elevation of all structures will be at minimum elevation 85.6 City Datum. The proposed top of curb elevations were transmitted to you from Steve Lackey, Pavement Design Engineer, in a letter dated January 9, 1981. If there are any questions please call.

Signed

Robert A. Lakin
Director of Planning

RAL:rme

Signed

Ray Bruggeman
Director of Engineering

Robert Feldner, Superintendent
Central Inspection

Don E. Anderson, Director
Housing & Economic Development

Chris Breitenstein
~~Drainage~~ Drainage & Flood Control
Engineer

CARRIER_C

From: LACKEY_S
Sent: Monday, April 10, 2000 7:42 AM
To: CARRIER_C
Subject: FW: DWR Permit

Sensitivity: Private

fyi

-----Original Message-----

From: BREITENSTEI
Sent: Monday, April 10, 2000 7:33 AM
To: 'ssunderraj@kda.state.ks.us'
Cc: LACKEY_S
Subject: DWR Permit
Sensitivity: Private

At-13-Ne

It has come to the City's attention that a Homeowner's Association (Deer Trail) that is adjacent to Cowskin Creek wants to build/rebuild a dam or low water crossing. They have told a Contractor that they have a permit from DWR to do the work. The City is not aware of the project. Can you have somebody check into whether or not DWR has issued a permit and provide me with a copy of it, if you have issued one.

Chris Breitenstein
Engineering
316-268-4235
www.wichitagov.org

Lashley - F.Y.I.



CMC
4-11-00

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* SO, CHANNEL CHANGE, LEVEE, AND SAND PLANTS INVENTORY UPDATE SHEET *

***** * * * * *

4/10/00

DATA SHEET- Submitted by: _____ Date: _____ Entered by: _____ Date: _____

STRUCTURE INFORMATION

Statute: 82a-301

WS #: SSG-0258

ECA #: 99305 XREF #:

Unit: A FO: 2 RFO: T

Applicant: Deer Trail Homeowners Assn.

Owner:

Reviewer: CRW

Project Activity: weirs, low-H2O & pedest. bridge

Complaint:

Site Name:

Designer:

Structure Remarks: After-the-fact Permit

-----STRUCTURE LOCATION-----

Qual: NW NE NE Sec. 13 Twp. 27 Rge. 01W E\W

Additional Legals: NE SW NE 13-27-01W

Stream: Cowskin Creek

2W

2W

-----RECORD LOCATION-----

Group:	SO	(CC	DP	DW	LV	SO	SP)
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Stick:

Job(1):	16mm R:	16mm B:	35mm R:	35mm B:
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Job(2):	16mm R:	16mm B:	35mm R:	35mm B:
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-----ACTION TRAIL-----

Code	Date	Deadline	Date	Remarks	
AR	8/27/99	*****			ACTION RECD
PR	2/07/00	7/01/2002		Permit issued	LAST ACTION

NOTE: ACTION SHOWN ONLY FOR ACTION RECEIVED AND LAST ACTION;
 *****SEE DATABASE FOR COMPLETE ACTION HISTORY*****

Construction Complete Date:

-----ECA INFORMATION-----

ECA Comments Received -

SCC:	FEMA:	KDWP:	DWR(FO):
KCC:	COE:	OEF:	KWO:
KBS:	KDHE:	KSHS:	

Landowners, et al:
 Add'n Correspondence:
 Remarks:

(DN)-Denial (CH)-Change (CM)-Significant Comment (DA) DA Permit

STATE OF KANSAS

BILL GRAVES, GOVERNOR
Jamie Clover Adams, Secretary of Agriculture



DIVISION OF WATER RESOURCES
David L. Pope, Chief Engineer
109 S.W. 9th Street, 2nd Floor
Topeka, Kansas 66612-1283
(785) 296-3717 FAX (785) 296-1176

KANSAS DEPARTMENT OF AGRICULTURE
COVER PAGE

DATE: 4-10-2000 FAX#: 316-337-9027

Please deliver the following 2 pages, including the cover page to:

NAME: Steve Lashley PHONE: _____

FIRM: _____

ADDRESS: _____

SENT BY: Jean A. Darrah

FAX# (785) 296-1176
Division of Water Resources
Kansas Department of Agriculture

If you have any questions concerning this transmission, please contact this telephone number (785-296-3710).

LASHLEY_S

From: CARRIER_C
Sent: Thursday, April 06, 2000 4:52 PM
To: LASHLEY_S
Subject: FW: Div. of Water Resources Request for a meeting
Sensitivity: Private

DWR is working on searching for any permit in Nely sec 13 Twp 27S R2W

*Chris has been talking with Sam Sunderaj, Program Manager in water structures section
A+ - 13-NE
Deer Trail (Walnut creek/2nd)*

See me to discuss all of this.

