

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call	687-2470
-----------------	----------

The Contractor must notify the following in case of an emergency:

AT&T	1-800-246-8464
Black Hills Energy	1-800-694-8989
City of Wichita Water & Sewer	1-316-219-8921
City of Wichita Stormwater	1-316-268-4090
City of Wichita Traffic	1-316-268-4034
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-482-4950
Westar Energy	1-800-544-4857
- Utility service lines, poles, etc. 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.
- 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 disposed beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.
- 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 City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will 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.
- The Engineering Division shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades by the contractor.
- The Contractor shall notify the inspecting engineer and Tom Mason at 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

- Any sidewalk, drive approach, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- City maintenance of storm sewer ends at the last structure in the easement or right-of-way.
- A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat top of the mound shall be 0.4 foot below the top of the manhole.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- The inspecting firm shall submit to the City Stormwater Maintenance Division a digital copy of the CCTV inspection of the conduits and structures following construction. The digital file formation shall be compatible with the City input template. A copy of the template is available upon request at 316-268-4090.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Site Restoration".
- All excess excavation shall remain on-site and shall be stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.
- All areas disturbed during construction shall be seeded, mulched, and fertilized as follows (Permanent Seeding):
Seed: Kansas Premium Fescue Blend: 8 lbs./1000 sq. ft.
Mulch: Prairie Hay: 2 tons/acre
Fertilizer: 12-24-12: 850 lbs./acre
 All costs associated with seeding, mulching, and fertilizing shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

Benchmarks

- Benchmark #1** - Crowsfoot at northwest corner of existing concrete pavement, 0.4' east of the northeast corner of Parcel "D"
ELEV. = 1277.98 navd88
- Benchmark #2** - "V" cut in concrete approach to MacArthur Road at northeast corner of Parcel "F"
ELEV. = 1278.25 navd88
- Benchmark #3** - Square cut on existing fire hydrant near the southwest corner of Parcel "A"
ELEV. = 1278.17 navd88
- Benchmark #4** - Chiseled cross at back of sidewalk, 1587.7' S. & 48.6' W. of the NE cor., NE1/4, sec. 18, Twp. 28-S, R-1-E.
ELEV. = 1277.48 navd88
- Benchmark #5** - Top of manhole in asphalt pavement, 982.5' W. & 10.1' S. of the most easterly NE cor., lot 1, South Lake Addition.
ELEV. = 1277.58 navd88

STORM SEWER IMPROVEMENTS

to serve

Parcel "D" of Lot 1 Crossgate Addition

1315 W. MacArthur, Unit 600

Wichita, Kansas

Gary Janzen, P.E. City Engineer

Project Number

0544PPD (133119)

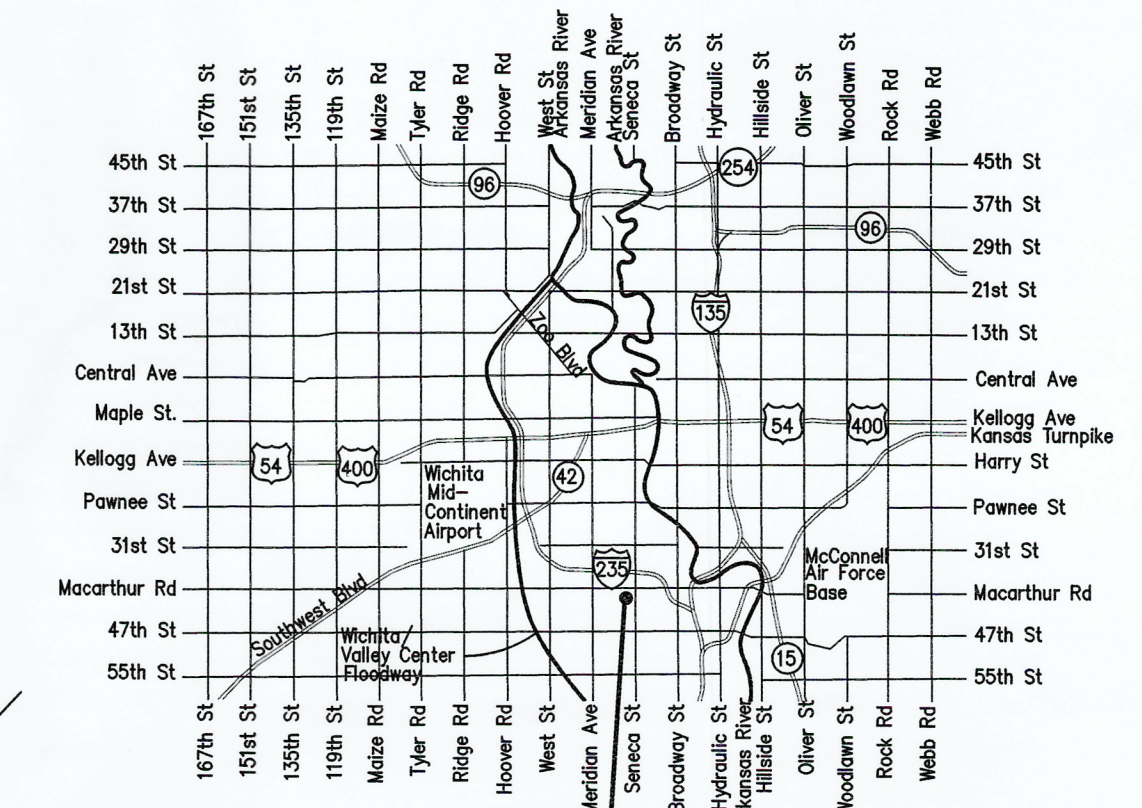
AS BUILT PLANS

Contractor: McCullough Excavating
 Inspector: Fred Smith, Baughman Co.
 As BUILT by: KEK, 4/5/19

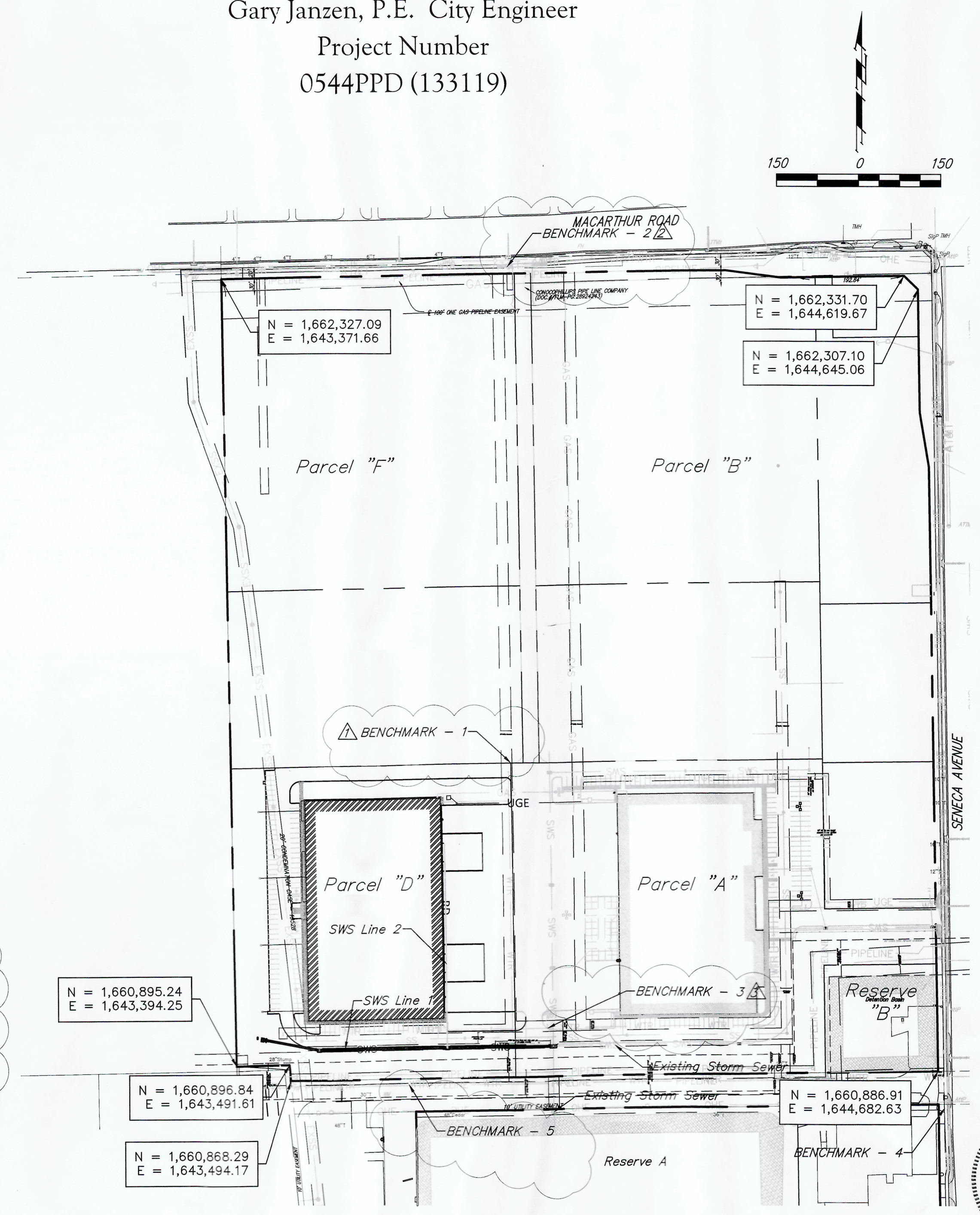
SHEET INDEX:

Title Sheet	1
SWS Line 1 Plan/Profile	2
SWS Line 2 Plan/Profile	3
Erosion Control Plan	4
Grading Plan	5
Copy of Plat	6

*Details are available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>



SITE Vicinity Map



Stormwater Narrative & Certification

This improvements were prepared in accordance with the current Storm Water Management Regulations as set forth in the City of Wichita's Storm Water Management Ordinance 16.32 and the policies/ guidelines presented in the Wichita/Sedgwick County Storm Water Manual.

Site Area:	2,178,870 sq. ft. (±50.02 acres)
Area Disturbed:	455,840 sq. ft. (±10.46 acres)
Prop. Impervious Area:	236,803 sq. ft. (±5.43 acres)
WQv = Provided (Reserve A & B Basins)	337,150 ft ³
Required this phase	36,460 ft ³
Future Phases	135,010 ft ³

SW Permit No.
Site Detention Requirements: Extended Dry Detention / Infiltration Basins in Reserve A & B will reduce peak runoff volume and flow rates below existing calculated rates. See Approved Drainage Plan for Cross Gate Addition.

Water Quality Requirements: The proposed improvements will retain Water quality volume and infiltrate this volume at Reserve A & B. The improvements have been developed to exceed the WQv established in Ord. 16.32. See Approved Drainage Plan for Cross Gate Addition.

Downstream Channel Protection: Downstream channel protection is to be addressed with the infiltration of runoff at Basins in Reserve A & B. Downstream will not receive any addition runoff volume from this and future development from this Addition. See Approved Drainage Plan for Cross Gate Addition.

NOI Nos: KS Permit No: S-AR94-1281 Fed. Permit No: KSR111569

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

Engineering: *With Stalder* 1-7-19
 Stormwater: *Joe Hinkle* 1-7-19

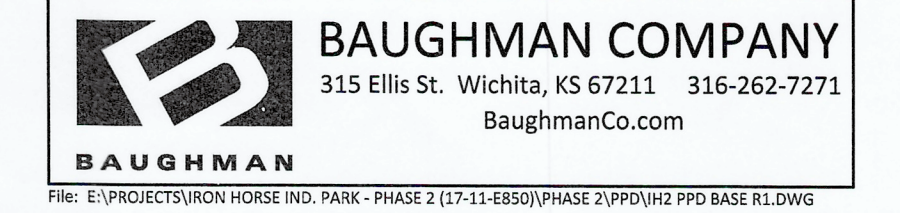
NOTE TO CONTRACTORS

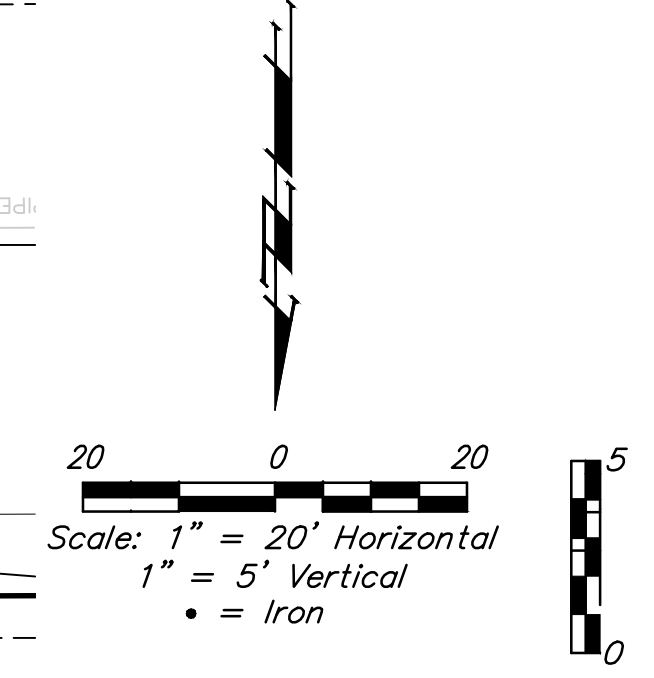
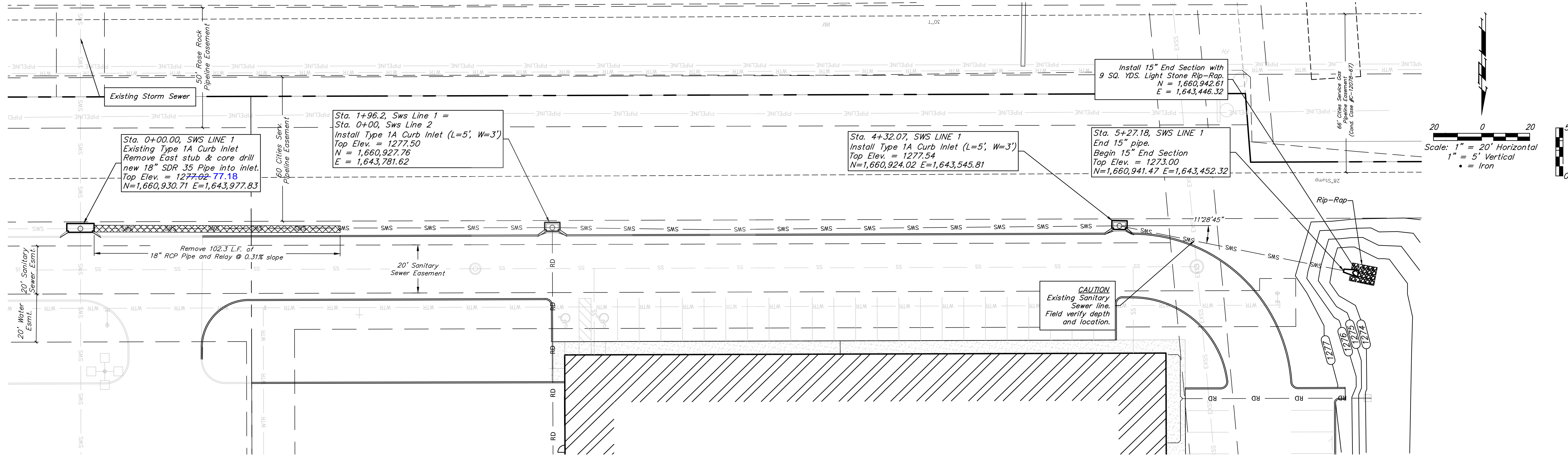
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed 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 current City of Wichita Specifications and Standards and Special Provisions. (on file and available at Wichita.gov).

