

# GENERAL NOTES:

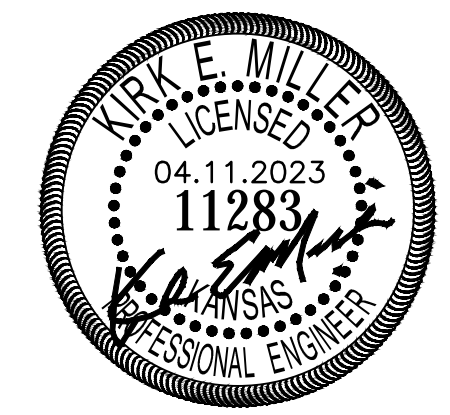
- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, 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  
 Evergy 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 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 final grades by the contractor.
- The Contractor shall notify the inspecting engineer and Dawnita Reinhardt at 316-650-0740 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, Mike Armour at [traffic@wichita.gov](mailto: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.
- Geotechnical report available upon request.
- 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.

## Benchmarks

**BM#1:**  
 Magnail 26.5' S and 6' W of SE Property Corner  
 Elev. = 1308.04 NAVD88

**BM#2:**  
 Center of SSMH Lid approx. 98.5' North and 3.5' west of SW Property Corner  
 Elev. = 1308.35 NAVD88

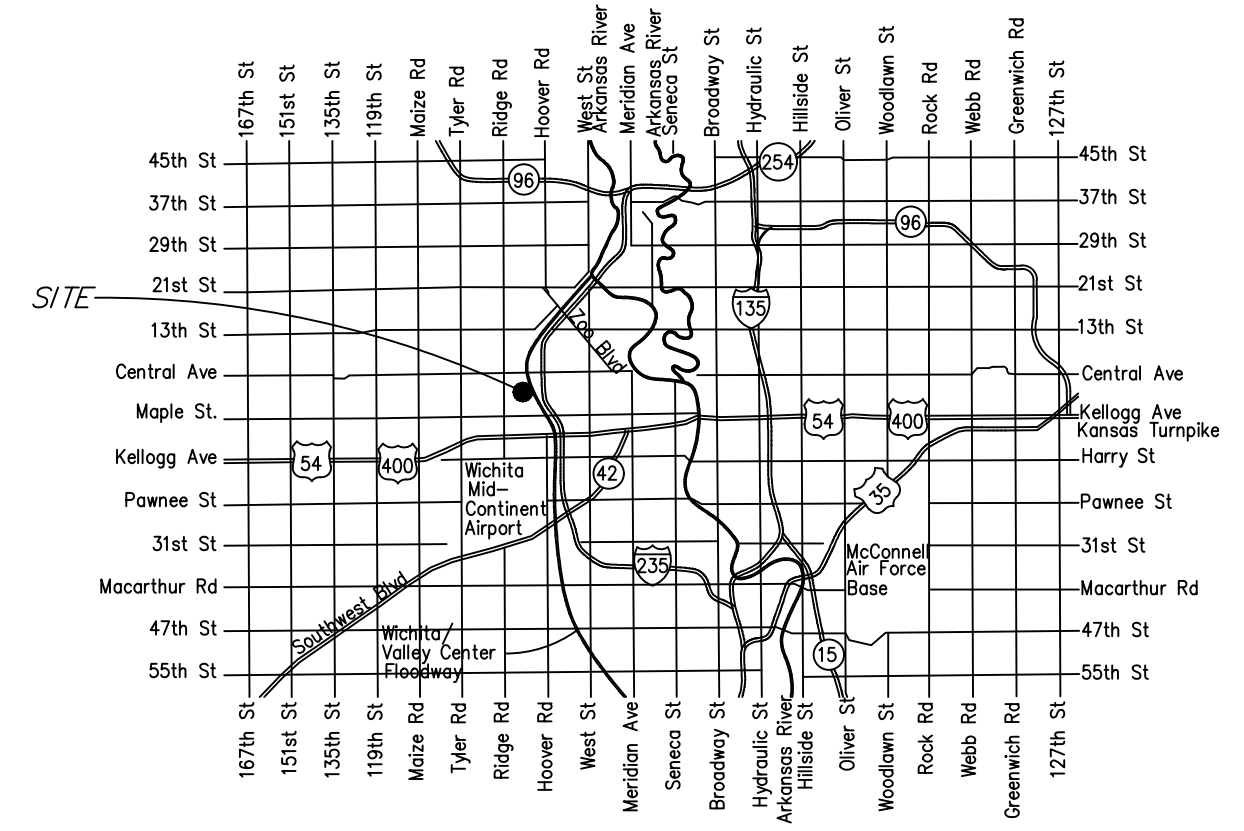


THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

# STORM SEWER IMPROVEMENTS to serve Lot 2 Block 1 Cayetana Add.

5800 W 3rd St  
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
Project Number  
2023 - 000809 PPD (56030970)



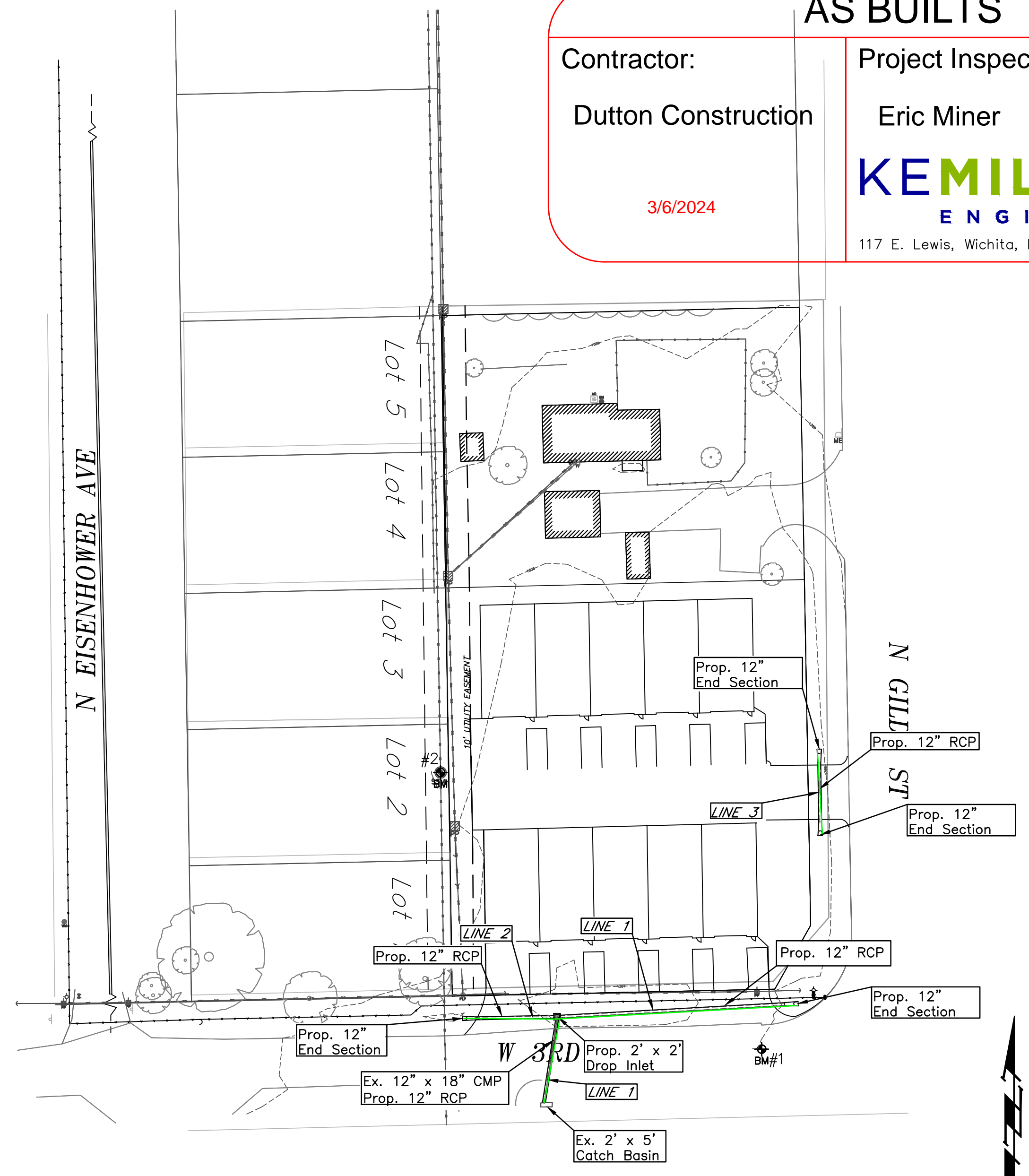
Vicinity Map