-----Original Message-----

From: LACKEY_S
Sent: Thursday, April 06, 2000 3:16 PM
To: BREITENSTEI; CARRIER_C
Subject: RE: Div. of Water Resources Request for a meeting
Sensitivity: Private

Call DWR and find out. Grier called and said they have estimated the work and Deer Creek said they have a permit from DWR. Maybe we should review their permit!!!

-----Original Message-----

From: BREITENSTEI
Sent: Thursday, April 06, 2000 2:21 PM
To: LACKEY_S; CARRIER_C
Subject: RE: Div. of Water Resources Request for a meeting
Sensitivity: Private

I have a copy of a DWR Permit from 1985 permitting the connection of two abandoned creek meander cut-offs to form an off-stream pond and to increase the flood carrying capacity to offset conveyance blockage of an adjacent fill for tennis courts and a swimming pool in the floodway of Cowskin Creek., that's the description on the permit. It doesn't say anything about a dam.

The drawings do show a walk & a bridge? across the creek to get to the tennis courts and pool, but it is not mentioned in the permit. If there was a second permit it is not in the plat file.

-----Original Message-----

From: LACKEY_S
Sent: Thursday, April 06, 2000 01:59 PM
To: CARRIER_C; BREITENSTEI
Subject: RE: Div. of Water Resources Request for a meeting
Sensitivity: Private

Eby called and said they were ask to do a dam for Deer Creek. It's a rebuild. They have a DWR permit. What's up? Are we to disallow?

-----Original Message-----

From: CARRIER_C
Sent: Thursday, April 06, 2000 1:54 PM
To: BREITENSTEI
Cc: LACKEY_S
Subject: RE: Div. of Water Resources Request for a meeting
Sensitivity: Private

That's interesting. Who called?? I do know that DWR has been asked by one of our legislators to investigate obstructions on the Cowskin to see if they were permitted. Don Kosteci told me that last week. It may be all related.

I put it on my calendar. Thanks.

-----Original Message-----

From: BREITENSTEI
Sent: Thursday, April 06, 2000 1:16 PM
To: LACKEY_S; CARRIER_C
Cc: LINDEBAK_M
Subject: Div. of Water Resources Request for a meeting
Sensitivity: Private

I had a call from the Division of Water Resources asking me to set up a meeting to establish a dialog with them to insure that the permits the City applies for are in accordance with all applicable state statues.

I have set the meeting up for Wed., April 19th at 1:30 P.M. in our east conf. room.

From what DWR said I get the feeling that they want to make sure that all the ducks are in order before

they start seeing permit applications for bridge and channel improvements in the Cowskin Drainage Basin.

