

GENERAL NOTES

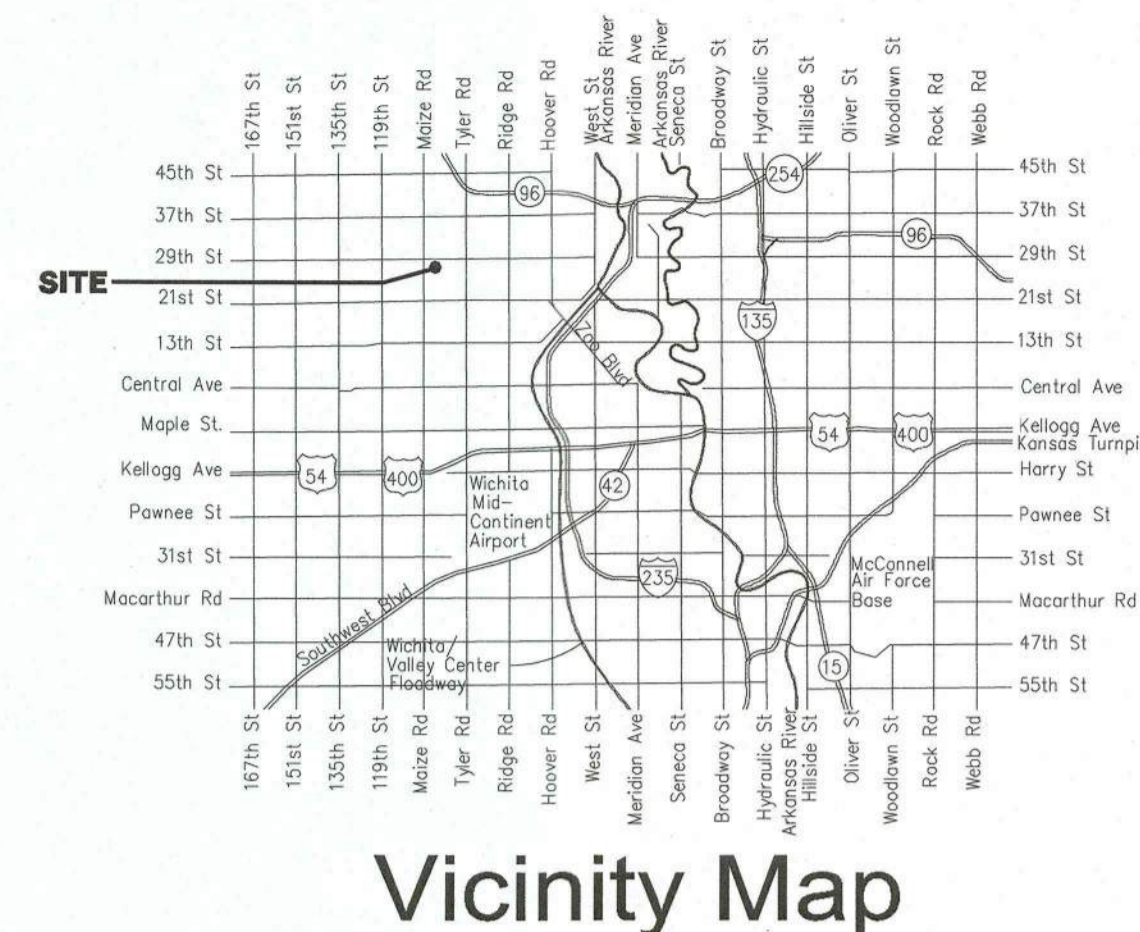
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE NOTICE TO UTILITY COMPANIES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, 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 WILL 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 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 ADJUTING 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 FINAL 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 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.
- 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.
- A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDING AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUND SHALL BE CONSTRUCTED WITH NEW DEVELOPMENT AS 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.
- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLANTED WITH GRASS AND FERTILIZED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH TEMPORARY RYE GRASS. RYE GRASS SEED SHALL BE PLANTED AT A MINIMUM RATE OF SIX (6) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. THIS TEMPORARY SEEDING MAY BE OMITTED ONLY IF OTHER SEEDING IS REQUIRED IN ACCORDANCE WITH GENERAL NOTE NO. 19 ABOVE. TEMPORARY SEEDING OR PERMANENT SEEDING/SODDING SHALL BE APPLIED WITHIN 14 DAYS AFTER THE AREA HAS BEEN DISTURBED.

STORM SEWER IMPROVEMENTS to serve CADILLAC LAKE 2ND ADDITION

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
Project Number
581 PPD (133119)



AS BUILTS

Contractor: FREMAR CORP. 10.03/2019	Project Inspector: Larry Gann KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242
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SHEET INDEX

SHEET NO. G-001	TITLE SHEET
SHEET NO. G-002	KEY MAP
SHEET NO. C-101	GRADING PLAN
SHEET NO. C-102	SWS PROFILES
SHEET NO. C-103	TYPICAL SECTIONS
SHEET NO. C-301	ERU SHEET
SHEET NO. C-601	RIP RAP DETAILS
SHEET NO. C-602	EROSION CONTROL BMP DETAILS (available on the City's website) CADILLAC LAKE ADDITION PLAT CADILLAC LAKE 2ND ADDITION PLAT

Stormwater Certification:	
New Development or Redevelopment (Circle One) n/a	
Stormwater Permit #	SW02019-0007
NOI State Permit #	S-AR-94-1275
NOI Federal Permit #	KSR111528
These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.	
Site Area (Acres) =	0.94 AC.
Disturbed Area (Acres) =	0.94 AC.
Water Quality Treatment:	Cadillac Lake Detention Basin
Downstream Channel Protection:	Cadillac Lake Detention Basin
Detention:	Cadillac Lake Detention Basin
The BMP used for this development is <u>Wet Detention Pond</u>	

KEY MAP

SEE SHEET G-002

HORIZONTAL CONTROL

SEE SHEET G-002

BENCHMARKS

SEE SHEET G-002

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

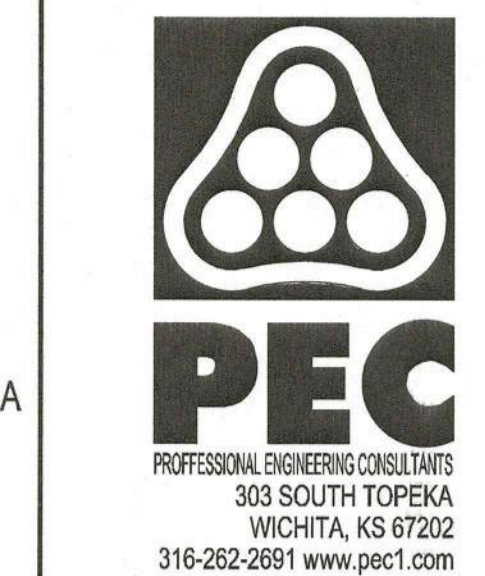
Engineering Julianne Kallman 6-3-19
Stormwater Joe Hinkle 6-3-19

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 by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. 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.