## Sheet Index

- 1.0 Title Sheet
- 2.0 Control Map
- 2.1 Type 1A Curb Inlet Details
- 2.2 MH Frame & Cover Details
- 3.0 Plan & Profile Line 1&2
- 3.1 Plan & Profile Line 3
- 4.0 Erosion Control Plan
- 4.1-4.5 Erosion Control Details
- 5.0 Plat

**AS BUILTS**

Contractor: <b>Dutton Construction</b>  3/6/2024	Project Inspector: <b>Eric Miner</b>  <b>KEMILLER ENGINEERING PA</b> 117 E. Lewis, Wichita, KS 67202 (316)264-0242
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**Stormwater Certification:**

New Development or Redevelopment (Circle One)

Stormwater Permit # N/A

NOI Permit # N/A

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) = 0.65

Disturbed Area (Acres) = 0.50

Water Quality Treatment: N/A

Downstream Channel Protection: N/A

Detention: N/A

The BMP used for this development is Silt Fence

APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS ENGINEERING  
AND STORMWATER DIVISION

Engineering approved by Shawn Mellies on this day  
the 18th of April, 2023

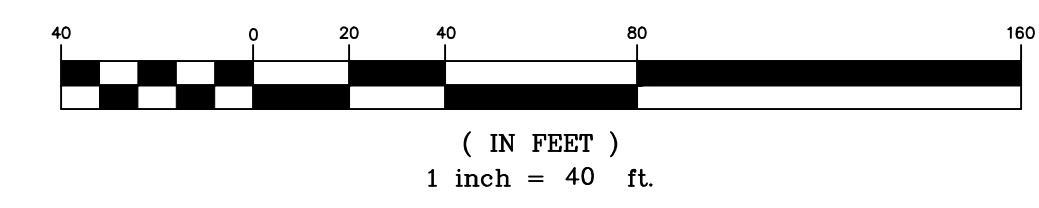
Stormwater approved by Joe Hickle on this day  
the 18th of April, 2023

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 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).