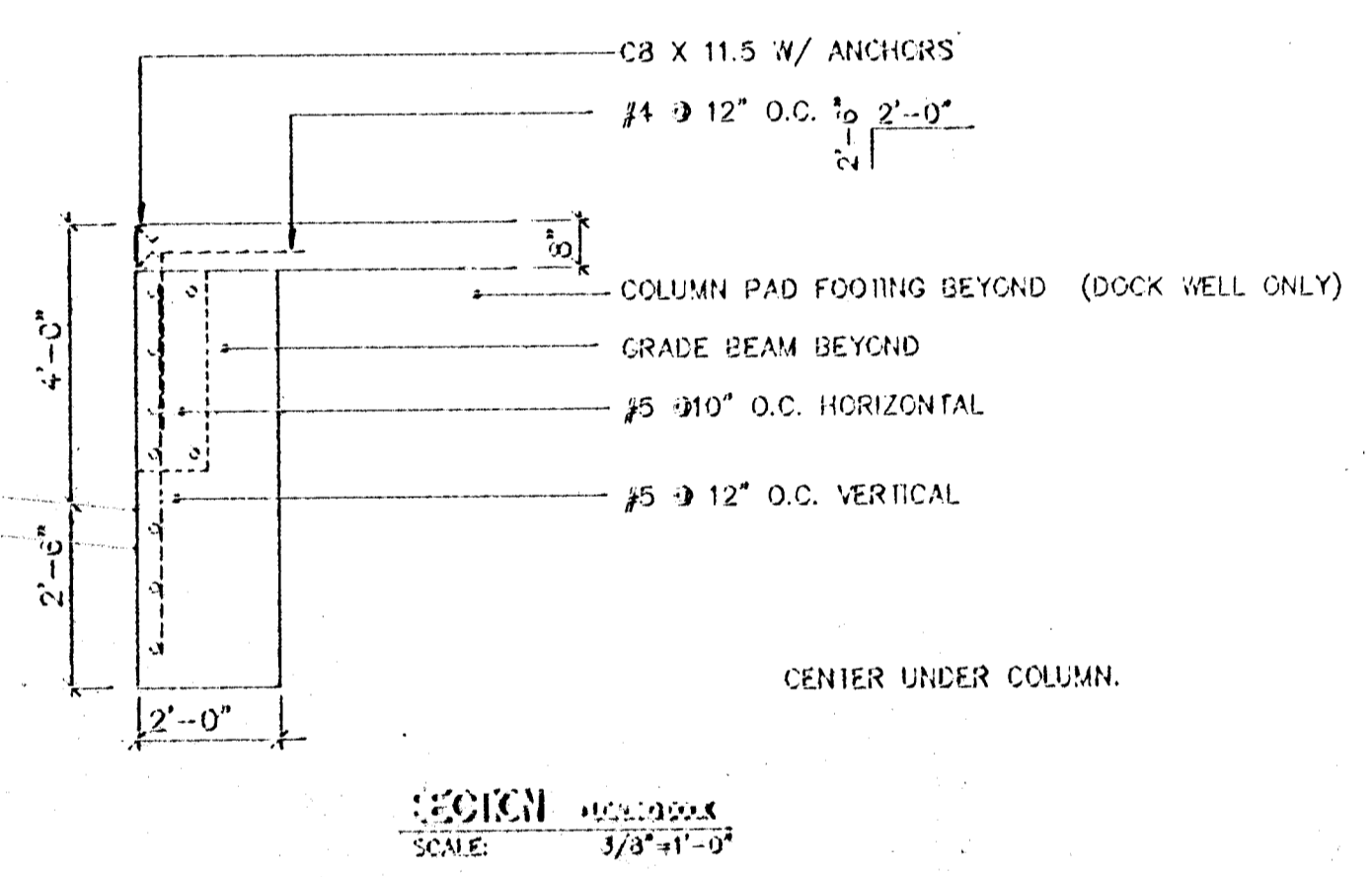
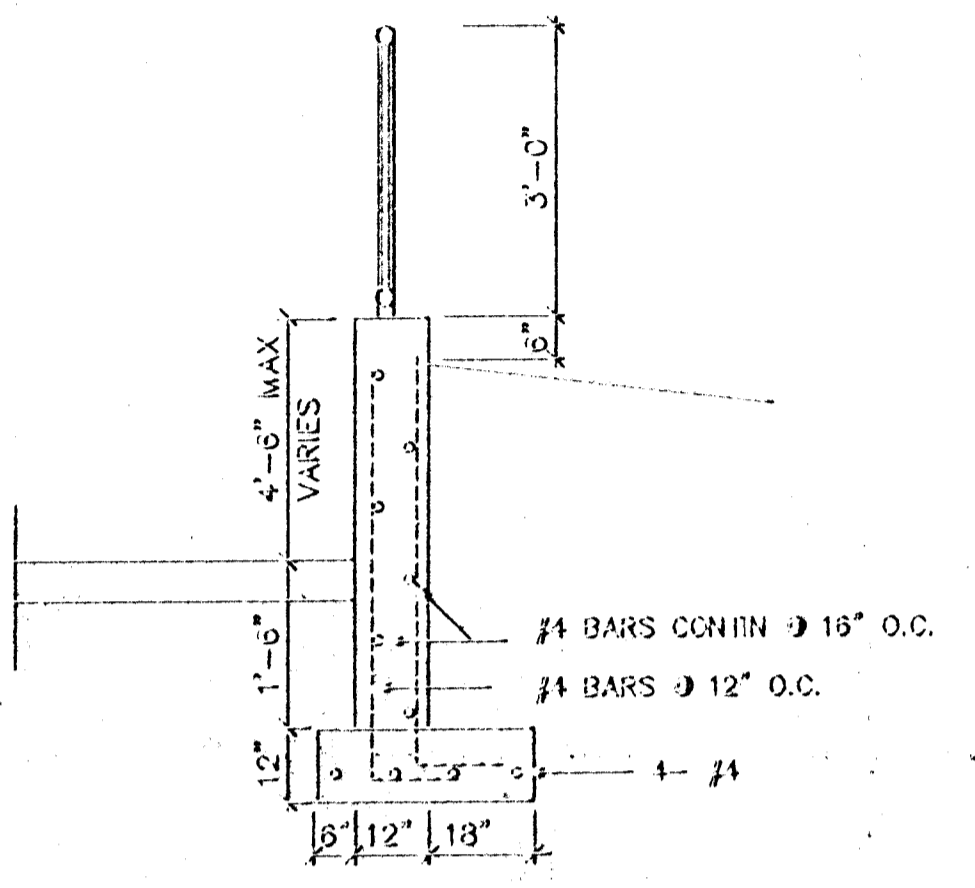
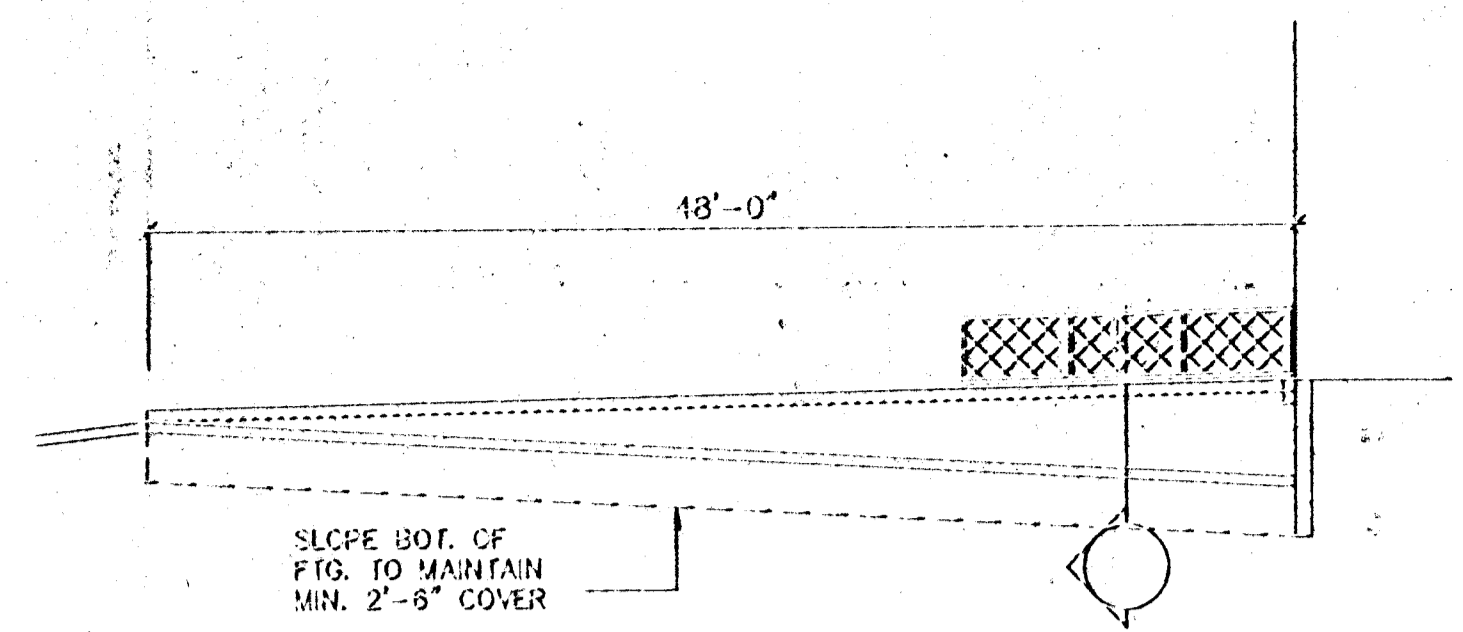
Chris Breitenstein
Engineering
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www.wichitagov.org



