



Professional Engineering Consultants, P.A.

December 17, 2009

City of Wichita
Storm Water Management
455 N. Main, 8th Floor
Wichita, KS 67202

Attention: Scott Lindebak, P.E.
Stormwater Engineer

Reference: Gateway Center 3rd Addition Replat
Greenwich Road at 13th Street
PEC Project No. 35-09632-6762

Dear Mr. Lindebak:

This replat is a portion of an overall original plat that was filed some time ago and has an approved drainage plan with a retention pond. KE Miller Engineering designed a drainage plan for the Warren Theater development project. This drainage system addressed runoff from the overall platted area. A stormsewer collection piping system and retention pond were constructed.

This replatting action is to reconfigure Lots 1, 2 and 3 along Greenwich Road for a proposed change in the development. The drainage from the replatted area is within the master drainage plan of the overall plat and will continue to flow to the southeast and into the existing stormsewer system and retention pond.

The first 60 foot frontage of the three lots along Greenwich Road may be piped to curb inlets in the roadway if necessary. The remainder of each lot will be graded to sheet flow toward the retention pond or have a future piped internal drainage system that will connect to the existing stormsewer system within the overall development.

A cross lot drainage agreement exists in the Gateway Addition Master Owners Association covenants.

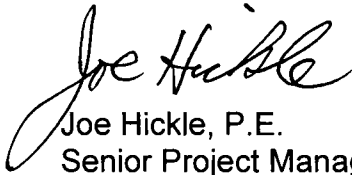
The attached Drainage Plan shows the area to be replatted with the recent Lidar NAVD topographic contours. The existing stormsewer system is shown with each inlet or manhole numbered from 1 to 20. All structure elevation data is based on the NGVD datum from previous surveys or construction plans. The revised plat is also attached. For your convenience PDF files of this letter and the two site plans are on the enclosed CD.

Mr. Scott Lindebak, P.E.
December 17, 2009
Page 2

This replat will be filed on December 28, 2009, for the January 12, 2010, hearing.
Please review this previous drainage plan that is pertinent to this project.

Sincerely,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

A handwritten signature in black ink, appearing to read "Joe Hickle". The signature is written in a cursive style with a large, sweeping initial "J".