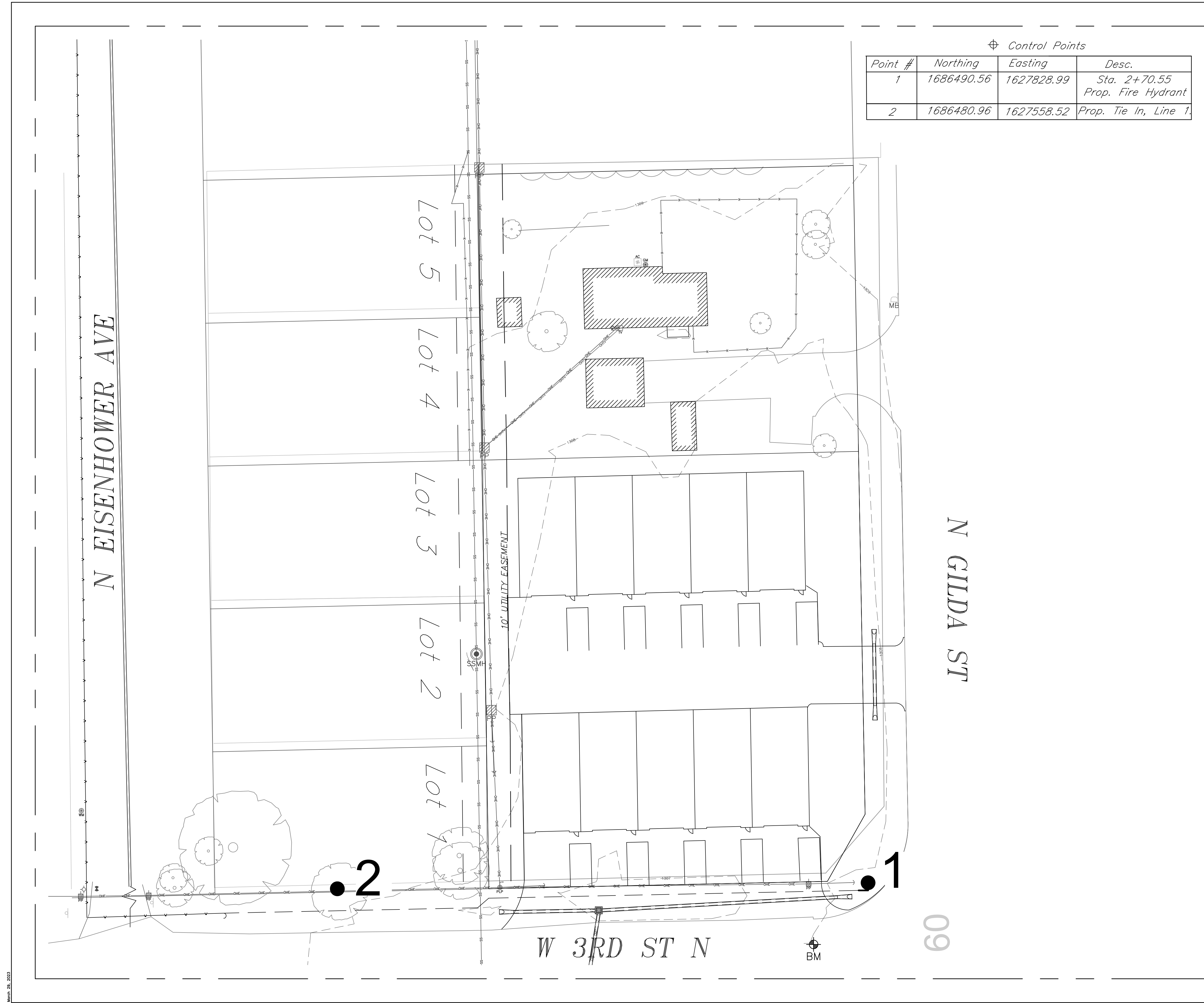
An approved copy of these plans signed by City staff are required on-site.

APRIL 2023



**KEMILLER ENGINEERING PA**

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

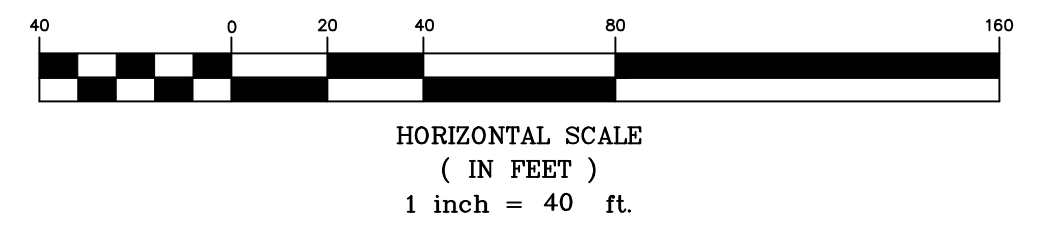


⊕ Control Points

Point #	Northing	Easting	Desc.
1	1686490.56	1627828.99	Sta. 2+70.55 Prop. Fire Hydrant
2	1686480.96	1627558.52	Prop. Tie In, Line 1