An approved copy of these plans signed by City staff are required on-site.

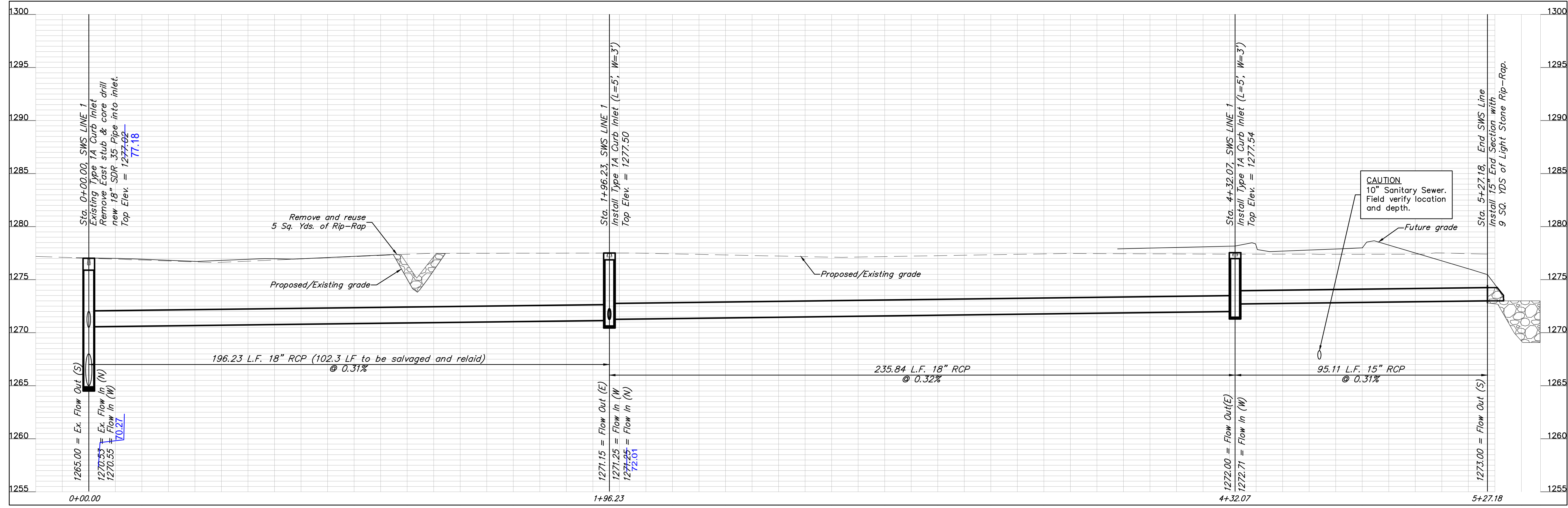


September 2018






Profile View of SWS LINE 1

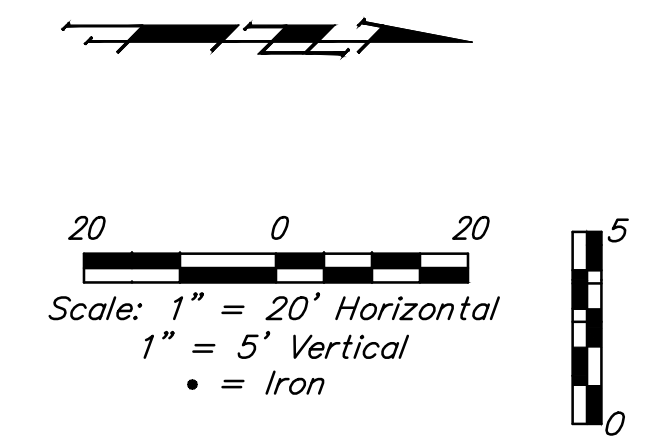
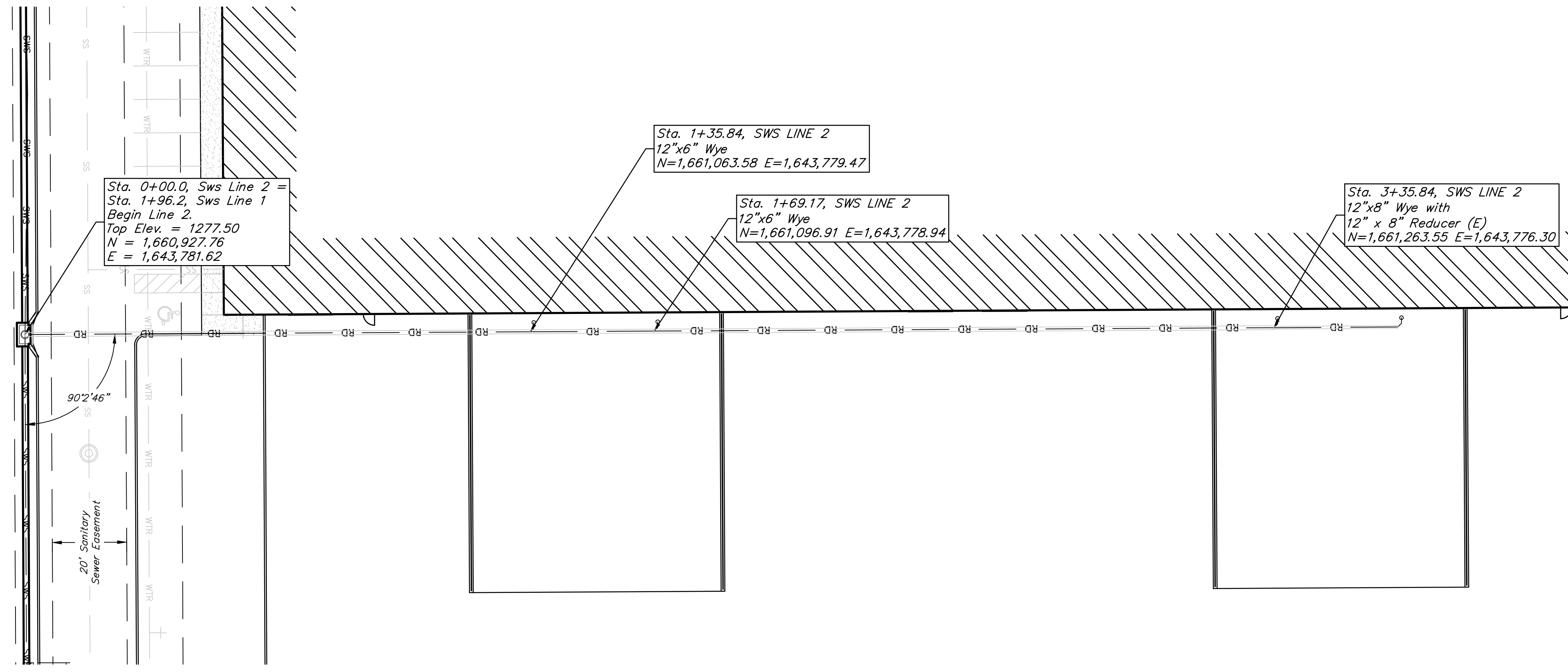