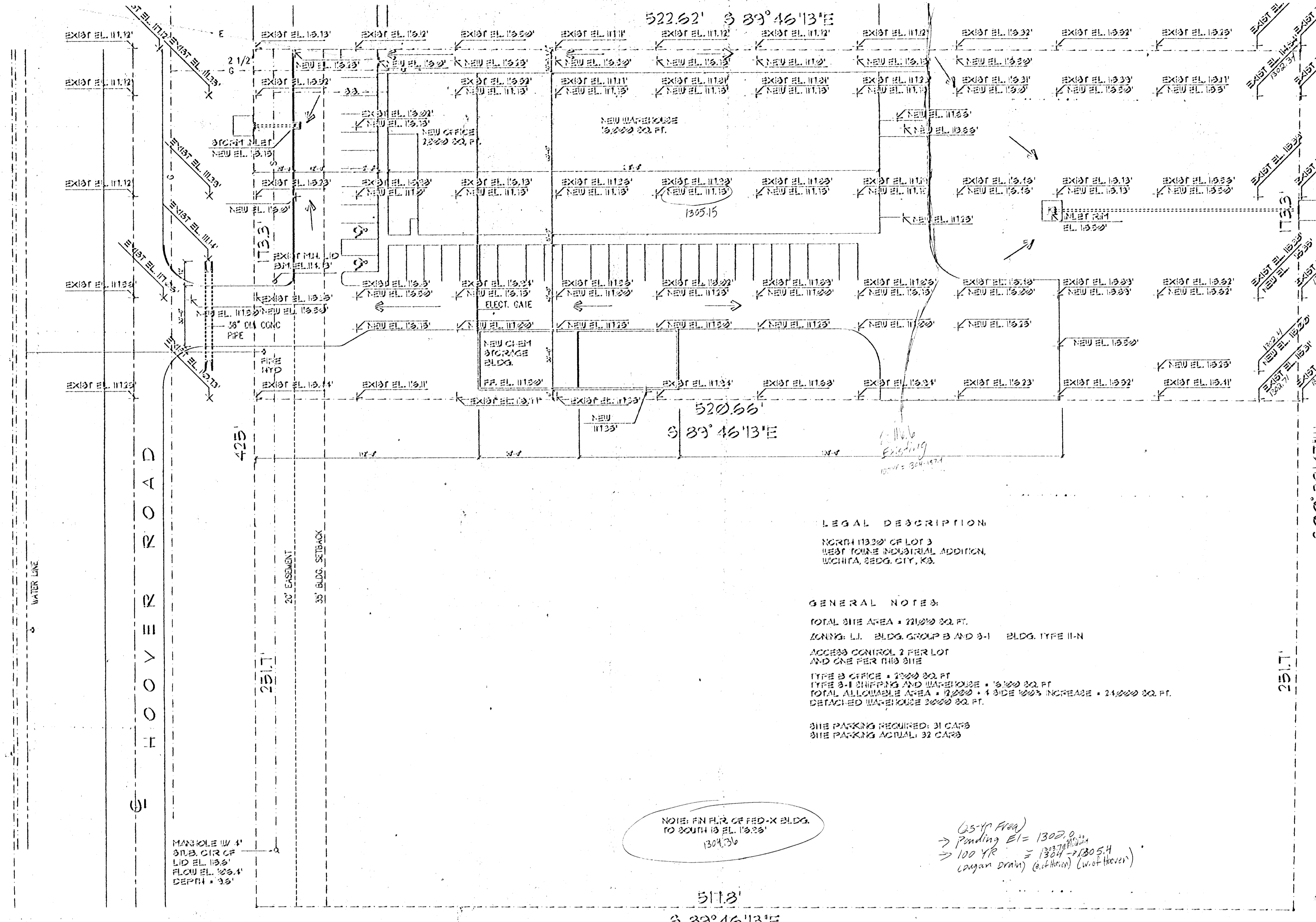
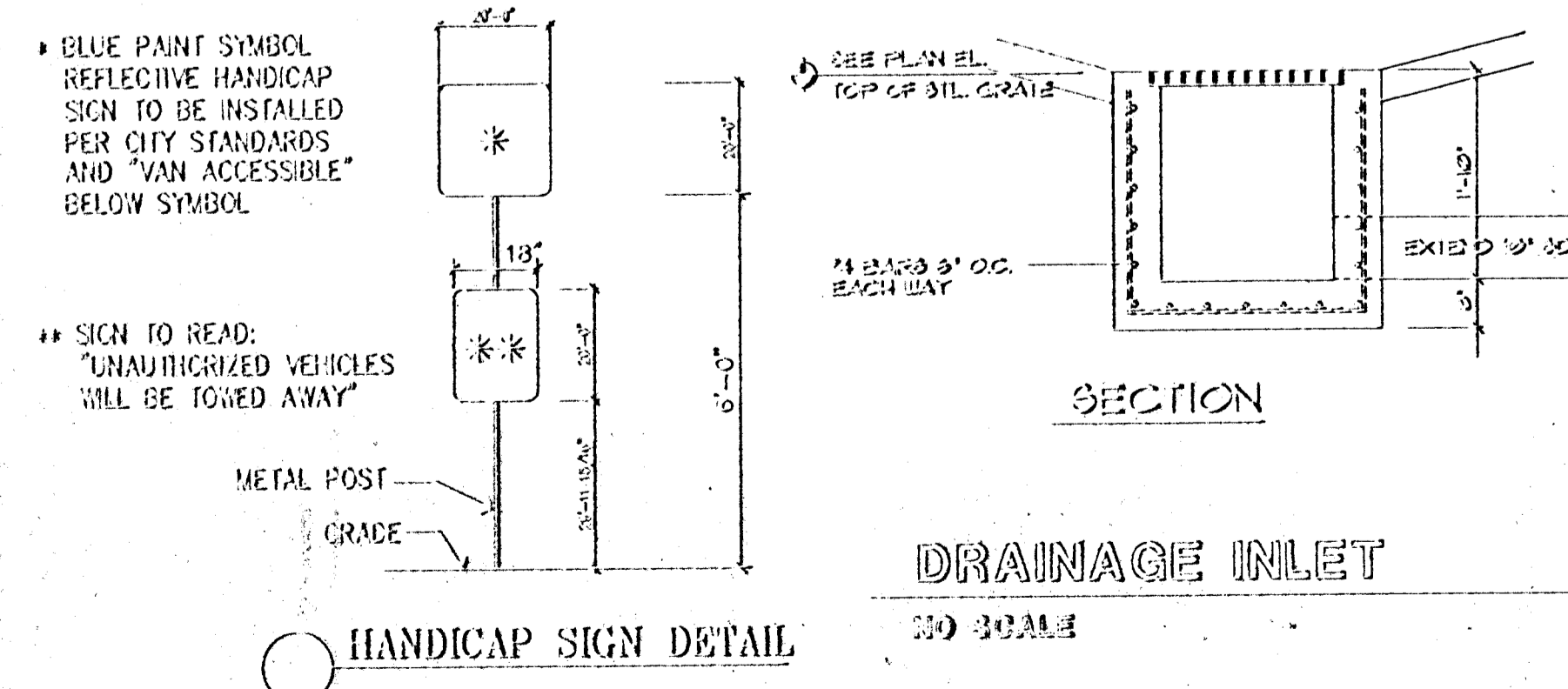
INTEROFFICE MEMORANDUM