THIS SHEET HAS BEEN  
SIGNED, SEALED AND  
DATED DIGITALLY



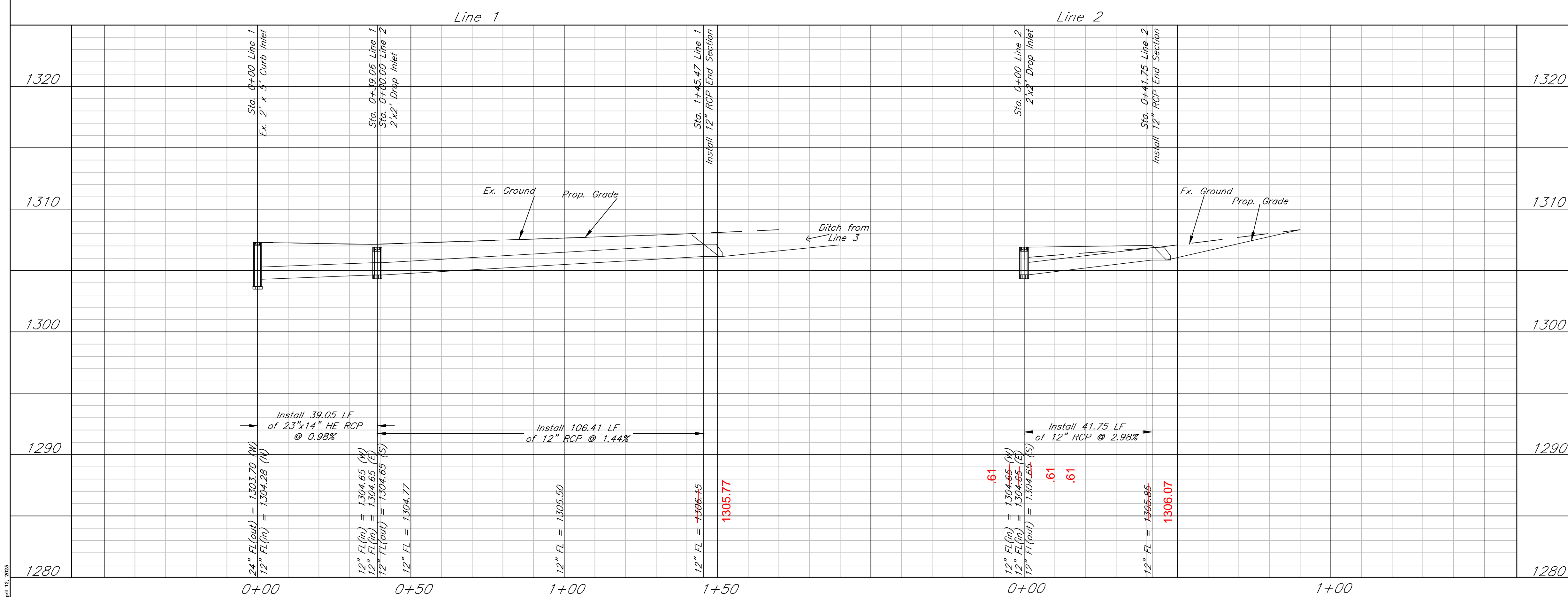