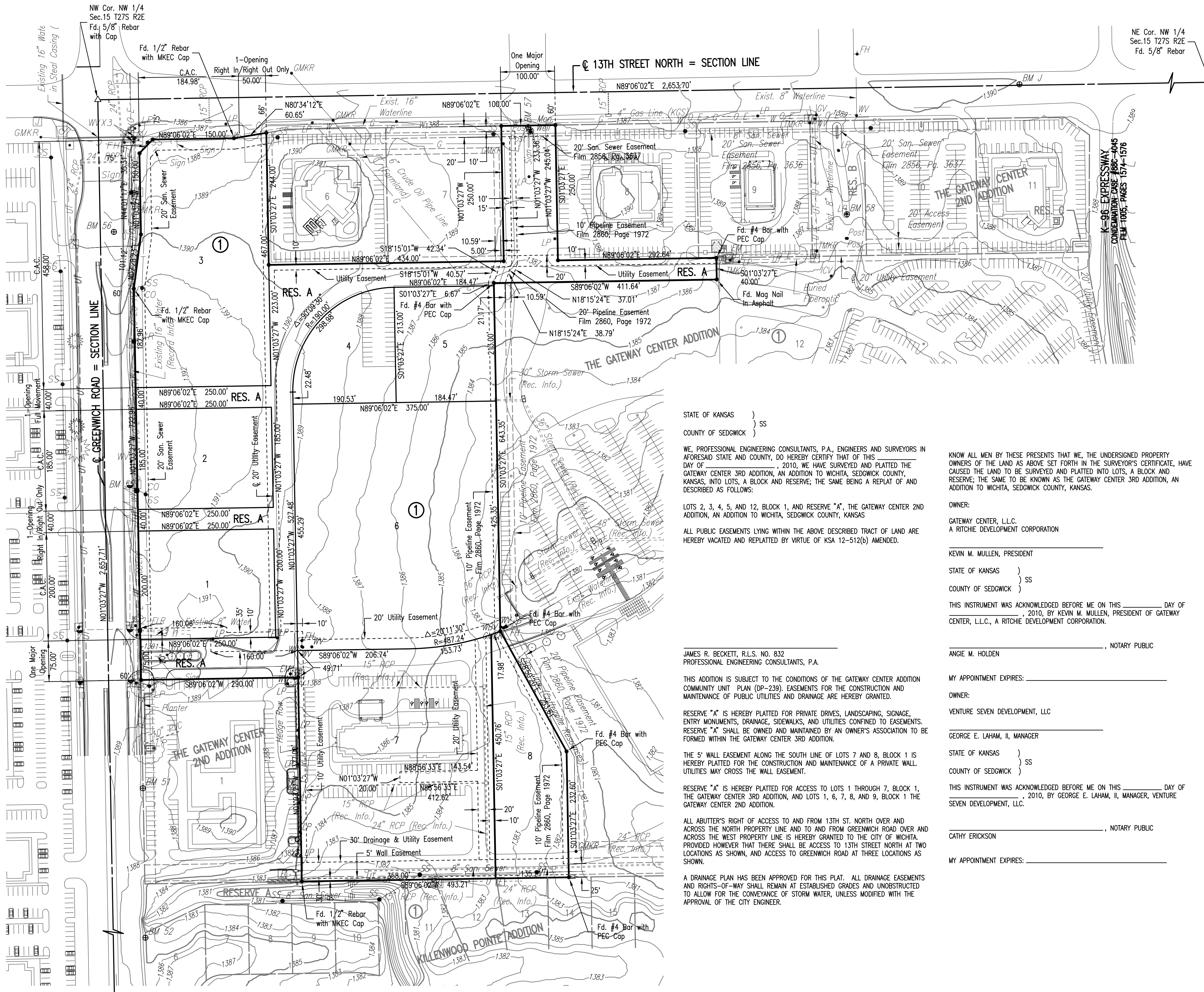
Joe Hickle, P.E.
Senior Project Manager

JH:ama

Encl: As noted

THE GATEWAY CENTER 3RD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'

• = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
 △ = SECTION CORNER

BENCHMARKS
 BM "J" - CHISELED "G" AT THE WEST END OF CONCRETE MEDIAN IN @ 13TH STREET NORTH ON THE WEST SIDE OF K96 HIGHWAY.
 ELEV. = 203.39 CITY DATUM
 1390.79 NGVD 29

BM# 51 - RAILROAD SPIKE IN THE EAST FACE OF THE 4TH POWER POLE NORTH OF PINE MEADOWS STREET, EAST SIDE OF GREENWICH ROAD.
 ELEV. = 198.32 CITY DATUM
 1385.72 NGVD 29

BM# 52 - RAILROAD SPIKE IN THE EAST FACE OF THE 2ND POWER POLE NORTH OF PINE MEADOWS STREET, EAST SIDE OF GREENWICH ROAD.
 ELEV. = 198.465 CITY DATUM
 1385.865 NGVD 29

BM# 55 - RAILROAD SPIKE IN THE WEST FACE OF THE 3RD POWER POLE SOUTH OF 13TH STREET NORTH AND GREENWICH ROAD, ON THE EAST SIDE OF GREENWICH.
 ELEV. = 205.67 CITY DATUM
 1393.07 NGVD 29

BM# 56 - CHISELED "G" ON BACK OF CURB, AT THE SOUTH END OF CURB ON THE EAST SIDE OF GREENWICH ROAD, 100% SOUTH OF 13TH STREET NORTH.
 ELEV. = 200.637 CITY DATUM
 1388.037 NGVD 29

BM# 57 - CHISELED "G" ON THE NORTH END OF MEDIAN AT THE WEST ENTRANCE OF THE WARREN THEATRE ON THE SOUTH SIDE OF 13TH STREET NORTH.
 ELEV. = 200.78 CITY DATUM
 1388.18 NGVD 29