Iron Horse Manufacturing Park
SWS LINE 1
STORM SEWER IMPROVEMENTS

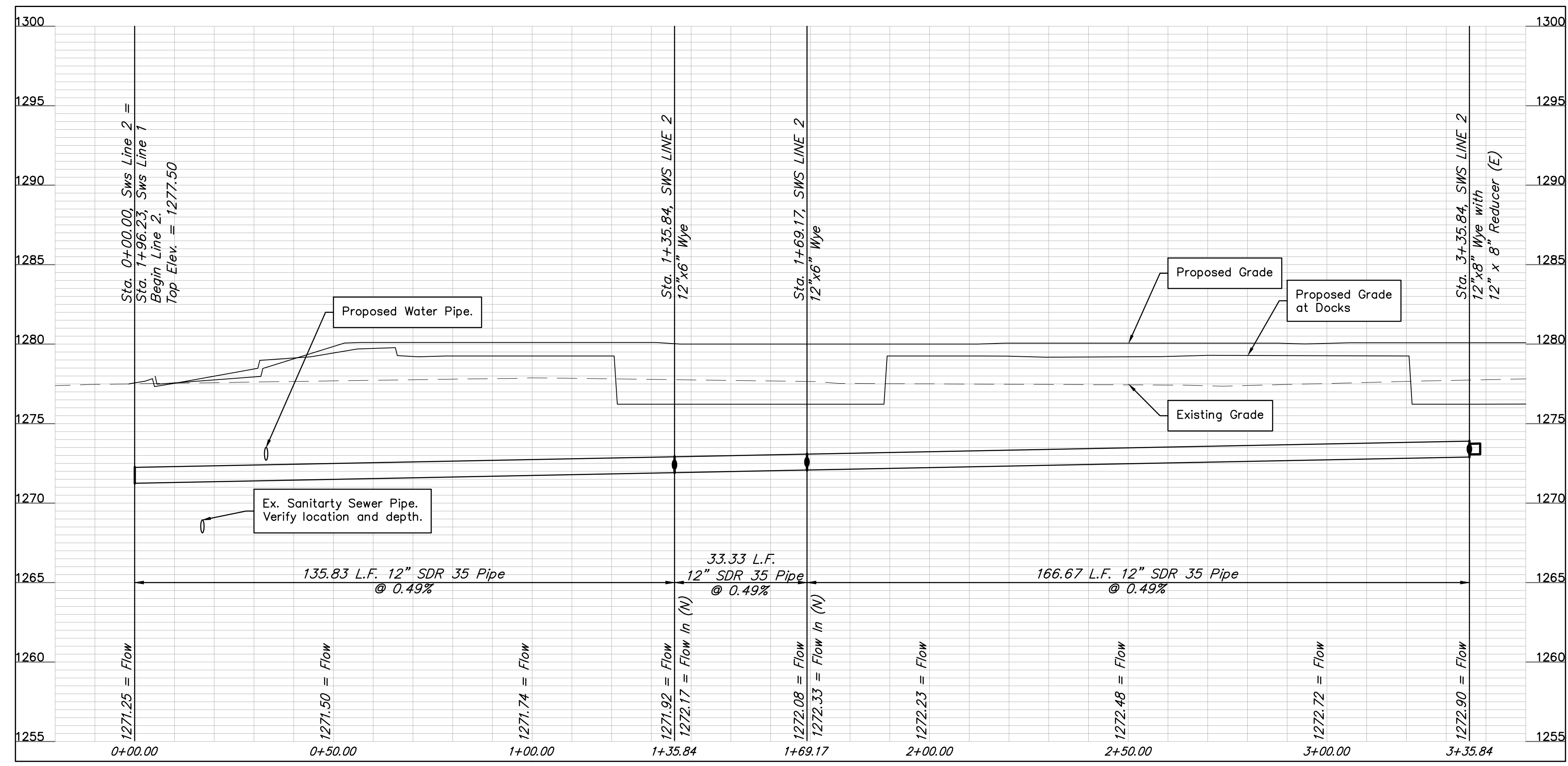

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com
 Design: TGO Approval: DWR

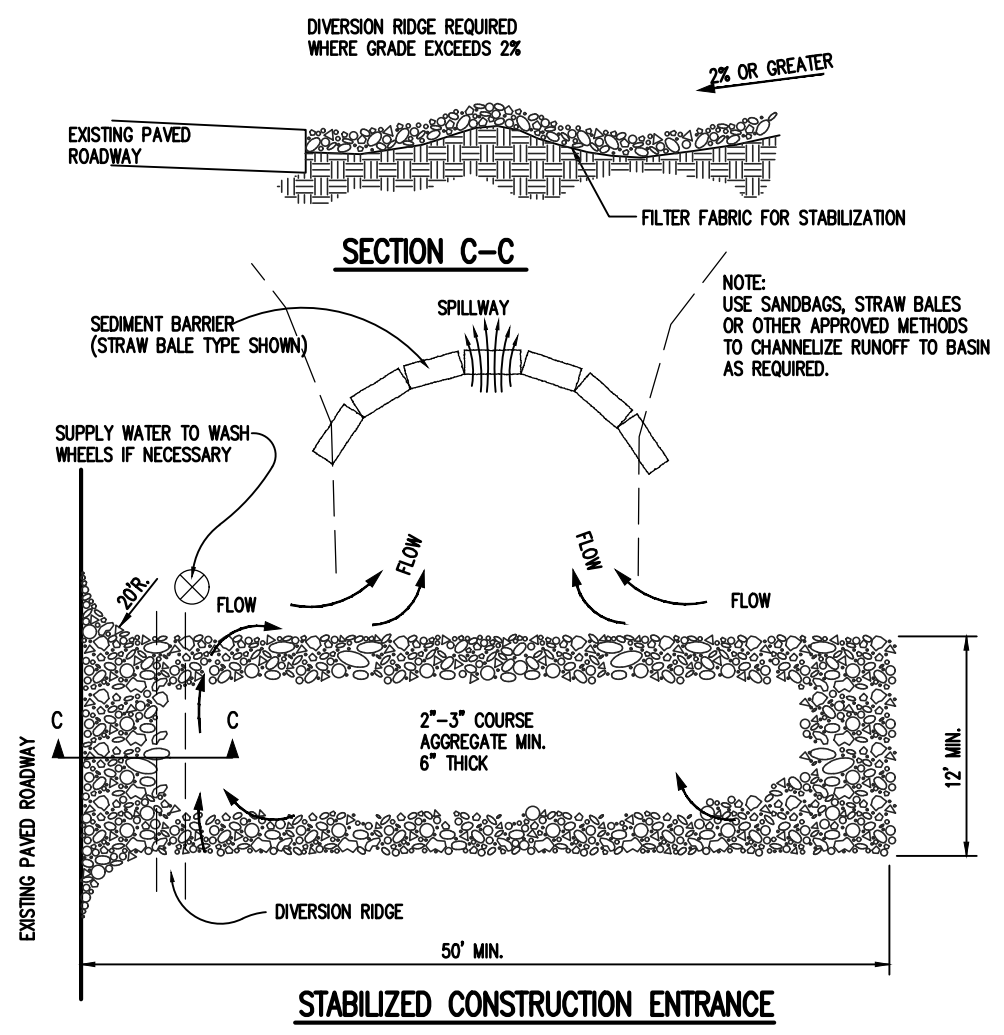
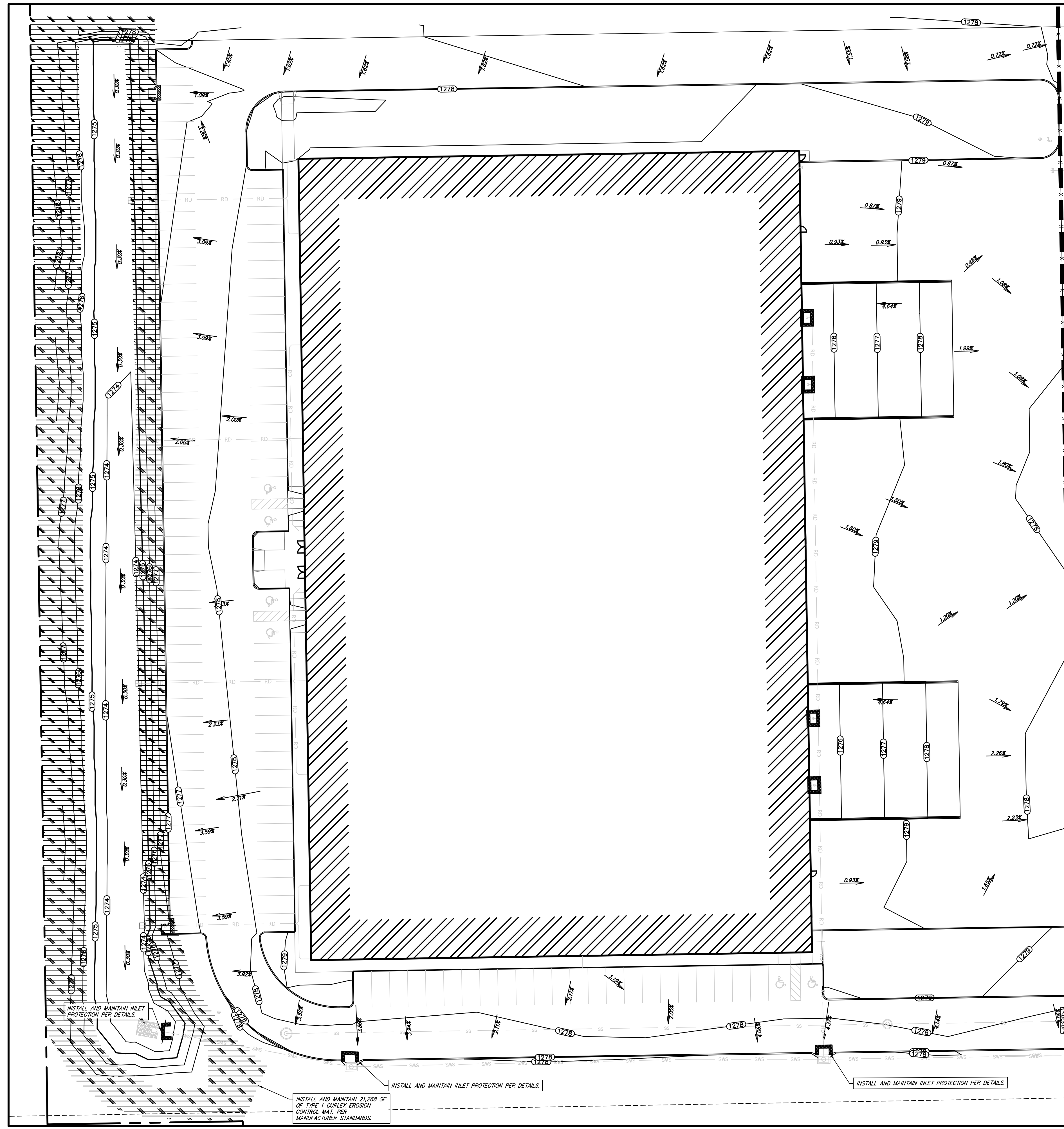
SHEET **2**
 OF **6**