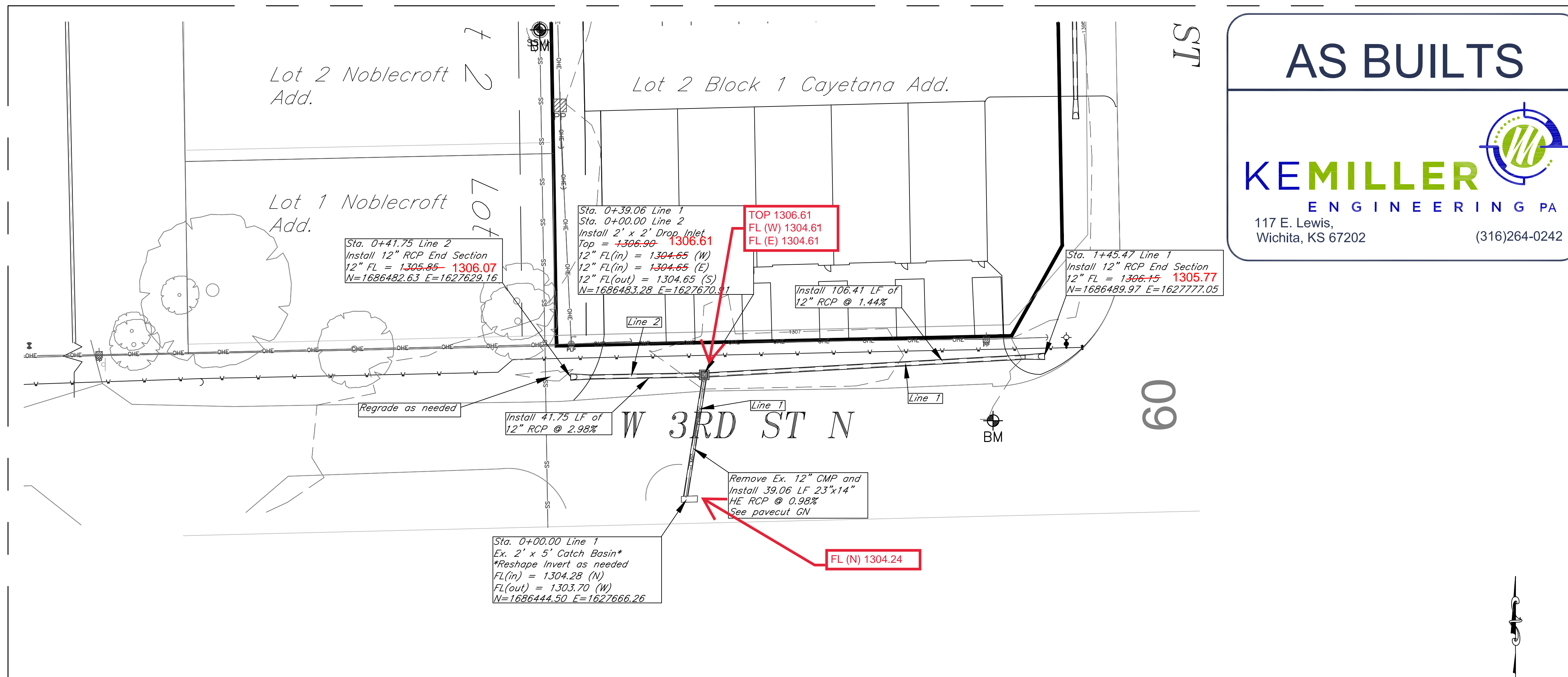
5800 W 3rd St.  
Control Map/Plan Sheet  
Wichita, Kansas