June 2019



CADILLAC LAKE 2ND ADDITION
DRAINAGE IMPROVEMENTS

Issue:	
JOB NO.	190106-000
DATE	04/08/2019
PM	DRC
DESIGNED BY	GAS
DRAWN BY	RFT
CHECKED BY	MEB

TITLE SHEET

G-001

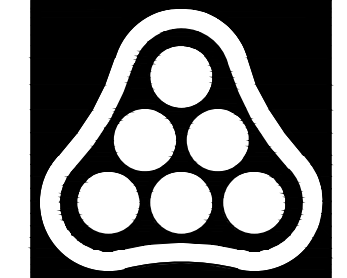
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AS BUILTS

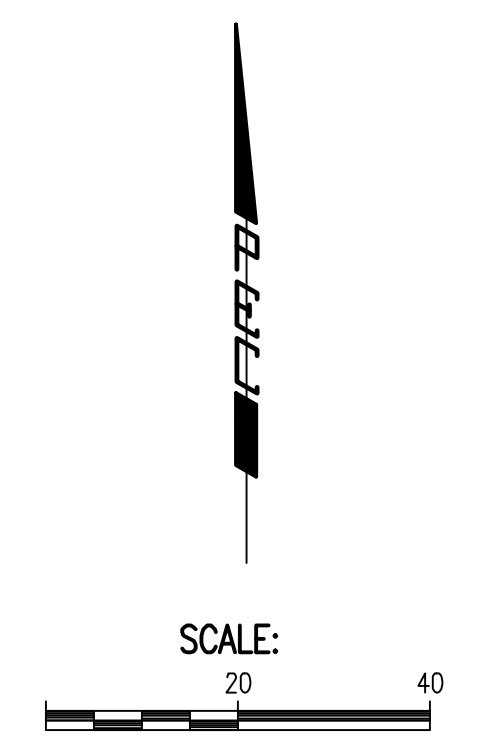


KEMILLER
ENGINEERING PA

117 E. Lewis,
Wichita, KS 67202 (316)264-0242



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PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com

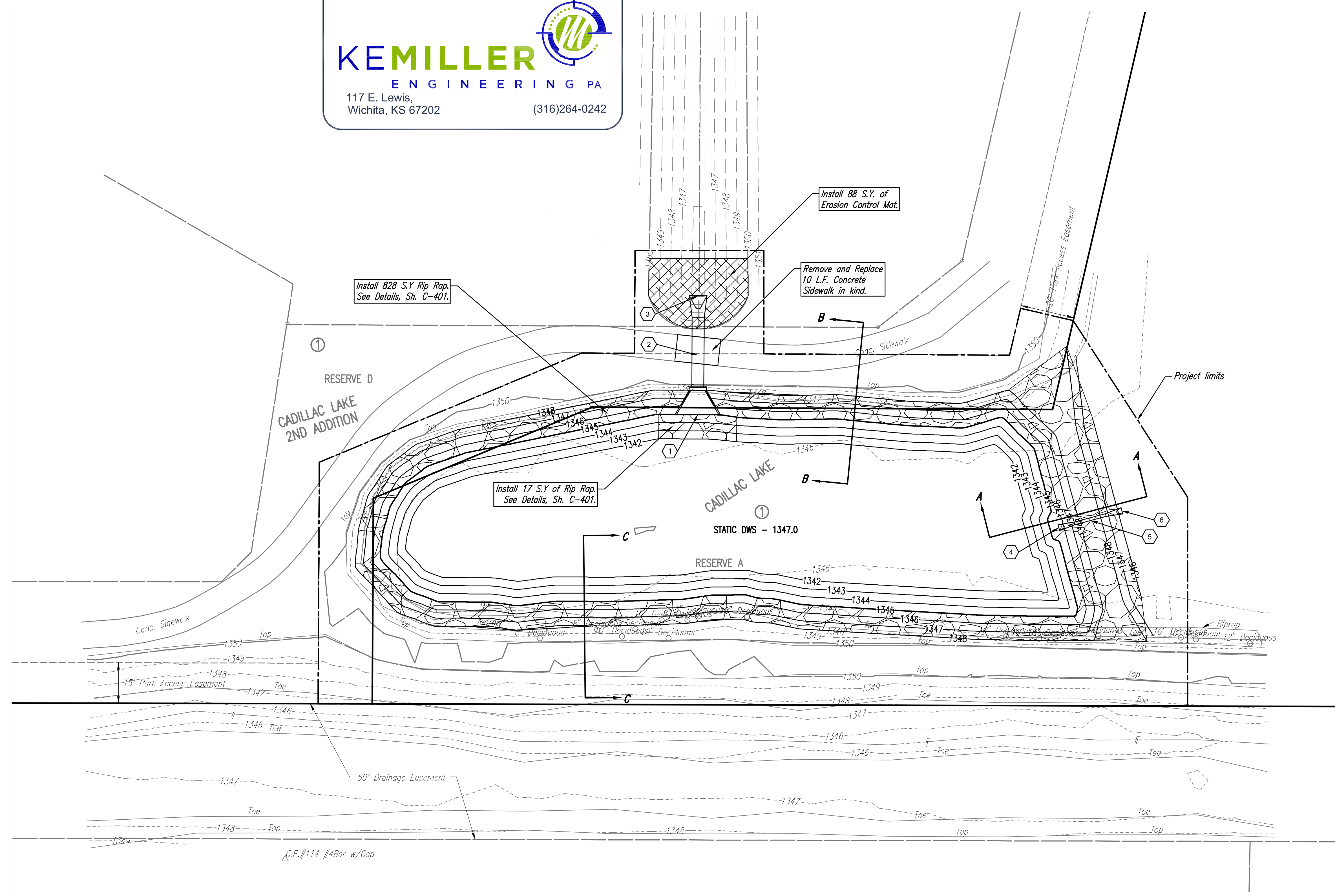


- LEGEND**
- 53.60 PROPOSED PAVEMENT ELEVATION (+ 1300 = NAVD88 ELEVATION)
 - 50.3 PROPOSED GROUND ELEVATION (+ 1300 = NAVD88 ELEVATION)
 - 1350 --- EXISTING MAJOR CONTOUR
 - 1351 --- EXISTING MINOR CONTOUR
 - 1350 — PROPOSED MAJOR CONTOUR
 - 1351 — PROPOSED MINOR CONTOUR
 - - - - - BREAK LINE
 - ← FLOW DIRECTION
 - HP = HIGH POINT
 - TC = TOP OF CURB
 - FL = FLOW LINE
 - TW = TOP OF WALL
 - ME = MATCH EXISTING CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



DARWIN R. CRONK
LICENSED
14896
06/03/2019
KANSAS
PROFESSIONAL ENGINEER

**CADILLAC LAKE 2ND ADDITION
DRAINAGE IMPROVEMENTS**



- 1 N: 9,059.5580, E: 5,669.4183
Install 53"x34" HERCP Headwall
FL = 1345.00
- 2 Install 26.00 L.F. of 53"x34" HERCP @ 2.07%
- 3 N: 9,103.5573, E: 5,669.6543
Install 53"x34" HERCP End Section
FL = 1345.90
- 4 N: 9,017.7826, E: 5,802.7858
Install 12" RCP End Section
FL = 1345.50
- 5 Install 12.00 L.F. of 12" RCP
- 6 N: 9,024.0070, E: 5,826.1096
Install 12" RCP End Section
FL = 1345.50

REFERENCE SHEET C-102
STORM WATER SEWER PROFILES
REFERENCE SHEET C-103 FOR
TYPICAL SECTIONS.