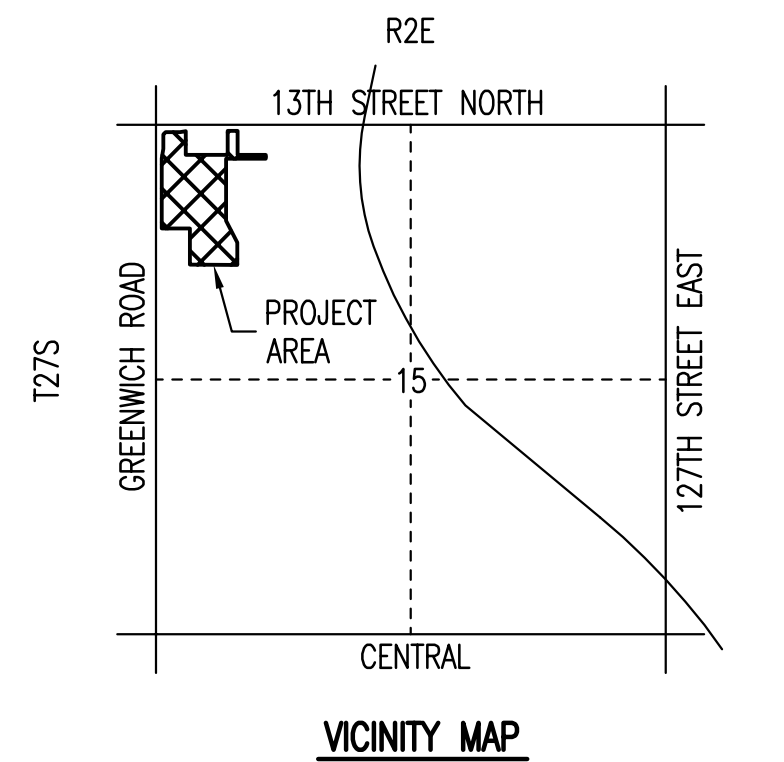
BM# 58 - CHISELED "G" ON THE SOUTH SIDE OF 2ND LIGHT POLE BASE IN THE MEDIAN AT THE EAST ENTRANCE OF THE WARREN THEATRE ON THE SOUTH SIDE OF 13TH STREET NORTH.
 ELEV. = 202.21 CITY DATUM
 1389.61 NGVD 29

DATE OF PREPARATION: DECEMBER 3, 2009

TOPOGRAPHIC SURVEY:

OWNER:
 WICHITA, KANSAS 67.....

SUBDIVIDER: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 303 S. TOPEKA
 WICHITA, KS 67202



STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS DAY OF _____, 2010, WE HAVE SURVEYED AND PLATTED THE GATEWAY CENTER 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND RESERVE; THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

LOTS 2, 3, 4, 5, AND 12, BLOCK 1, AND RESERVE "A", THE GATEWAY CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE GATEWAY CENTER ADDITION COMMUNITY UNIT PLAN (DP-239). EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE DRIVES, LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN THE GATEWAY CENTER 3RD ADDITION.

THE 5' WALL EASEMENT ALONG THE SOUTH LINE OF LOTS 7 AND 8, BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVE "A" IS HEREBY PLATTED FOR ACCESS TO LOTS 1 THROUGH 7, BLOCK 1, THE GATEWAY CENTER 3RD ADDITION, AND LOTS 1, 6, 7, 8, AND 9, BLOCK 1 THE GATEWAY CENTER 2ND ADDITION.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 13TH ST. NORTH OVER AND ACROSS THE NORTH PROPERTY LINE AND TO AND FROM GREENWICH ROAD OVER AND ACROSS THE WEST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 13TH STREET NORTH AT TWO LOCATIONS AS SHOWN, AND ACCESS TO GREENWICH ROAD AT THREE LOCATIONS AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND RESERVE; THE SAME TO BE KNOWN AS THE GATEWAY CENTER 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
 GATEWAY CENTER, L.L.C.
 A RITCHIE DEVELOPMENT CORPORATION

KEVIN M. MULLEN, PRESIDENT
 STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2010, BY KEVIN M. MULLEN, PRESIDENT OF GATEWAY CENTER, L.L.C., A RITCHIE DEVELOPMENT CORPORATION.