 117 E. Lewis, Wichita, KS 67202 (316)264-0242	PROJECT NUMBER			SHEET <b>2.0</b>
	KEM NO. 21092	FILE	DATE 1/2023	
DESIGN KM	DRAWN KJ	REVISED		

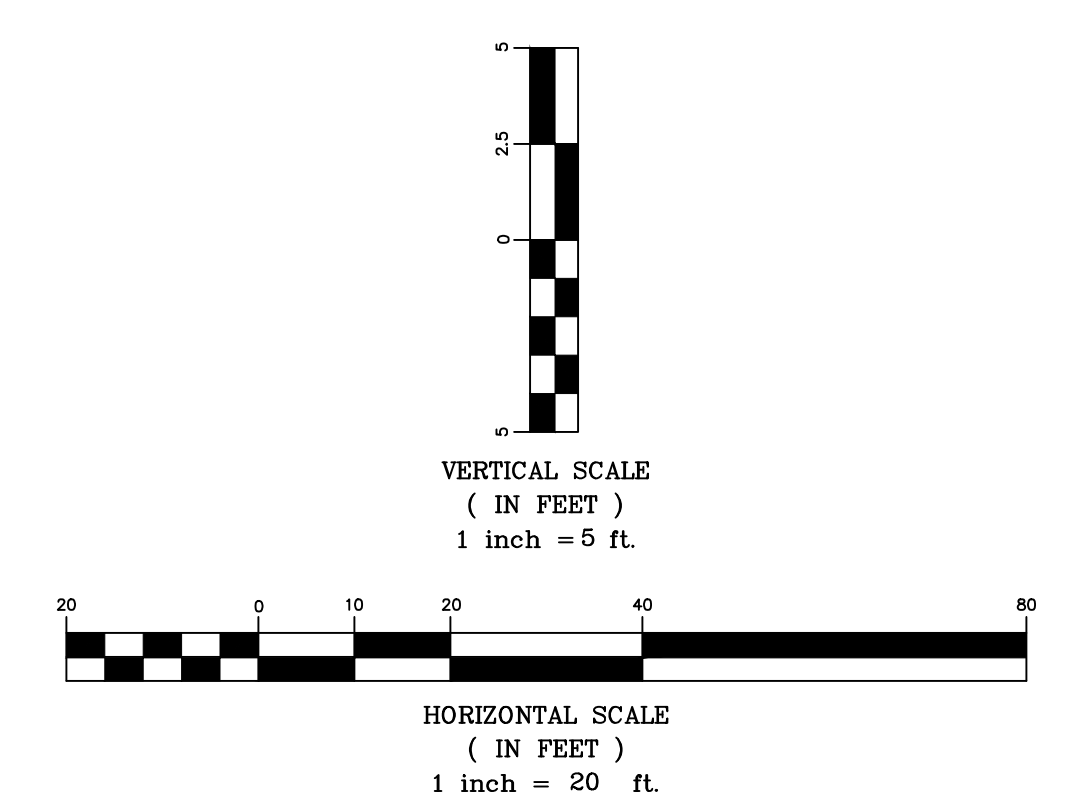