Issue:	
JOB NO.	190106-000
DATE	04/08/2019
PM	DRC
DESIGNED BY	GAS
DRAWN BY	RFT
CHECKED BY	MEB

GRADING PLAN

C-101

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1 2 3 4 5 6

A


B

C

D

E

AS BUILTS

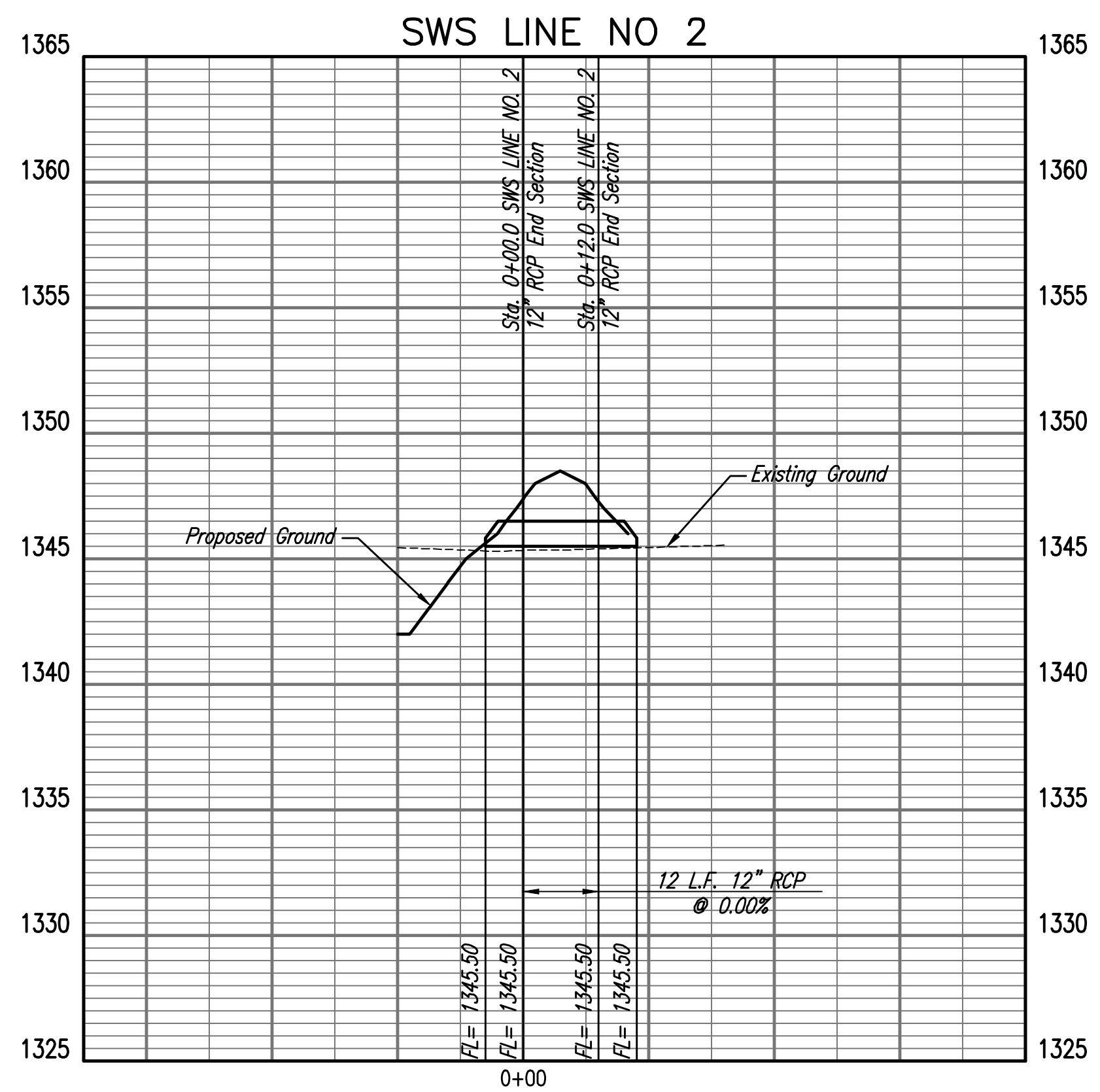
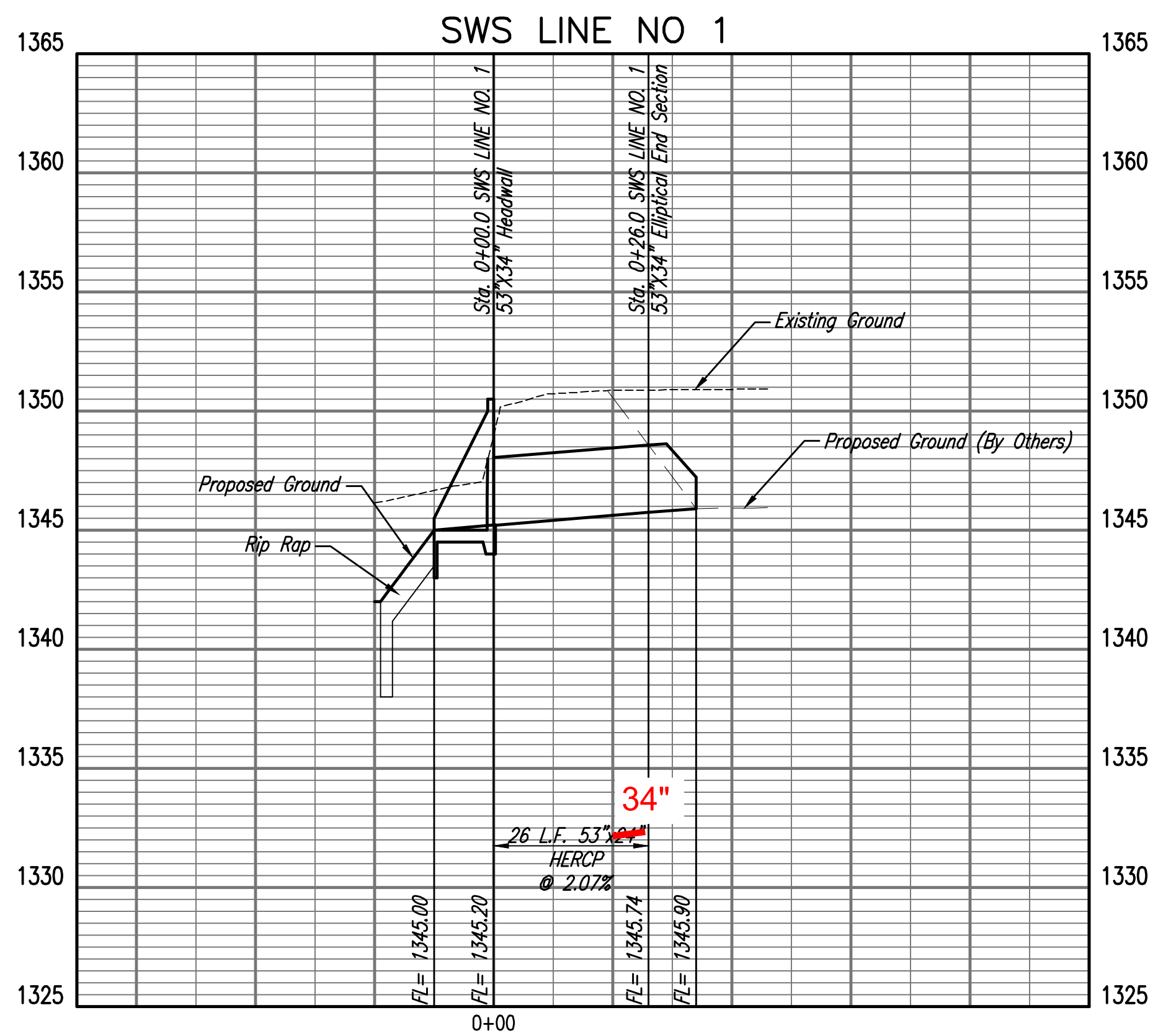
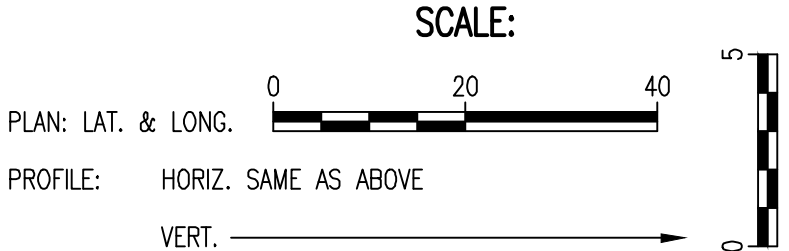


KEMILLER
ENGINEERING PA

117 E. Lewis,
Wichita, KS 67202 (316)264-0242



CONSULTANTS
LOGO



CADILLAC LAKE 2ND ADDITION

DRAINAGE IMPROVEMENTS

Issue:	
JOB NO.	190106-000
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PM	DRC
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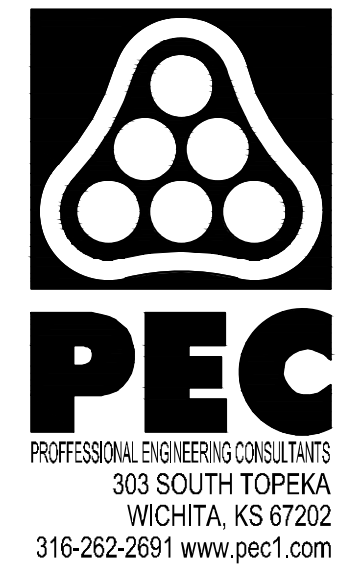
SWS PROFILES