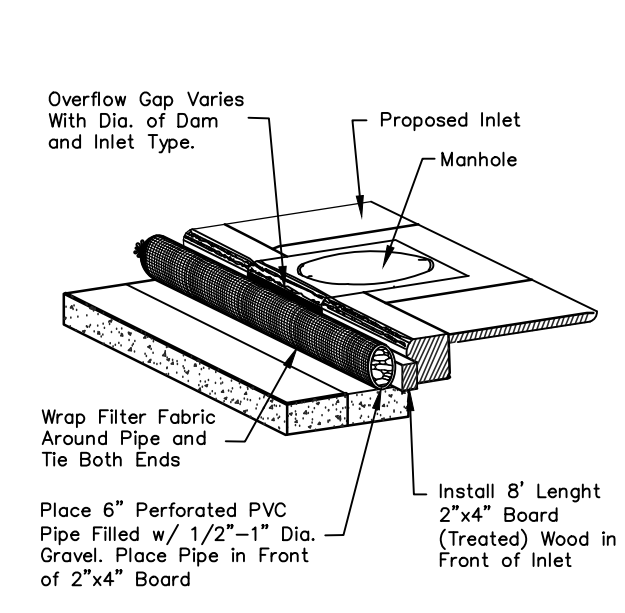
Profile View of SWS LINE 2





- GENERAL 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.

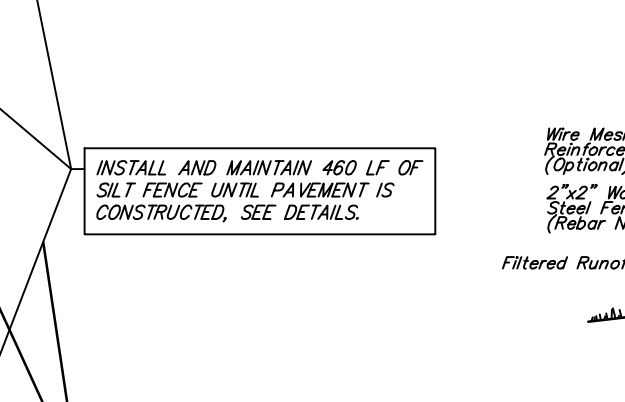
1 CONSTRUCTION ENTRANCE
NOT TO SCALE



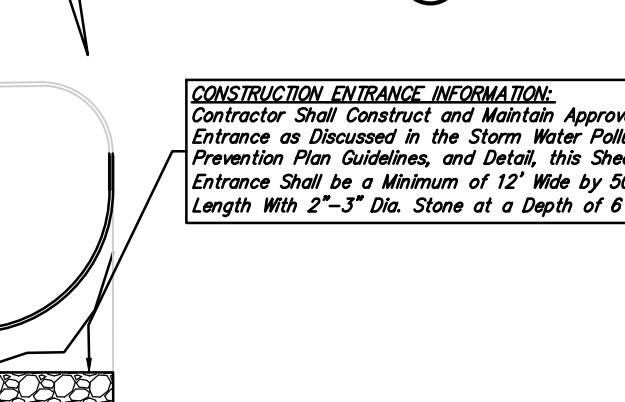
2 TYPE 1 INLET PROTECTION
NOT TO SCALE



3 SILT FENCE BARRIERS FOR AREA INLETS
NOT TO SCALE



4 SILT FENCE DETAIL
NOT TO SCALE

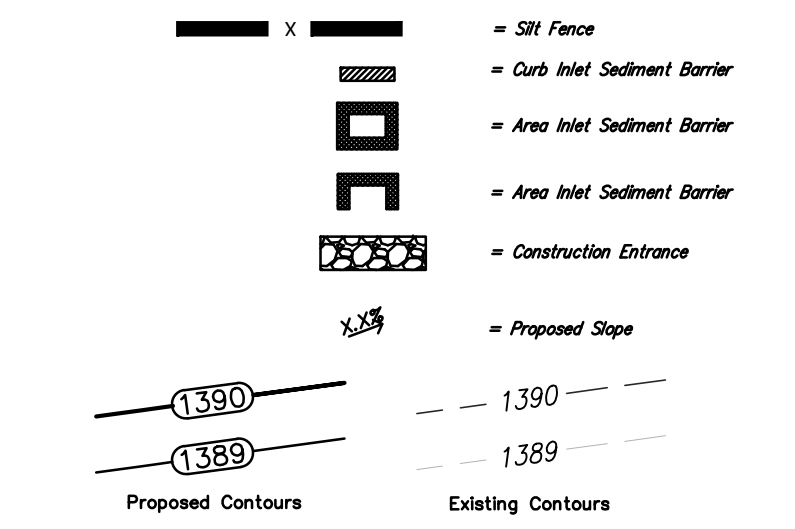


CONSTRUCTION ENTRANCE INFORMATION:
Contractor Shall Construct and Maintain Approved Entrance as Discussed in the Storm Water Pollution Prevention Plan Guidelines, and Detail, this Sheet. Entrance Shall be a Minimum of 12' Wide by 50' in Length with 2'-3\"/>

EROSION CONTROL NOTES

1. 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).
2. All exposed areas shall be seeded on specified within 21 days of final GRADING. Seed is to include straw mulch, crimped in place per industry standards.
3. Should construction stop for longer than 14 days, the site shall be seeded, including straw mulch, crimped in place per industry standards.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
10. All disturbed R/W areas not intended for pavement or sidewalk construction shall be hydroseeded with a Serrano / Perennial Rye Grass Seed Mix. See Mass Grading specification sheet for seed mixture rate requirements.
11. 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.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
13. 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.
14. Silt Fence is to be constructed to encompass 15' outside the Fair Cloth Skimmers at Sediment Basins 1, 2, & 3. Install Fair Cloth Skimmer per manufacturers specifications. Install maintain skimmer & silt fence per SWPPP requirements.
15. The Contractor is not allowed to import or export soil from this site. See site plans for stock pile requirements for this site.
16. Contractor is responsible to maintain existing temporary and permanent erosion control measure during construction. If the existing channels have evidence of erosion, contractor is to restore channel to proposed grades and install curlex type I TRM to maintain channel until permanent vegetation is established.