_____, NOTARY PUBLIC
 ANGIE M. HOLDEN

MY APPOINTMENT EXPIRES: _____
 OWNER:
 VENTURE SEVEN DEVELOPMENT, L.L.C.

GEORGE E. LAHAM, II, MANAGER
 STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2010, BY GEORGE E. LAHAM, II, MANAGER, VENTURE SEVEN DEVELOPMENT, L.L.C.

_____, NOTARY PUBLIC
 CATHY ERICKSON

MY APPOINTMENT EXPIRES: _____

OWNER:
 GREENWICH LODGING, LLC

JAMES E. KORROCH, MEMBER
 STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2010, BY JAMES E. KORROCH, MEMBER, GREENWICH LODGING, LLC.

_____, NOTARY PUBLIC
 SUE M. CHRISTIANS

MY APPOINTMENT EXPIRES: _____
 OWNER:
 GATEWAY CENTER ADDITION MASTER OWNER'S ASSOCIATION

GEORGE E. LAHAM, II, PRESIDENT
 STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2010, BY GEORGE E. LAHAM, II, PRESIDENT, GATEWAY CENTER ADDITION MASTER OWNER'S ASSOCIATION.

_____, NOTARY PUBLIC
 CATHY ERICKSON

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF THE GATEWAY CENTER 3RD ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING AND COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2010.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
 _____, CHAIR
 G. NELSON VAN FLEET

_____, SECRETARY
 JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2010.

TRICIA L. ROBELLO, LS #1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2010.

_____, MAYOR
 CARL BREWER

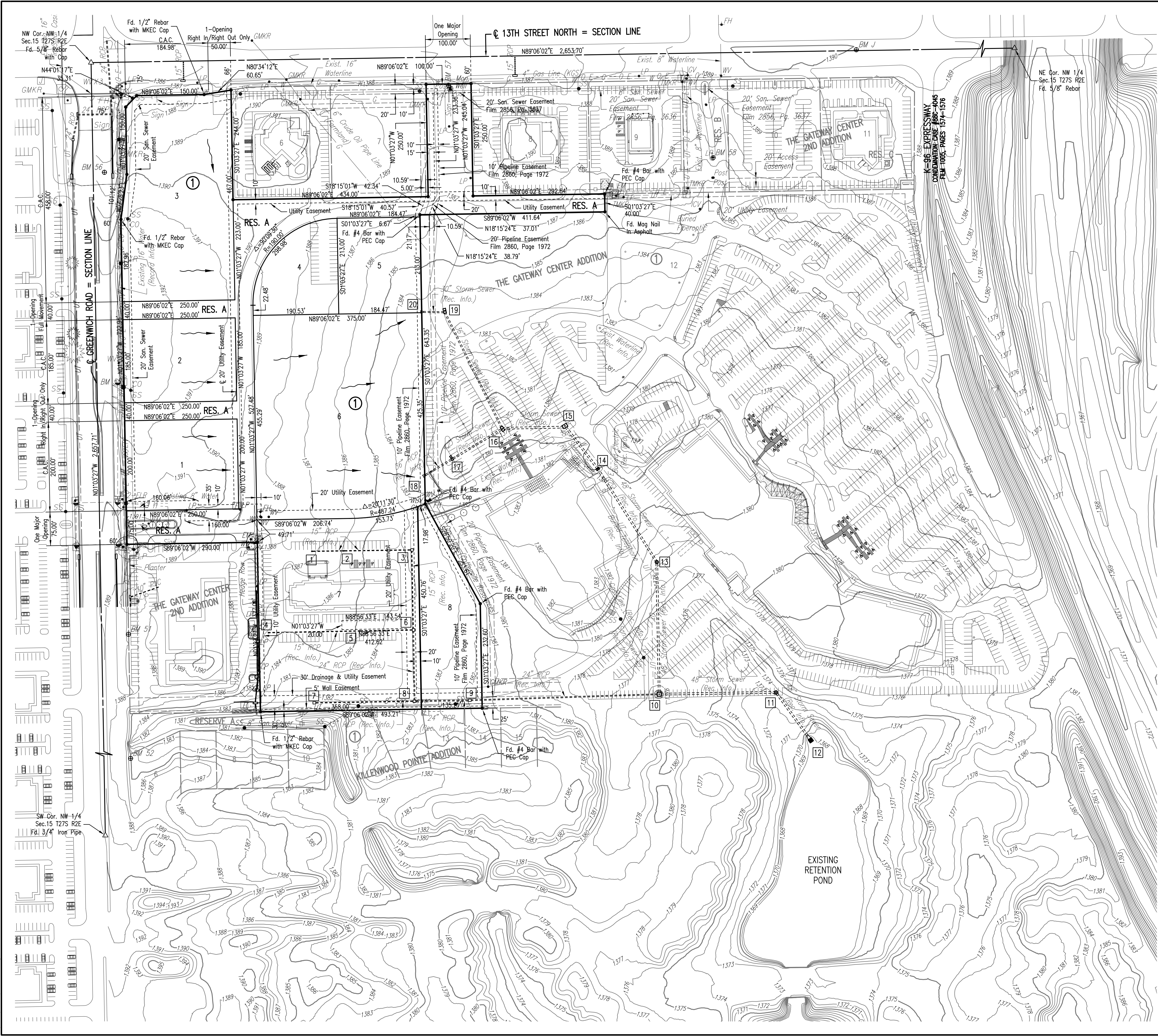
_____, CITY CLERK
 KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2010.
 _____, COUNTY CLERK
 KELLY B. ARNOLD