C-102

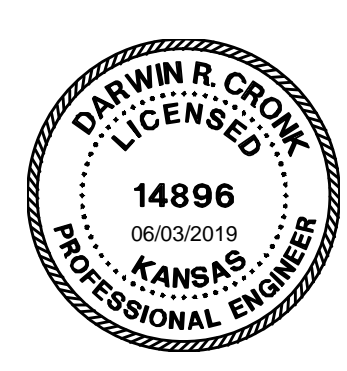
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CONSULTANTS
 LOGO

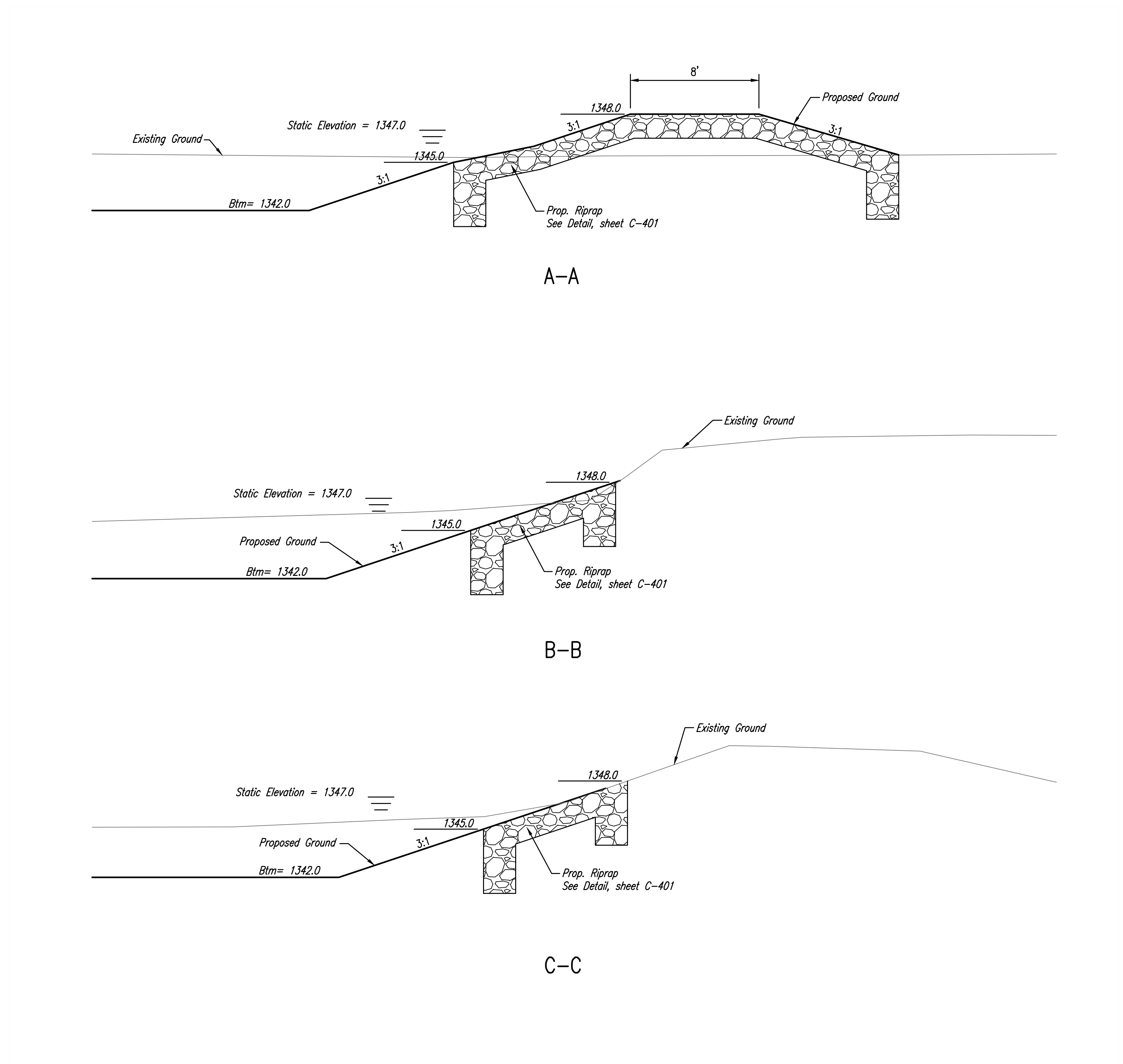


CADILLAC LAKE 2ND ADDITION
DRAINAGE IMPROVEMENTS

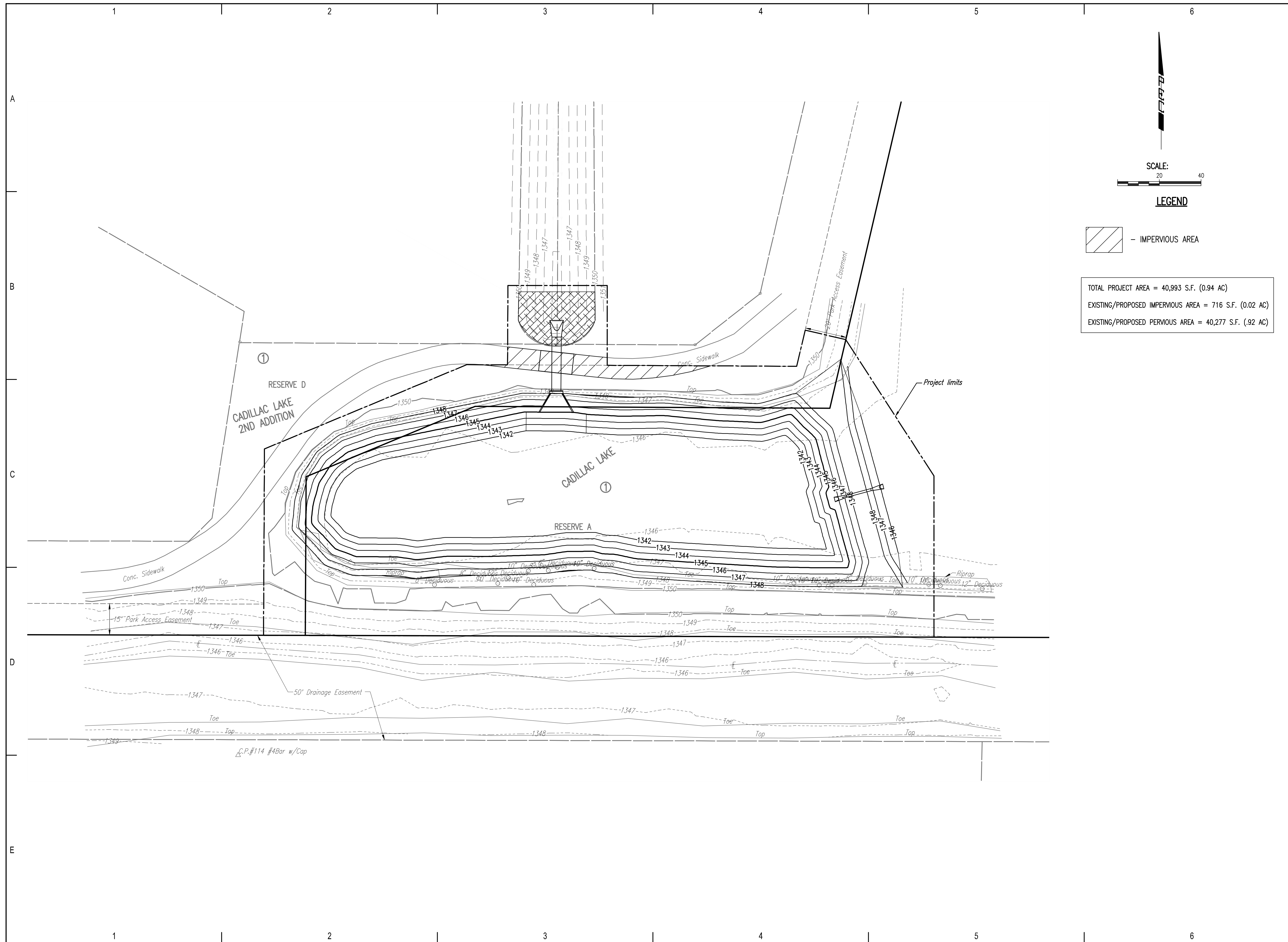
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DATE	04/08/2019
PM	DRC
DESIGNED BY	GAS
DRAWN BY	RFT
CHECKED BY	MEB