TO: John Williams-Bey, OCI Commercial Plans Examiner
FROM: Steven M. Lashley, I.E., Storm Water Management *SML*
SUBJECT: Ponding Area - 1460 S. Hoover (~~Lot 2~~ West Towne Industrial Addition)
DATE: April 21, 2000

A site plan of the new maintenance facility for Rollins Leasing Corp. was provided to me along with the storm water sewer discharge/tap request. The plan shows existing and proposed ground elevations. It appears that the existing property elevations are above the Corps of Engineers (25-year frequency) ponding elevation of 1302.0 except for approximately the east 40' of the lot. Thus, the property in question would not be within that designated ponding area except for approximately the east 40' of the lot. The site plan, revised 02-18-00, reflects proposed fill locations outside of the ponding area with elevation of 1302.0; that is, it appears that fill is not encroaching into the easterly 40' of the lot.



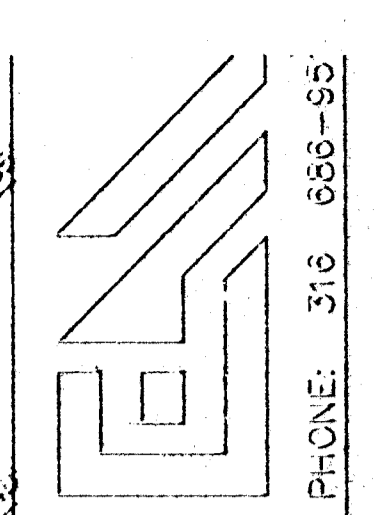
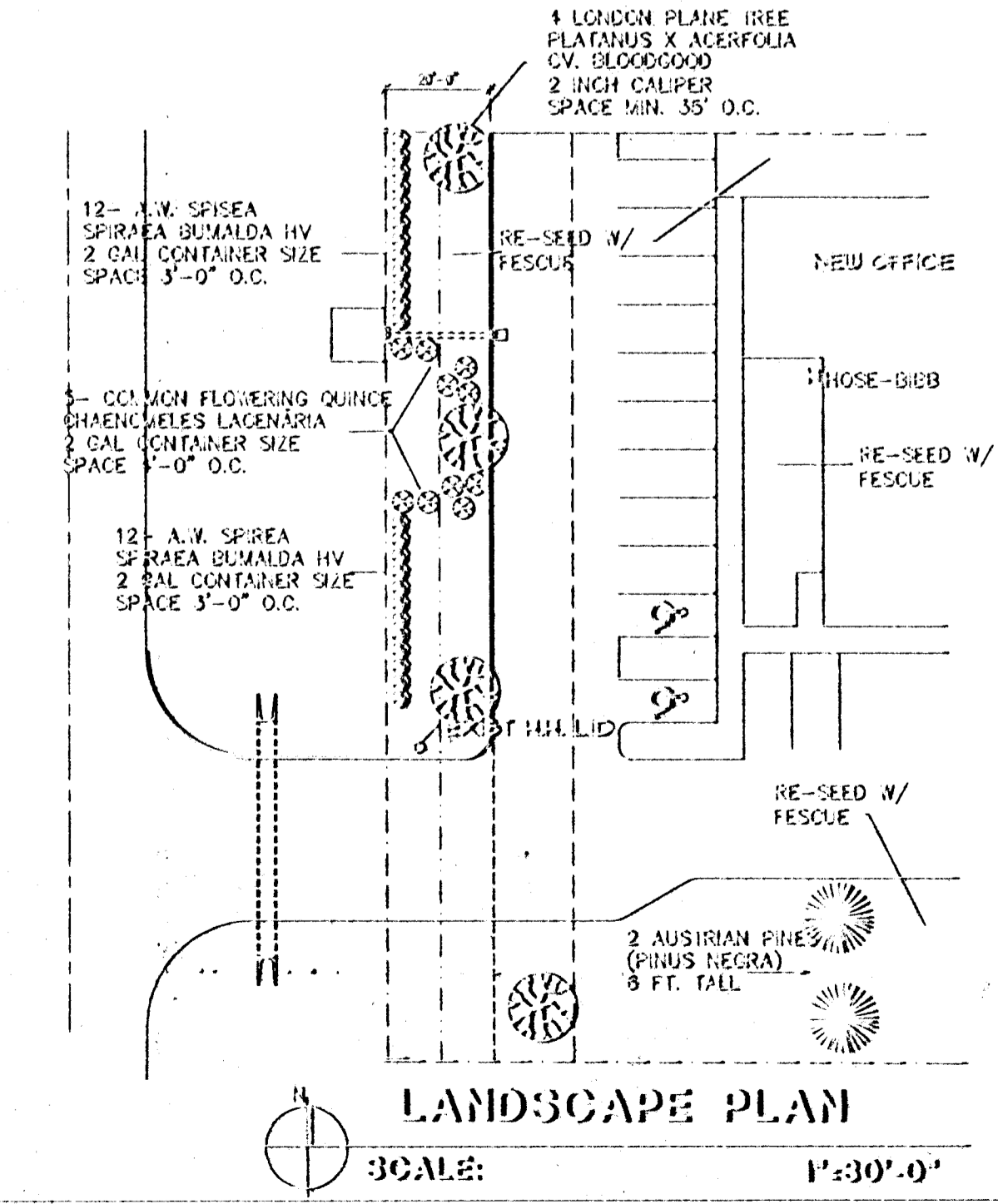
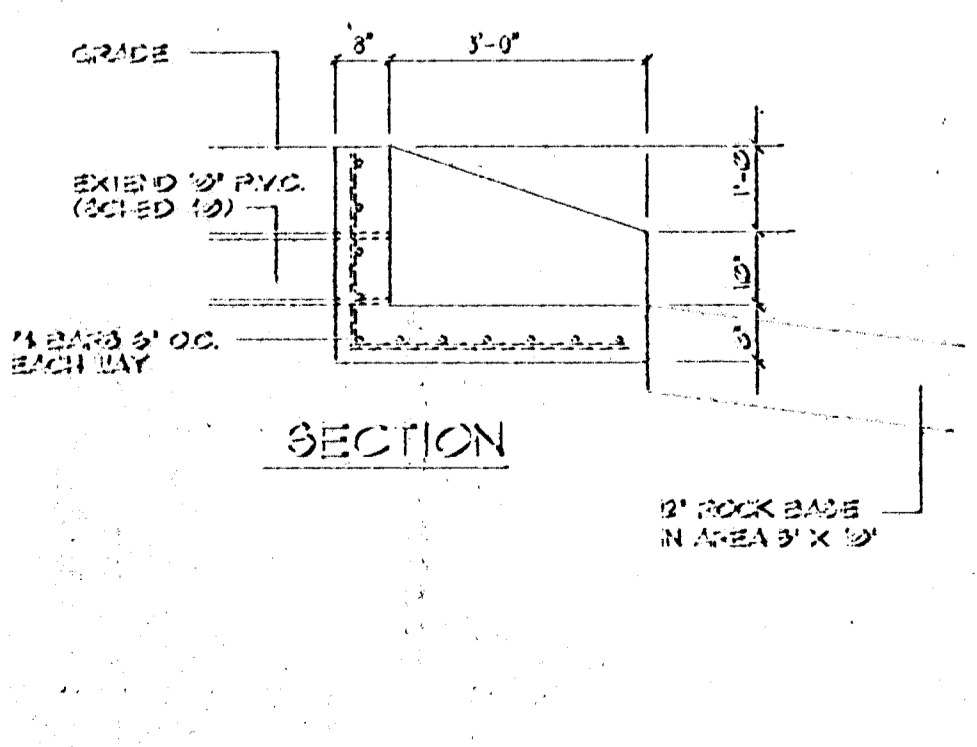
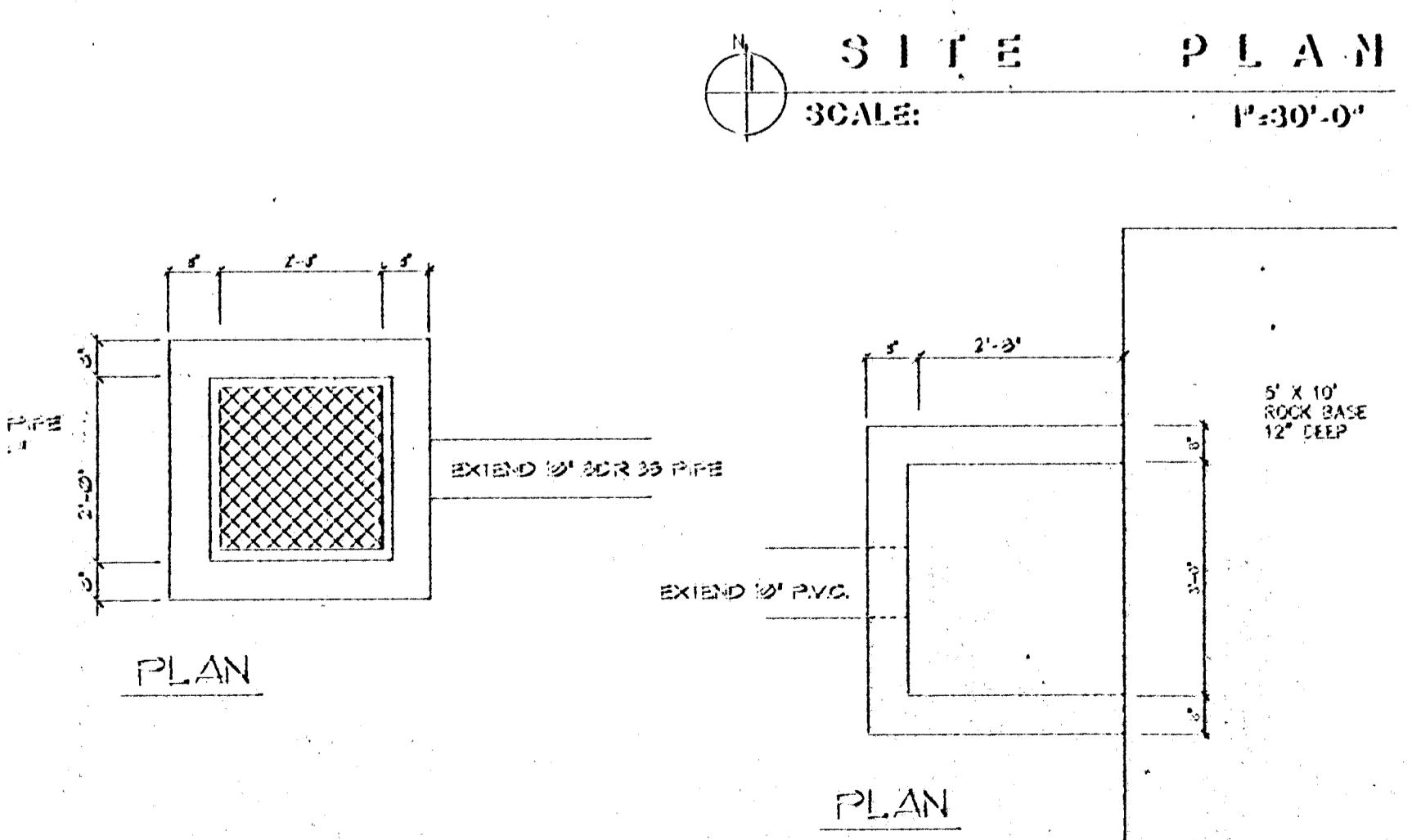
9 DOCK SECTIONS