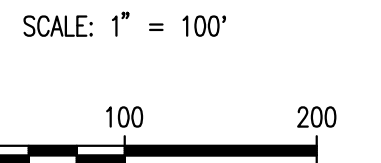
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, M., ON THE _____ DAY OF _____, 2010.

_____, REGISTER OF DEEDS
 BILL MECK
 _____, DEPUTY
 TONYA BUCKINGHAM

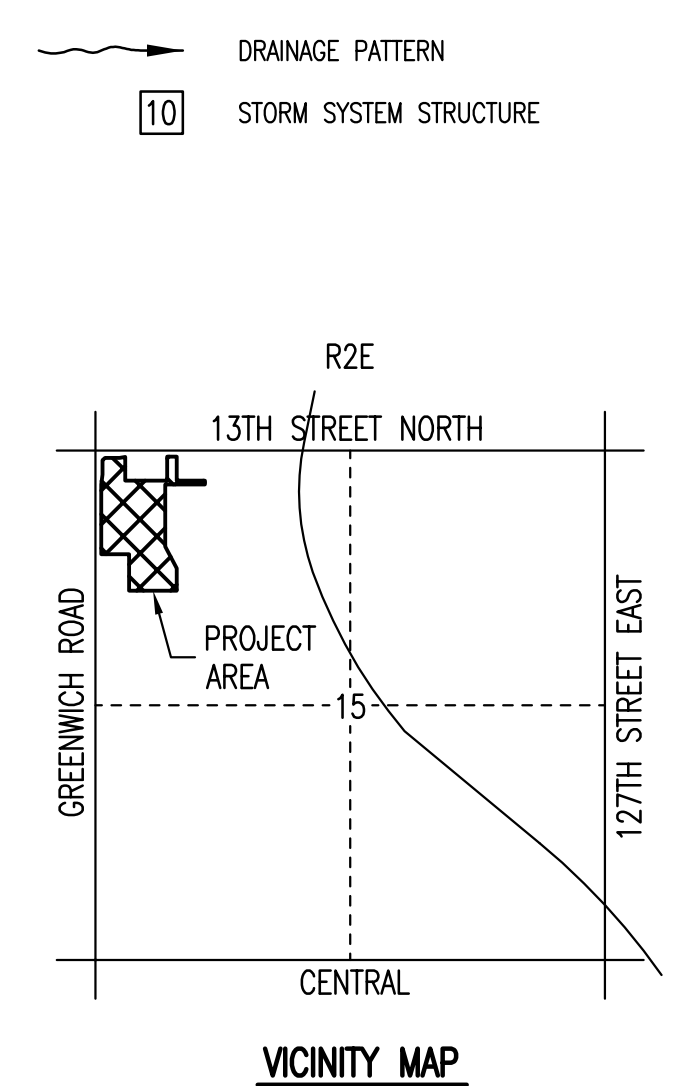
Saved 12-17-2009 8:53:50 AM by AEE
 Plot Scale: 1"=100'
 12-17-2009 9:05:10 AM
 012029 (09632) Drainage Plan