TYPICAL SECTIONS

C-103



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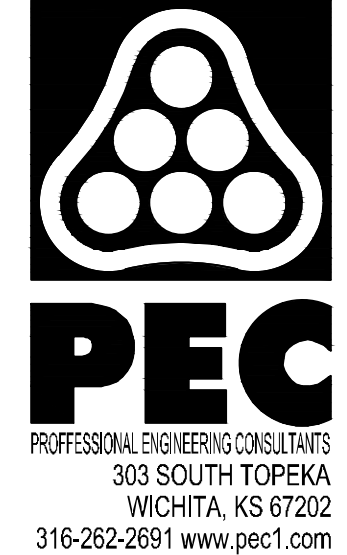


SCALE:
 20 40

LEGEND

- IMPERVIOUS AREA

TOTAL PROJECT AREA = 40,993 S.F. (0.94 AC)
 EXISTING/PROPOSED IMPERVIOUS AREA = 716 S.F. (0.02 AC)
 EXISTING/PROPOSED PERVIOUS AREA = 40,277 S.F. (.92 AC)



CADILLAC LAKE 2ND ADDITION

DRAINAGE IMPROVEMENTS

Issue:	
JOB NO.	190106-000
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PM	DRC
DESIGNED BY	GAS
DRAWN BY	RFT
CHECKED BY	MEB

ERU PLAN

C-301

1 2 3 4 5 6

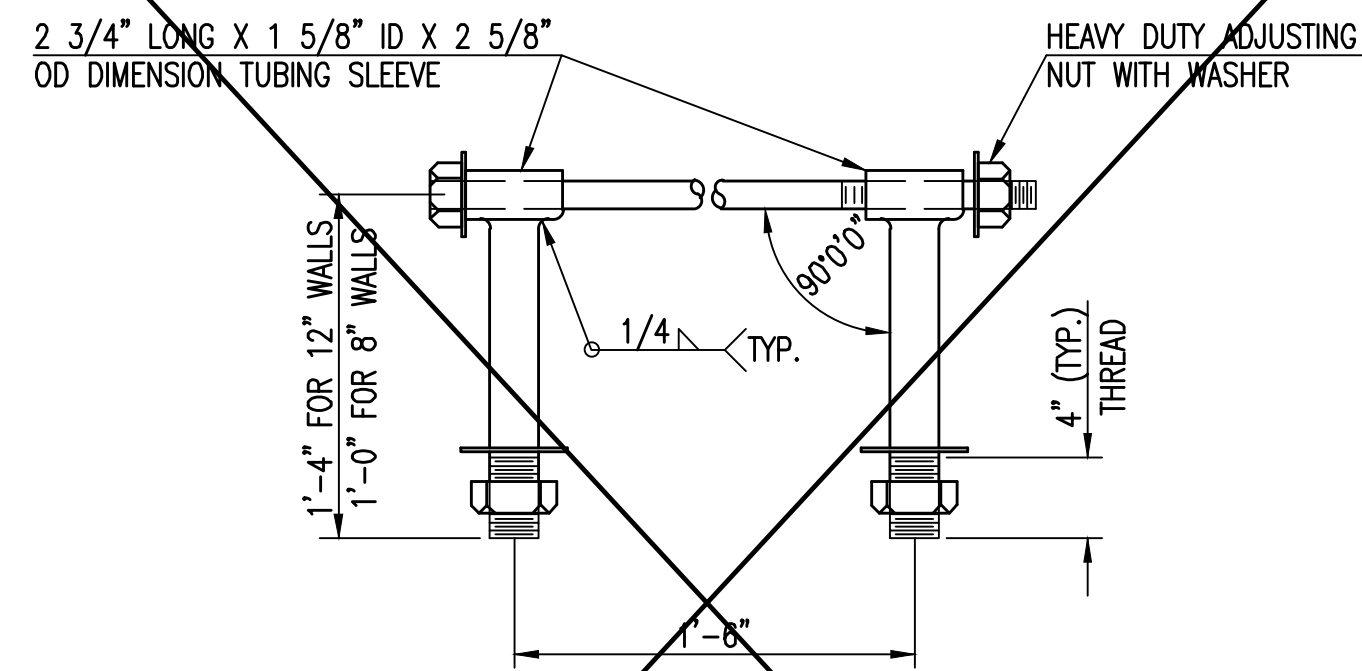
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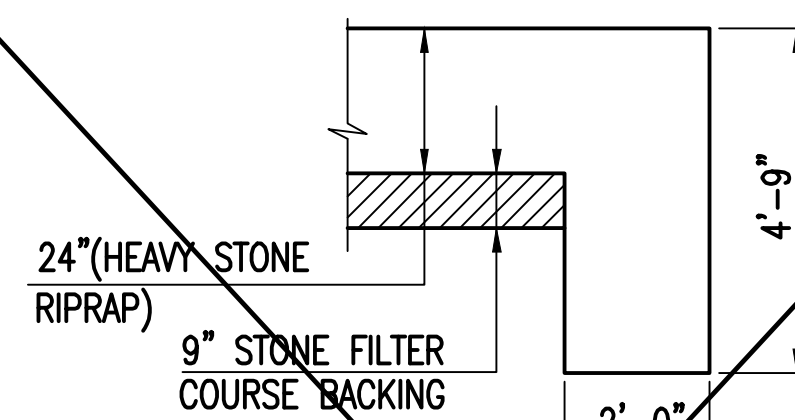


HEAVY DUTY (H.D.) COUPLER

NO SCALE

NOTES

1. BOLTS TO BE A-36 1 1/2" DIAMETER.
2. BOLTS, NUTS, WASHERS AND SLEEVES TO BE ZINC PLATED.
3. WASHERS TO BE 3 1/2" O.D. X 7 GAUGE.
4. SHIP WITH NUTS AND WASHERS PLACED ON BOLTS.



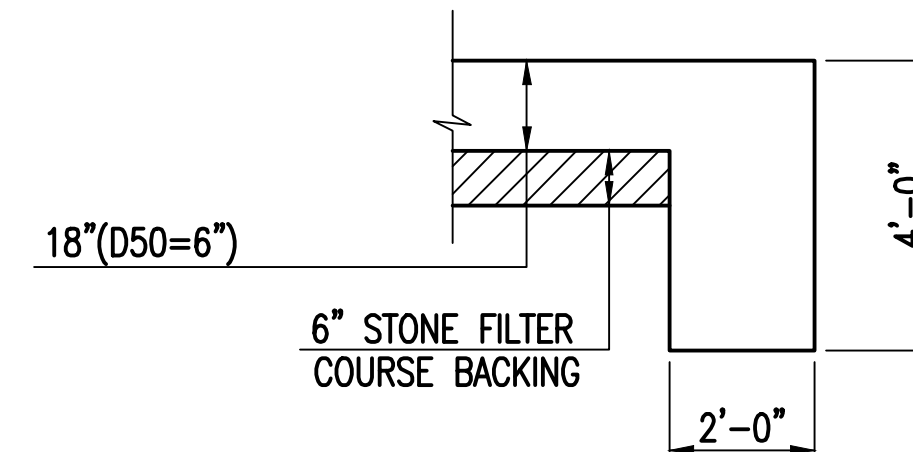
TYPICAL SECTION THRU TOEWALL

NO SCALE

NOTES

1. ALL RIPRAP FOR THIS PROJECT SHALL BE NATURAL STONE. NEITHER BROKEN CONCRETE, FABRIC ENVELOPE, NOR PREMIXED DRY PACKAGED CONCRETE BAG ALTERNATES WILL BE ALLOWED, UNLESS INDICATED OTHERWISE.
2. TOEWALLS SHALL BE INSTALLED ALONG ALL UNPROTECTED EDGES OF STONE RIPRAP.
3. GROUTING OF THE SURFACE OF THE RIPRAP SHALL NOT BE PERFORMED, UNLESS INDICATED OTHERWISE. GROUTING OF THE TOEWALLS SHALL BE PERFORMED PER CITY SPECIFICATIONS.