EROSION CONTROL LEGEND



PHASE 2 EROSION CONTROL PLAN

Scale 1" = 20' 0"

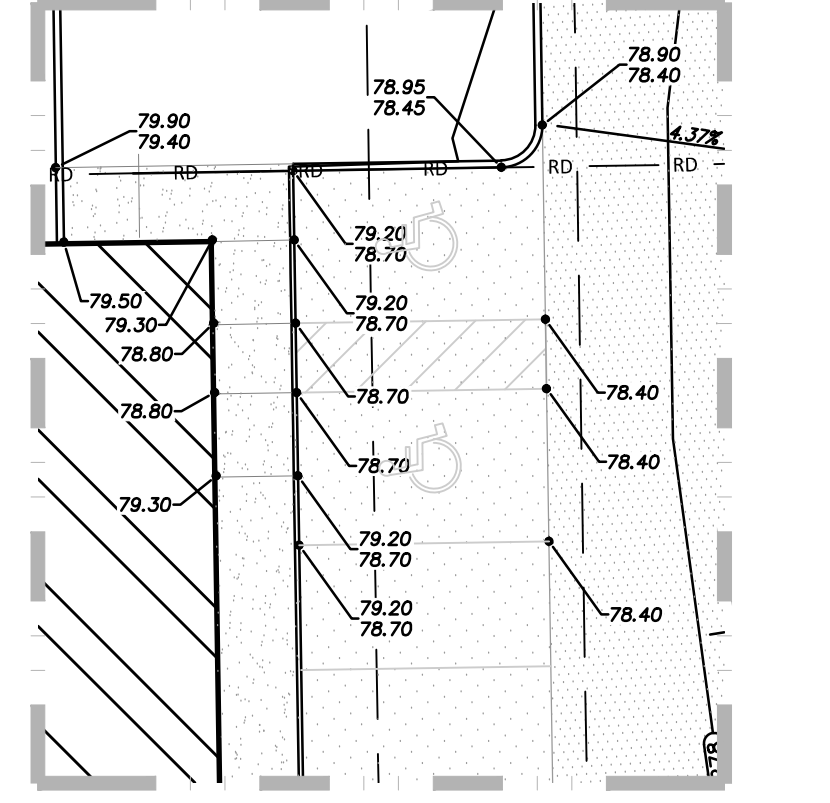
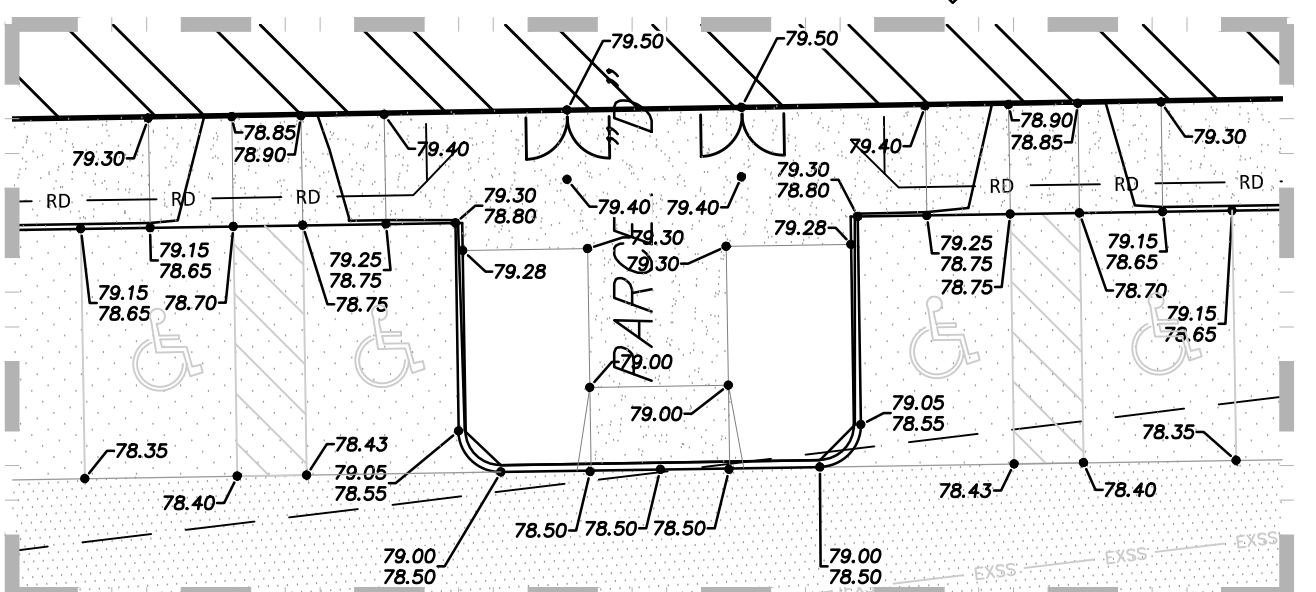
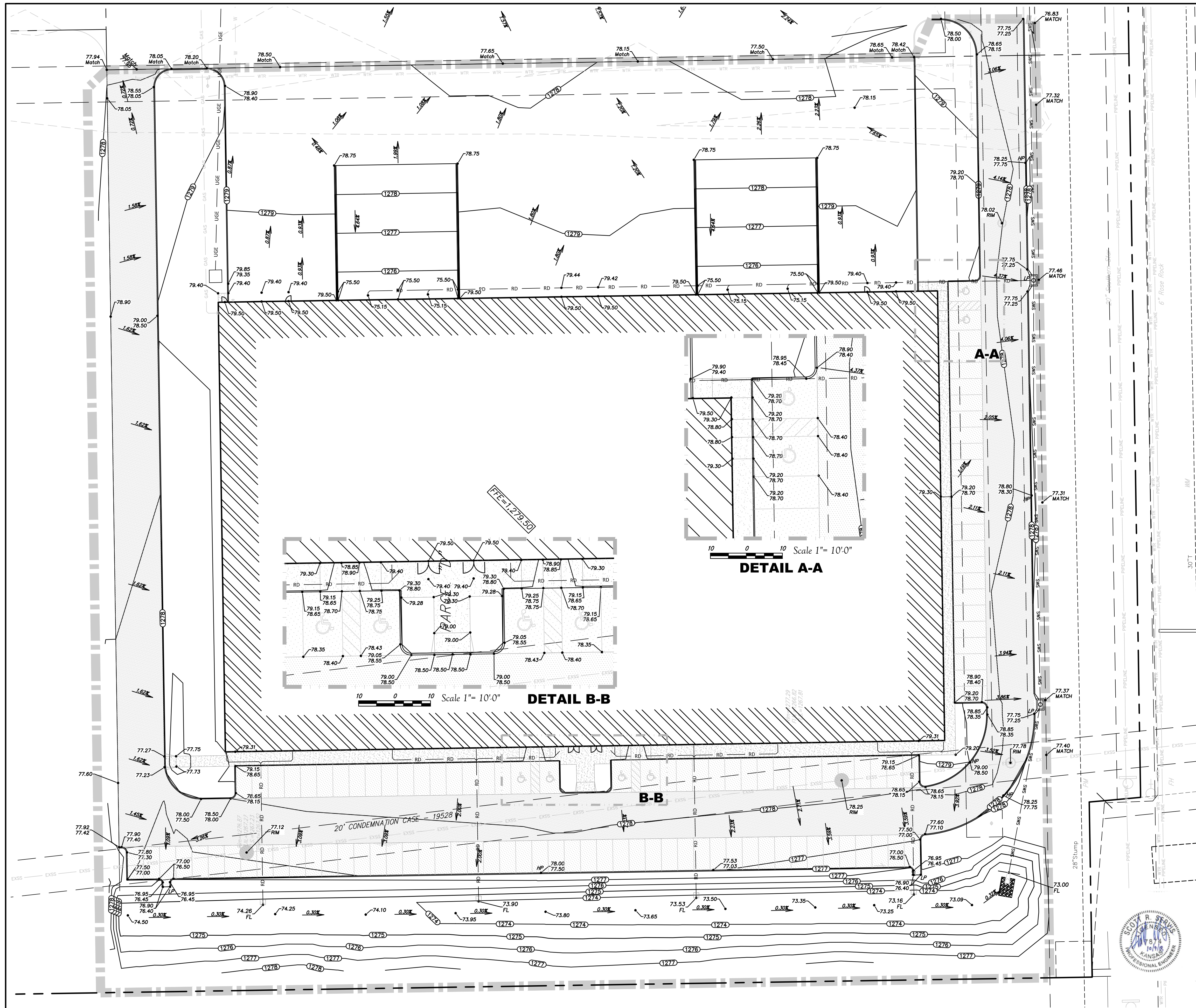