LEGAL DESCRIPTION
 NORTH 11320' OF LOT 3
 WEST TOWNE INDUSTRIAL ADDITION
 WICHITA, SEDG. CITY, KS.

GENERAL NOTES:
 TOTAL SITE AREA = 221,000 SQ. FT.
 ZONING: LI, BLDG. GROUP B AND B-1 BLDG. TYPE II-N
 ACCESS CONTROL 2 PER LOT AND ONE PER THIS SITE
 TYPE B OFFICE = 20,000 SQ. FT.
 TYPE B-1 SHIPPING AND WAREHOUSE = 10,000 SQ. FT.
 TOTAL ALLOWABLE AREA = 30,000 ± 1 SIDE 100% INCREASE = 24,000 SQ. FT.
 DETACHED WAREHOUSE 3000 SQ. FT.
 SITE PARKING REQUIRED: 31 CARS
 SITE PARKING ACTUAL: 32 CARS

NOTE: FIN FLOOR OF FED-X BLDG. TO SOUTH IS EL. 1304.73
 (15' x 4' Area)
 → Parking EL = 1302.0
 → 100 YR. DR = 1304.73 → 1305.4
 (Lagan Drain @ 1/8" (1 unit/feet))



REGISTERED ARCHITECT
 EDWARD A. MURABITO
 1372
 STATE OF KANSAS

EDWARD A. MURABITO
 ARCHITECT
 PLANNER
 WICHITA, KANSAS

A NEW WAREHOUSE FACILITY FOR:
 BLUE WATER PRODUCTS INC.

1400 S. HOOPER RD.
 WICHITA, KANSAS

DATE: 17 JAN 00
 REVISED

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SP.1
 OF