HEAVY STONE RIPRAP DETAILS



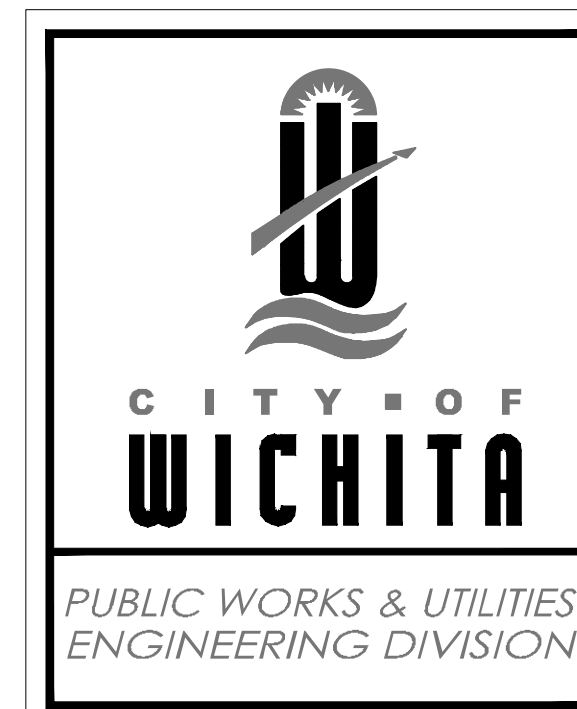
TYPICAL SECTION THRU TOEWALL

NO SCALE

NOTES

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2. TOEWALLS SHALL BE INSTALLED ALONG ALL UNPROTECTED EDGES OF STONE RIPRAP.
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RIPRAP DETAILS



MISCELLANEOUS DETAILS (STORM SEWER)

CITY ENGINEER

GARY JANZEN, P.E.

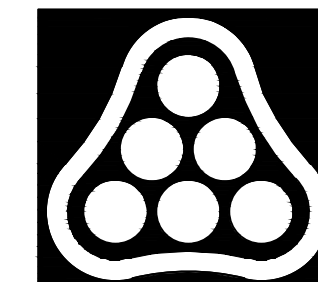
PROJECT NUMBER	OCA NUMBER	DATE
581 PPD	133119	11/2010

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET

_ of _

SIW-401



PEC

PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com

CONSULTANTS
LOAD

CADILLAC LAKE 2ND ADDITION

DRAINAGE IMPROVEMENTS

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CHECKED BY	MEB

RIP RAP DETAILS

C-401

1 2 3 4 5 6



PC 254-2

CADILLAC LAKE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
FINAL PLAT

Register of Deeds
Doc #/Plat #/Pg: 26860357
Page Recorded
Date Recorded: 09/29/2015 02:07:10 PM
Recording Fee: \$23.00

SCALE: 1" = 100'
0 100 200

LEGEND
● SET 1/2" REBAR W/PEC CAP SECTION CORNER
△ MEASURED
M CALCULATED FROM MEASURED
P-PCA PLATTED MEASUREMENT FROM PEARSON COMMERCIAL ADDITION COMPLETE ACCESS CONTROL
C.A.C.

BENCH MARK LIST
BM #1 - CHISELED SQUARE ON TOP OF CURB, SOUTH SIDE OF DRIVE ENTRANCE TO NORTHEAST CORNER OF TARGET PARKING LOT AND SOUTHWEST CORNER OF GOVERNMENT LOT 4, SEC 5-27-1W. ELEV = 1352.44 (NAVD88)
BM #2 - CHISELED SQUARE AT SOUTHWEST CORNER OF SOUTH HEADWALL FOR RCBC UNDER 29TH STREET, WEST OF MAIZE MAIZE ROAD (NOT THE CHISELED * AT THE SOUTHWEST CORNER OF SAME HEADWALL). ELEV = 1353.32 (NAVD88)
BM #3 - CHISELED SQUARE ON TOP OF RETAINING WALL AT SOUTHWEST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER #10105 ON SOUTH SIDE OF 29TH STREET AND 800 FEET EAST OF BIKE PATH ON EAST SIDE OF MAIZE ROAD. ELEV = 1352.01 (NAVD88)

THIS PLAT OF CADILLAC LAKE HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE 1st DAY OF September, 2015.

Matthew G. Barber, CHAIRMAN
W. David Barber, INTERIM SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS DAY OF September, 2015.

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

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 1st DAY OF September, 2015.

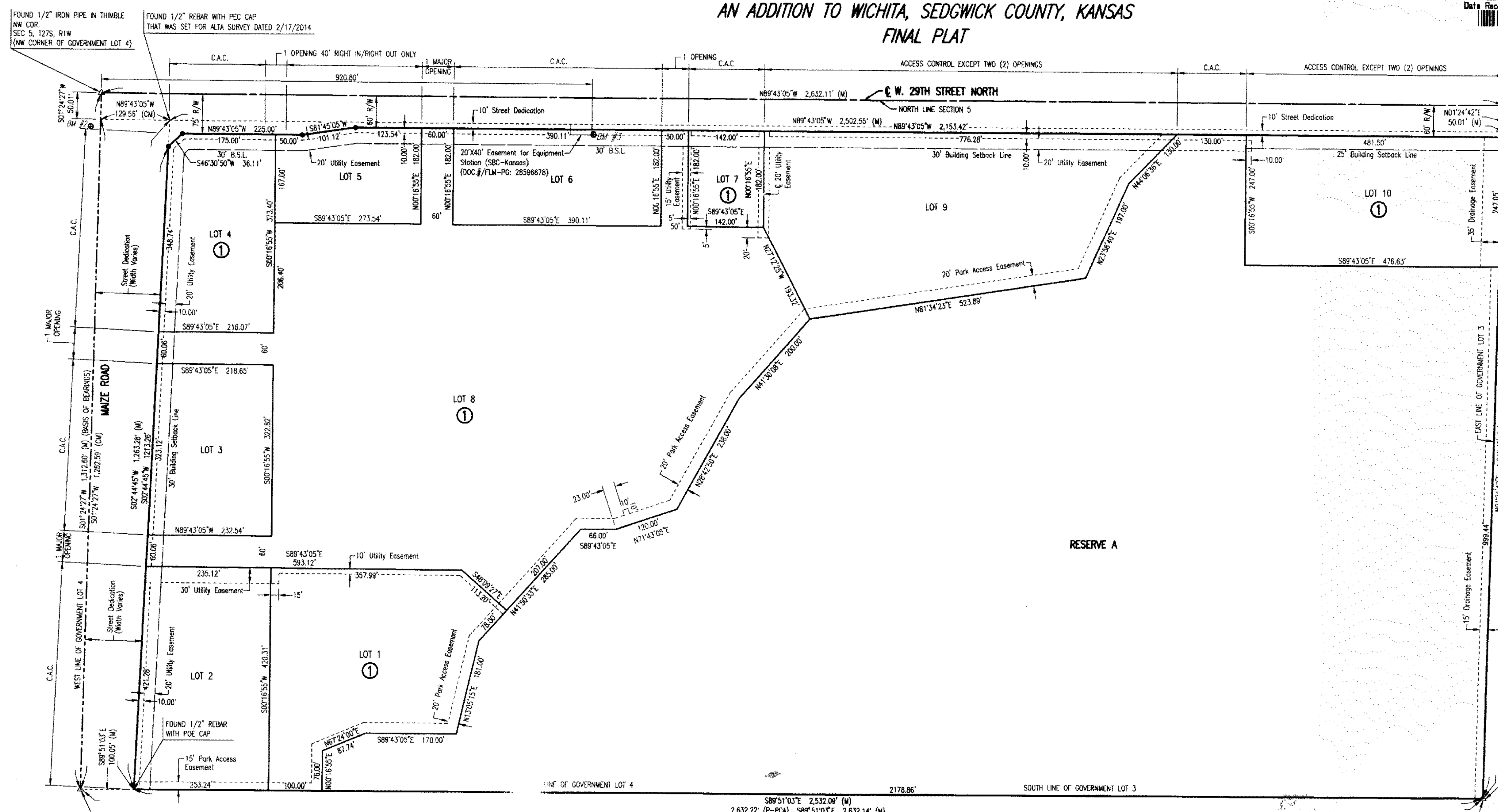
Jeff Longwell, MAYOR
Karen Sublett, CLERK

ENTERED ON TRANSFER RECORD THIS 29th DAY OF September, 2015.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 9:28:10 P.M., ON THE 29 DAY OF September, 2015.