1315 W. MacArthur Road, #300
BMP CONTROL PLAN
Iron Horse Phase 2

BAUGHMAN COMPANY
311 Elm St., Woburn, MA 02121 314-252-7271
www.baughman.com

DATE: 1/2/18
BY: [Signature]

5
6



BENCHMARKS

- BM#1 Chiseled cross at back of sidewalk, 825.7' W. & 48' S. of the NE cor., NE 1/4, sec. 18, Twp. 28-S, R-1-E. ELEV. = 1278.78 NAVD88
- BM#2 Chiseled cross at back of sidewalk, 222' S. & 49' W. of the NE cor., NE 1/4, sec. 18, Twp. 28-S, R-1-E. ELEV. = 1278.94 NAVD88
- BM#3 Chiseled cross at back of sidewalk, 852.6' S. & 49.5' W. of the NE cor., NE 1/4, sec. 18, Twp. 28-S, R-1-E. ELEV. = 1278.31 NAVD88
- BM#4 Chiseled cross at back of sidewalk, 1587.7' S. & 48.6' W. of the NE cor., NE 1/4, sec. 18, Twp. 28-S, R-1-E. ELEV. = 1277.48 NAVD88
- BM#5 Top of magnoli in asphalt pavement, 982.5' W. & 10.1' S. of the most easterly NE cor., lot 1, South Lake Addition. ELEV. = 1277.58 NAVD88

GRADING NOTES

1. Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
2. The Contractor must notify the following in case of an emergency:
 - Kansas Gas Service (Gas).....1-888-482-4950
 - Black Hills Energy (Gas).....1-800-303-0357
 - Westar Energy (Electric).....303-8650
 - Cox Communications (Telecommunication).....262-4270
 - AT&T (Telecommunication).....288-2759
 - City of Wichita Water Dept. (Water).....288-4563
 - City of Wichita Sewer Maint.(San. Sewer).....288-4928
 - City of Wichita Storm Sewer Maint. (Storm Sewer).....288-4924
 - City of Wichita Traffic Maint.(Trsf. Control).....288-4034
 - Conoco Pipeline Co. (Petroleum).....1-800-231-2551
 - Williams Pipeline Co. (Petroleum).....529-8600
 - Phillips Pipeline Co. (Petroleum).....1-800-766-8230
3. 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 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.
4. 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.
5. The Contractor shall verify all utility locations prior to construction of this project.
6. Refer to Landscape Plan for Treatment of All Disturbed Areas.
7. Signing 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.
8. Paved Lot to be constructed with Paving as shown. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.
9. 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.
10. The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
11. 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.
12. 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.

LEGEND

- (1270) Proposed Spot Grade
- (1269) Proposed Contours
- 1270 Proposed Slope
- 1269 Existing Contours
- FFE=X,XXX.XX Proposed Building Finished Floor Elevation
- Proposed Curb and Flow Line Grades
- Proposed Building

PHASE 2 GRADING PLAN

Scale 1" = 20'0" 20 0 20

BAUGHMAN COMPANY
 315 East St. W. | BaughmanCA.com | Tel: 620-721-1111
 Kansas Professional Engineer
 License No. 179218
 1315 W. MacArthur Road, #300
 Iron Horse Phase 2
 4
 6

CROSS GATE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgewick County and state do hereby certify that we have surveyed and platted "CROSS GATE ADDITION", Wichita, Sedgewick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a portion of the Northeast Quarter of Section 18, Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgewick County, Kansas described as Beginning at the northeast corner of said Northeast Quarter; thence S00°54'28"E (assumed), along the east line of said Northeast Quarter, 1520.70 feet, to a point 1119.80 feet north of the southeast corner of said Northeast Quarter, also being the northeast corner of South Lake Addition to the City of Wichita, Kansas, Sedgewick County, Kansas; thence S89°05'02"W, along the north line of Lot 1, in said South Lake Addition, 1248.68 feet to a deflection point in the north line of said Lot 1; thence N05°57'28"W, along an easterly line of said Lot 1 extended north, 29.53 feet; thence S89°02'32"W, parallel with the northern most north line of said Lot 1, and 8.50 feet normally distant north of the northern most north line of said Lot 1, 97.25 feet; thence N00°53'16"W, 1491.65 feet to a point on the north line of said Northeast Quarter, said point being 1348.00 feet west of the northeast corner of said Northeast Quarter; thence N89°05'47"E, along the north line of said Northeast Quarter, 1348.00 feet to the Point of Beginning, EXCEPT that part deeded to the City of Wichita by Kansas Warranty Deed filed on DOC.#/FLM-PC: 28909293, all being subject to Road Rights of Way of Record, TOGETHER with a portion of the Northeast Quarter of Section 18, Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgewick County, Kansas described as commencing at the northeast corner of said Northeast Quarter; thence S00°54'28"E (assumed), along the east line of said Northeast Quarter, 1580.70 feet, to a point 1059.80 feet north of the southeast corner of said Northeast Quarter, also being the southeast corner of South Lake Addition to the City of Wichita, Kansas, Sedgewick County, Kansas and for a point of beginning; thence continue S00°54'28"E, along the east line of said Northeast Quarter, 324.97 feet to the northeast corner of Stein Addition, Wichita, Sedgewick County, Kansas; thence S88°52'26"W, along the north line of said Stein Addition, and Stein 5th Addition, Wichita, Sedgewick County, Kansas, 1020.25 feet; thence N00°54'58"W, perpendicular to the northern most south line of Lot 1 in said South Lake Addition, 328.71 feet, to a point on the northern most south line of Lot 1 in said South Lake Addition; thence N89°05'02"E, along the northern most south line of Lot 1 in said South Lake Addition, 1020.29 feet calculated per deed, and 1020.38 feet calculated per plat to the Point of Beginning, subject to Road Rights of Way of record.

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

Baughman Company, P.A.