- 1
2'x2' Inlet
Top Rim = 1385.00
FL Out = 1381.00 (E)
- 2
2'x2' Inlet
Top Rim = 1384.25
FL (W) = 1376.62
FL (S) = 1376.12
- 3
Type 1 Curb Inlet
Top Rim = 1383.75
FL In = 1379.10 (W)
FL Out = 1379.00 (S)
- 4
2'x2' Inlet
Top Rim = 1383.15
FL Out = 1378.15 (E)
- 5
2'x2' Inlet
Top Rim = 1383.60
FL = 1377.34
- 6
Type 1 Curb Inlet
Top Rim = 1383.75
FL Out = 1376.05 (S)
FL In = 1376.96 (N)
FL In = 1376.86 (W)
- 7
Type 1 Curb Inlet
Top Rim = 1381.50
FL Out = 1377.00 (E)
- 8
Type 1 Curb Inlet
Top Rim = 1383.00
FL Out = 1375.19 (E)
15" Stub FL In = 1376.10 (W)
24" Stub FL In = 1375.29 (N)
- 9
Type 1 Curb Inlet
Top Rim = 1382.00
FL Out = 1373.22 (E)
FL In = 1373.22 (W)
15" Stub FL In = 1373.32 (N)
- 10
Beehive Inlet
Top = 1373.99
FL Out = 1366.43 (E)
FL In = 1366.67 (W)
FL In = 1366.49 (N)
- 11
6" Dia. RCMH
Top = 1373.35
FL (W) = 1364.66
FL (SE) = 1364.56
- 12
48" Conc. End Section
FL = 1363.80
- 13
6" Dia. RCMH
w/Beehive Lid
Top Rim = 1377.00
FL (N) = 1369.29
FL (E) = 1369.19
FL (W) 10" Stub = 1372.46
- 14
Type 1 Curb Inlet
Top Rim = 1379.82
FL (N) = 1371.28
FL (S) = 1371.18
FL (W) 8" Stub = 1374.61
- 15
Type 1 Curb Inlet
Top Rim = 1379.25
FL (W) = 1372.25
FL (S) = 1372.15
- 16
Type 1 Curb Inlet
w/Opening Front and Back
Top Rim = 1378.69
FL (N) = 1374.23
FL (W) = 1373.73
FL (S) = 1373.23
- 17
Type 1 Curb Inlet
Top Rim = 1379.29
FL (E) = 1374.19
FL (W) = 1374.69
FL (S) 10" Stub = 1374.19
- 18
36" Conc. End Section
FL = 1375.12
- 19
Type 1 Curb Inlet
Top Rim = 1383.25
FL (W) = 1376.62
FL (S) = 1376.12
- 20
30" Conc. End Section
FL = 1376.88



- BENCHMARKS**
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1393.07 NGVD 29
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1388.037 NGVD 29
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1388.18 NGVD 29
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ELEV. = 202.21 CITY DATUM
1389.61 NGVD 29



No.	Revision	By	Date

DRAINAGE PLAN
THE GATEWAY CENTER 3RD ADDITION
WICHITA, KANSAS

Professional Engineering Consultants, P.A.
 303 S. TOPEKA • WICHITA, KANSAS 67202
 316-262-2691 • FAX 316-262-3003

Designed by	JEH	Job No.	09632
Drawn by	AEE	Date	12/17/09

Professional Engineering Consultants, P.A.
CADD/Electronic File Disclaimer and Transmittal

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