TONYA BUCKINGHAM, DEPUTY
BILL MEER, REGISTER OF DEEDS

PEC PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA WICHITA, KS 67202
316-262-2691 www.pec1.com



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 12th DAY OF August, 2015, THAT WE HAVE SURVEYED AND PLATTED CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, STREETS, A BLOCK, AND A RESERVE, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
GOVERNMENT LOTS 3 AND 4 IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH 50 FEET THEREOF.

ALL PUBLIC EASEMENTS LYING WITHIN ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLACED BY VIRTUE OF K.S.A. 12-5122, AS AMENDED.

ERNEST CANTU JR., P.E., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CADILLAC LAKE COMMUNITY UNIT PLAN (CUP2015-0005, DP-338)

THE PARK ACCESS EASEMENT AS SHOWN FOR CITY PARKS AND RECREATION DEPARTMENT IS HEREBY GRANTED.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

DRAINAGE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS ARE HEREBY GRANTED.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM MAIZE ROAD AND 29TH STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 8, BLOCK 1, SHALL HAVE ACCESS TO MAIZE ROAD AT TWO (2) LOCATIONS AND THAT LOTS 4 AND 5, BLOCK 1, SHALL HAVE ONE JOINT ACCESS TO 29TH STREET NORTH (RIGHT IN/RIGHT OUT ONLY); LOT 8 SHALL HAVE ACCESS TO 29TH STREET NORTH AT TWO (2) LOCATIONS; LOT 9, BLOCK 1, SHALL HAVE ACCESS TO 29TH STREET AT TWO (2) LOCATIONS; AND LOT 10, BLOCK 1, SHALL HAVE ACCESS TO 29TH STREET NORTH AT TWO (2) LOCATIONS. FINAL LOCATIONS TO BE AS APPROVED BY THE CITY ENGINEER. ALL ACCESS OPENINGS ALONG 29TH STREET NORTH ARE TO BE IN ACCORDANCE WITH WICHITA-SEDGWICK COUNTY ACCESS MANAGEMENT STANDARDS.

THE STREET DEDICATIONS ALONG MAIZE ROAD AND 29TH STREET NORTH ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

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

MINIMUM OPENING ELEVATION (NAV88)
BLOCK 1
LOTS 1 - 10 1352.7

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVE A IS HEREBY PLATTED FOR OPEN SPACE, WETLANDS, CITY PARK AND ASSOCIATED AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVE A SHALL BE OWNED AND MAINTAINED BY CADILLAC LAKE, L.L.C. ITS SUCCESSORS OR ASSIGNS.

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, STREETS, A BLOCK, AND A RESERVE, THE SAME TO BE KNOWN AS CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: CADILLAC LAKE, L.L.C.
JERRY JONES, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 2015, BY JERRY JONES, VICE PRESIDENT OF CADILLAC LAKE, L.L.C.

SCOTT E. HATROP, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 12/31/2016

WE, LEGACY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

FRANK SUELLENTROP, PRESIDENT
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

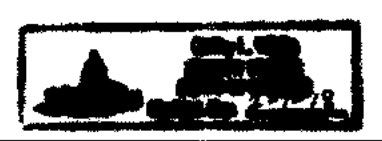
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF August, 2015, BY FRANK SUELLENTROP, PRESIDENT OF LEGACY BANK.

Cathy L. White, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2-1-2018

FOUND 1/2" REBAR WITH TERRA TECH CAP
SE COR., N 1/2, NW 1/4,
SEC 5, T27S, R1W
(SE CORNER OF GOVERNMENT LOT 3)

Ernest Cantu Jr.
AUG 13, 2015

NOTARY PUBLIC
SCOTT E. HATROP



PC 254-2

CADILLAC LAKE 2ND ADDITION

DRAINAGE IMPROVEMENTS

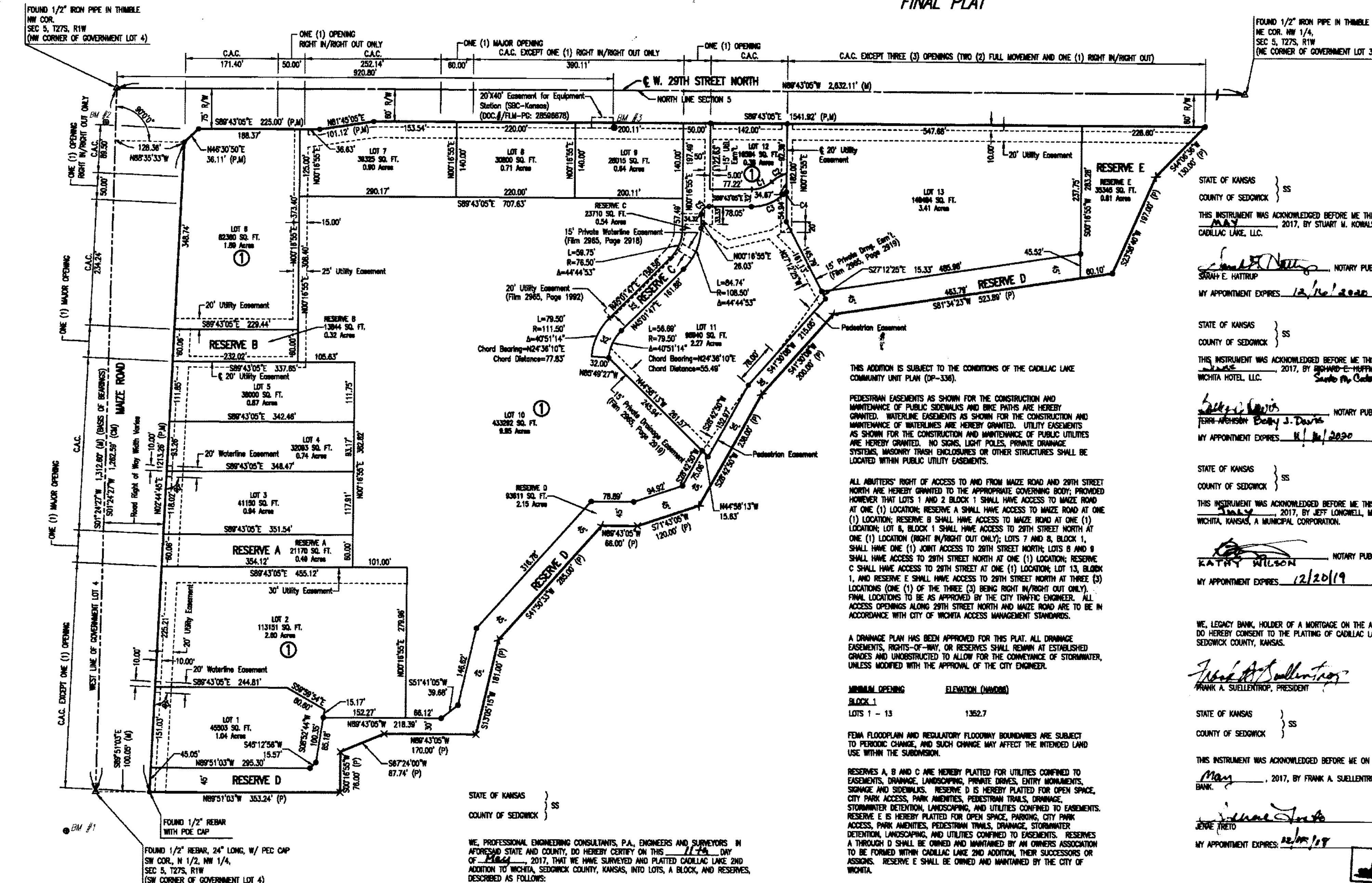
Issue:	
JOB NO.	190106-000
DATE	04/08/2019
PM	DRC
DESIGNED BY	GAS
DRAWN BY	RFT
CHECKED BY	MEB