This plat of "CROSS GATE ADDITION", Wichita, Sedgewick County, Kansas has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 4th day of JUNE, 2015.
Wichita-Sedgewick County Metropolitan Area Planning Commission

Carol Chapman Neugent For, Chair
Carol Chapman Neugent
Dale Miller, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 5th day of April, 2016.
Jeff Longwell, Mayor
Jeff Longwell
Karen Sublett, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 15th day of April, 2016.
Tricia L. Robello
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgewick County, Kansas

Entered on transfer record this 18th day of April, 2016.
Kelly B. Arnold, County Clerk
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 19th day of April, 2016 at 10:02:32 AM and is duly recorded.
Tonya Buckingham, Register of Deeds
Tonya Buckingham

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "CROSS GATE ADDITION", Wichita, Sedgewick County, Kansas.
KS StateBank

James D. Ashcraft, Sr. VP
JAMES D. ASHCRAFT, Sr. VP

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of March, 2016, by *Jeff M. Lange*, President of TCRS, LLC, a Kansas limited liability company, on behalf of the Bank of KS StateBank, on behalf of the Bank.
James D. Ashcraft, Notary Public
James D. Ashcraft, Notary Public

My App'l. Exp. 5-11-17
James D. Ashcraft
James D. Ashcraft, Notary Public
Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

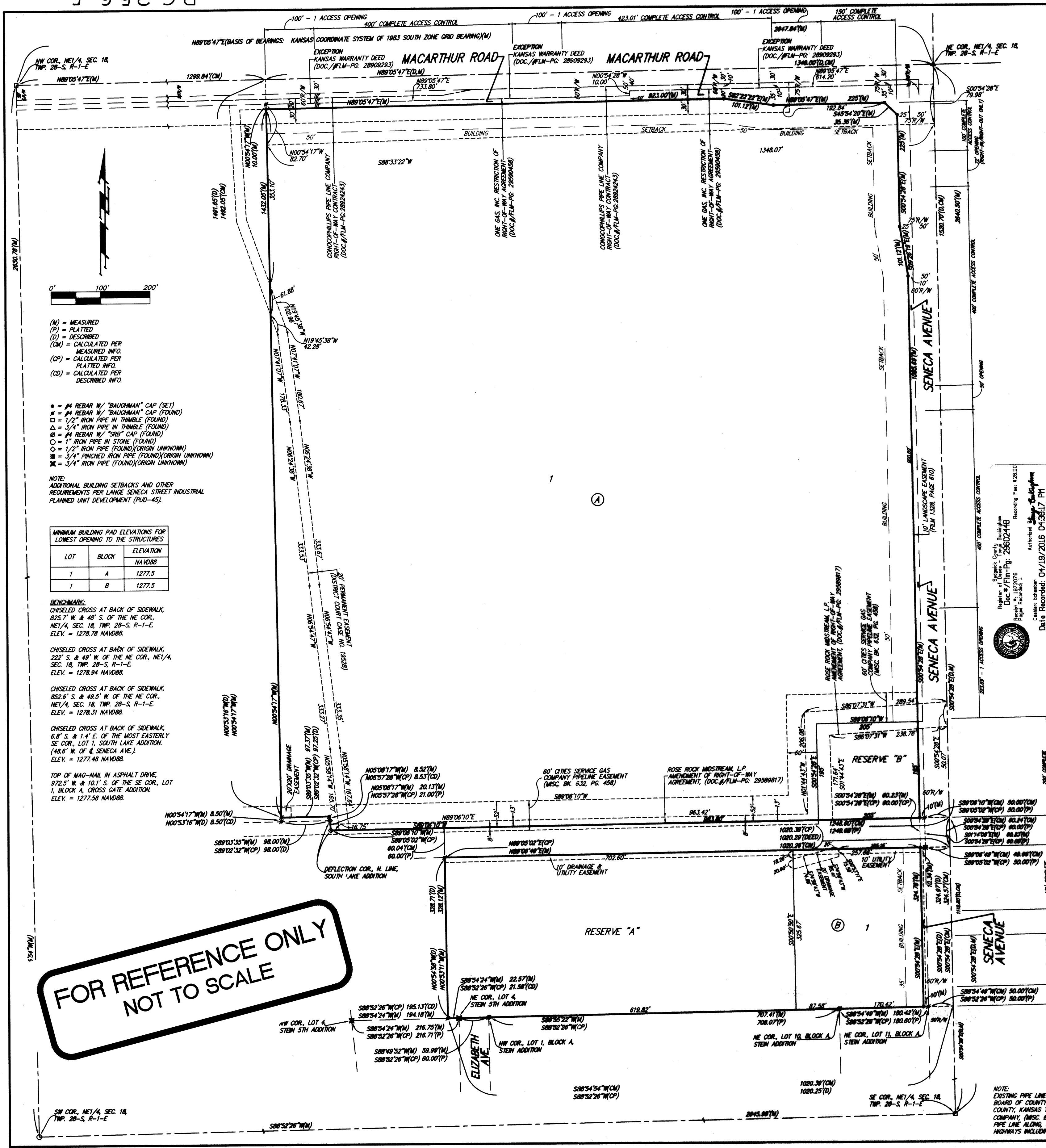
Michael G. Conroy, Surveyor
Michael G. Conroy
3-2016
Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "CROSS GATE ADDITION", Wichita, Sedgewick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, lakes, drainage purposes, utilities as confined to easement, and communication systems and related appurtenances as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, lakes, drainage purposes, and pipelines and related appurtenances as confined to easement. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A. 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.

TCRS, LLC, a Kansas limited liability company
Jeff M. Lange, President
Jeff M. Lange

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of March, 2016, by Jeff M. Lange, President of TCRS, LLC, a Kansas limited liability company, on behalf of the company.
James D. Ashcraft, Notary Public
James D. Ashcraft, Notary Public

My App'l. Exp. 4-16-16
James D. Ashcraft
James D. Ashcraft, Notary Public
NOTE: EXISTING K.G.B.E. RIGHT-OF-WAY EASEMENT, (MISC. BOOK 284, PAGE 251), IS OF UNDETERMINED WIDTH AND MAY AFFECT ALL PARTS OF NONE OF CROSS GATE ADDITION.
NOTE: EXISTING 5' S.W.B. RIGHT-OF-WAY AGREEMENT, (FLM 158, PAGE 673), AFFECTS PART OF RESERVE "A" AND PART OF LOT 1, BLOCK B, CROSS GATE ADDITION.
NOTE: A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain of established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.



**FOR REFERENCE ONLY
NOT TO SCALE**

- (M) = MEASURED
 - (P) = PLATTED
 - (D) = DESCRIBED
 - (CM) = CALCULATED PER MEASURED INFO.
 - (CP) = CALCULATED PER PLATTED INFO.
 - (CD) = CALCULATED PER DESCRIBED INFO.
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 1/2" IRON PIPE IN TRIMBLE (FOUND)
 - ◇ = 3/4" IRON PIPE IN TRIMBLE (FOUND)
 - ⊖ = #4 REBAR W/ "5081" CAP (FOUND)
 - = 1" IRON PIPE IN STONE (FOUND)
 - = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
 - ⊖ = 3/4" FINCHED IRON PIPE (FOUND) (ORIGIN UNKNOWN)
 - ⊖ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- NOTE: ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER LARGE SENECA STREET INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD-45).

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD83
1	A	1277.5
1	B	1277.5

BENCHMARK:
CHISELED CROSS AT BACK OF SIDEWALK, 825.7' N. & 48.5' S. OF THE NE COR., NE 1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.78 NAVD83.
CHISELED CROSS AT BACK OF SIDEWALK, 222.5' S. & 49.5' W. OF THE NE COR., NE 1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.94 NAVD83.
CHISELED CROSS AT BACK OF SIDEWALK, 852.6' S. & 49.5' W. OF THE NE COR., NE 1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.94 NAVD83.
CHISELED CROSS AT BACK OF SIDEWALK, 6.8' S. & 1.4' E. OF THE MOST EASTERLY SE COR., LOT 1, SOUTH LAKE ADDITION. (148.6' W. OF SENECA AVE.). ELEV. = 1277.48 NAVD83.
TOP OF MAN-MAIL IN ASPHALT DRIVE, 572.5' N. & 10.1' S. OF THE SE COR., LOT 1, BLOCK A, CROSS GATE ADDITION. ELEV. = 1277.58 NAVD83.

BAUGHMAN COMPANY
315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149
www.baughmanco.com
Surveying | Planning | Landscape Architecture

Iron Horse Manufacturing Park
COPY OF PLAT
STORM SEWER IMPROVEMENTS