CADILLAC LAKE ADDITION

C-601

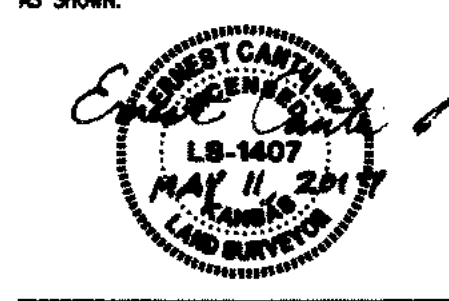
SAVED 4/23/2019 2:48:33 PM BY RFT
PLOTTED 6/3/2019 11:42:29 AM BY ROY THOMAS
U:\WICHITA-CIVIL\2019\190106\000\DRAWINGS\PLANS\190106-000-C-601.DWG

CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT



Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	40.71'	54.50'	42°46'00"	N88°52'55"E	38.77'
C2	32.19'	89.50'	28°32'02"	N87°44'50"E	31.90'
C3	64.97'	86.50'	47°01'57"	N88°58'51"E	63.46'
C4	7.54'	37.50'	11°31'38"	N53°14'42"E	7.53'
C5	22.78'	14.50'	90°00'00"	N45°18'56"E	20.51'



ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CADILLAC LAKE COMMUNITY UNIT PLAN (CP-336).

PEDESTRIAN EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC SIDEWALKS AND BIKE PATHS ARE HEREBY GRANTED. WATERLINE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINES ARE HEREBY GRANTED. UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM MAIZE ROAD AND 29TH STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOTS 1 AND 2 BLOCK 1 SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION; RESERVE B SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION; RESERVE C SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION; LOT 1, BLOCK 1 SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION (RIGHT IN/RIGHT OUT ONLY); LOTS 7 AND 8, BLOCK 1, SHALL HAVE ONE (1) JOINT ACCESS TO 29TH STREET NORTH; LOTS 8 AND 9 SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION; RESERVE C SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION; LOT 1, AND RESERVE E SHALL HAVE ACCESS TO 29TH STREET NORTH AT THREE (3) LOCATIONS (ONE (1) OF THE THREE (3) BEING RIGHT IN/RIGHT OUT ONLY). FINAL LOCATIONS TO BE AS APPROVED BY THE CITY TRAFFIC ENGINEER. ALL ACCESS OPENINGS ALONG 29TH STREET NORTH AND MAIZE ROAD ARE TO BE IN ACCORDANCE WITH CITY OF WICHITA ACCESS MANAGEMENT STANDARDS.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GROUNDS AND UNOBTAINED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINORAL OPENING ELEVATION (MMW000)
LOTS 1 - 13 1352.7

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES A, B AND C ARE HEREBY PLATED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, LANDSCAPING, PRIVATE DRIVES, ENTRY MONUMENTS, SIGNAGE AND SIDEWALKS. RESERVE D IS HEREBY PLATED FOR OPEN SPACE, CITY PARK ACCESS, PARK AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVE E IS HEREBY PLATED FOR OPEN SPACE, PARKING, CITY PARK ACCESS, PARK AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. THROUGH D SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN CADILLAC LAKE 2ND ADDITION, THEIR SUCCESSORS OR ASSIGNEES. RESERVE E SHALL BE OWNED AND MAINTAINED BY THE CITY OF WICHITA.

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 PLATED INTO LOTS, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: CADILLAC LAKE, LLC
Stuart M. Nowalski, Vice President

OWNER: NEW WICHITA HOTEL, LLC
Drew C. Muehlen, Manager
Stuart M. Nowalski

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION
Jeff Longwell, Mayor

FOUND 1/2" IRON PIPE IN THIMBLE NW COR. SEC 5, T27S, R1W (NW CORNER OF GOVERNMENT LOT 4)

FOUND 1/2" IRON PIPE IN THIMBLE NE COR. NW 1/4, SEC 5, T27S, R1W (NE CORNER OF GOVERNMENT LOT 3)



LEGEND

- SET 1/2" REBAR, 24" LONG, W/PEC CAP
- FOUND 1/2" REBAR W/PEC CAP
- SUBMERGED IN WATER
- △ SECTION CORNER
- M MEASURED
- CM CALCULATED FROM MEASURED
- P PLATTED MEASUREMENT FROM CADILLAC LAKE ADDITION COMPLETE ACCESS CONTROL

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF MAY, 2017, BY STUART M. NOWALSKI, VICE PRESIDENT OF CADILLAC LAKE, LLC.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF MAY, 2017, BY STEPHANIE E. ALMANZA, MANAGER OF NEW WICHITA HOTEL, LLC.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF MAY, 2017, BY JEFF LONGWELL, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF MAY, 2017, BY JEFF LONGWELL, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF MAY, 2017, BY FRANK A. SUELLENTRUP, PRESIDENT OF LEGACY BANK.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF MAY, 2017, BY FRANK A. SUELLENTRUP, PRESIDENT OF LEGACY BANK.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF MAY, 2017, BY FRANK A. SUELLENTRUP, PRESIDENT OF LEGACY BANK.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF MAY, 2017, BY FRANK A. SUELLENTRUP, PRESIDENT OF LEGACY BANK.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF MAY, 2017, BY FRANK A. SUELLENTRUP, PRESIDENT OF LEGACY BANK.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF JUNE, 2017, BY CLY MAUCK, PRESIDENT AND CEO OF ROSE HILL BANK.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF JUNE, 2017, BY CLY MAUCK, PRESIDENT AND CEO OF ROSE HILL BANK.

STATE OF KANSAS } SS
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STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF JUNE, 2017, BY CLY MAUCK, PRESIDENT AND CEO OF ROSE HILL BANK.

- BENCH MARK LIST @ BM #3
- BM #1 - CHISELED SQUARE ON TOP OF CURB, SOUTH SIDE OF DRIVE ENTRANCE TO NORTHEAST CORNER OF TARGET PARKING LOT AND SOUTHWEST CORNER OF GOVERNMENT LOT 4, SEC 5-27-18. ELEV=1352.44 (NW088)
 - BM #2 - CHISELED SQUARE AT SOUTHWEST CORNER OF SOUTH HEADWALL FOR ROSE UNDER 29TH STREET, WEST OF MAIZE ROAD (NOT THE CHISELED + AT THE SOUTHWEST CORNER OF SAME HEADWALL). ELEV=1353.32 (NW088)
 - BM #3 - CHISELED SQUARE ON TOP OF REMAINING WALL AT SOUTHWEST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER #10105 ON SOUTH SIDE OF 29TH STREET AND 800 FEET EAST OF BIKE PATH ON EAST SIDE OF MAIZE ROAD. ELEV=1352.01 (NW088)

THIS PLAT OF CADILLAC LAKE 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE 9th DAY OF MAY, 2017.

DAVID W. FOSTER, CHAIRMAN
DALE MILLER, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 15th DAY OF JUNE, 2017.

TRICA L. ROBBELT, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 17th DAY OF JULY, 2017.

ALF ENGELWELL, MAYOR
JANIS ROBERT, CITY CLERK

ENTERED ON TRANSFER RECORD BOOK OF THE COUNTY CLERK OF SEDGWICK COUNTY, KANSAS, THIS 17th DAY OF AUGUST, 2017.
KELLY ANKOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2017.

TONYA BUCKINGHAM, REGISTER OF DEEDS
JUDY J. PAGE, DEPUTY



PC 265- 1

CADILLAC LAKE 2ND ADDITION

DRAINAGE IMPROVEMENTS

Issue:	
JOB NO.	190106-000
DATE	04/08/2019
PM	DRC
DESIGNED BY	GAS
DRAWN BY	RFT
CHECKED BY	MEB

CADILLAC LAKE 2ND ADDITION

C-602