# AS BUILTS



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



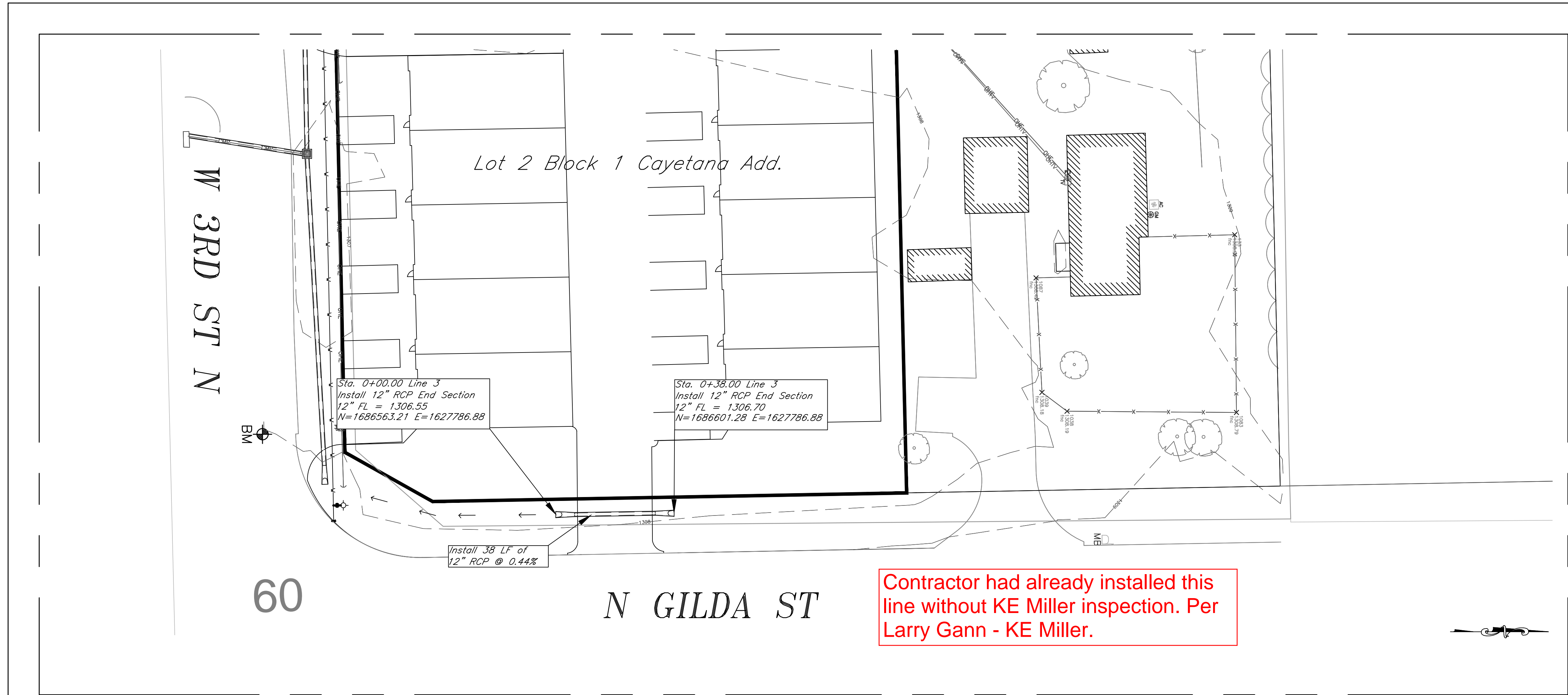
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY



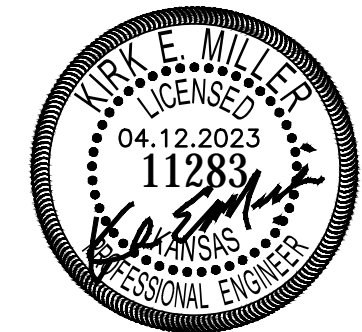
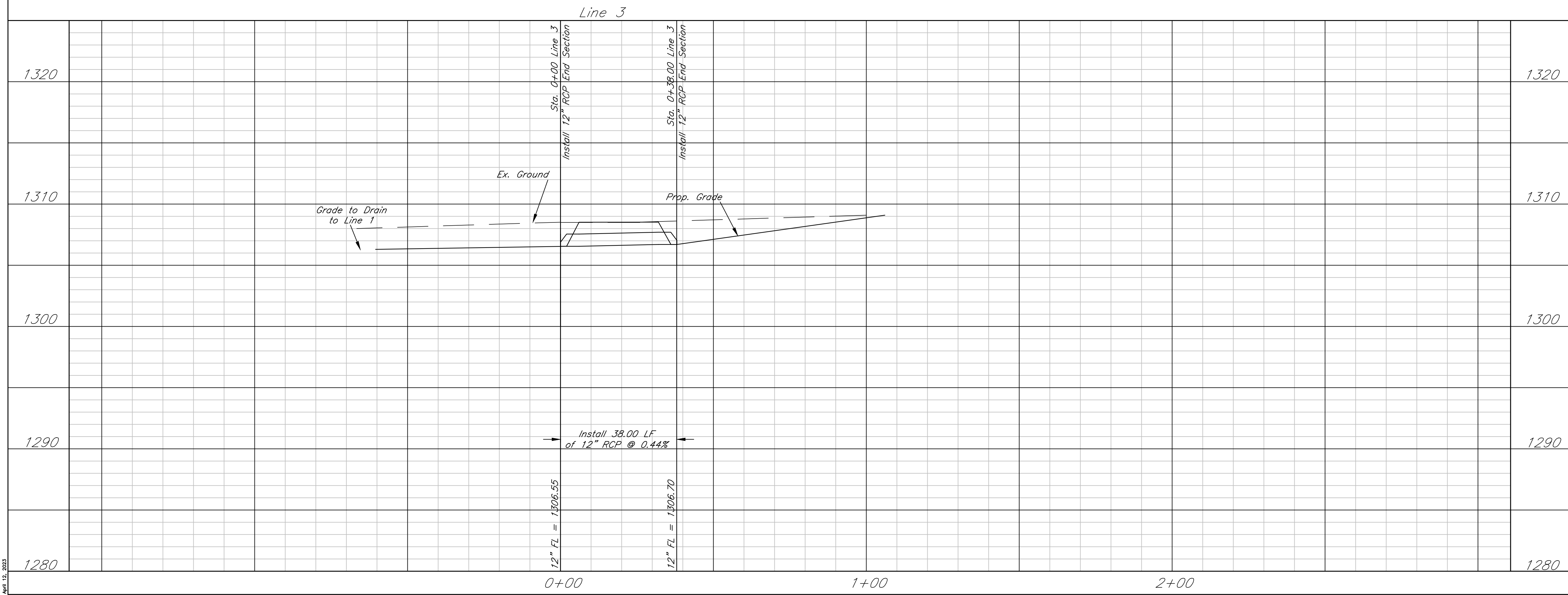
## Cayetana Add. SWS Plan & Profile- Line 1&2 Wichita, Kansas

	PROJECT NUMBER			
	KEM NO. 21092	FILE	DATE 1/2023	SHEET 3.0
DESIGN KM	DRAWN KJ	REVISED 4/12/23		

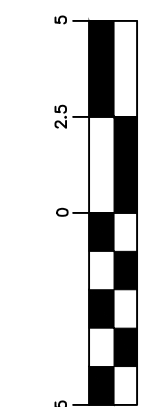
Apr 12, 2023



Contractor had already installed this line without KE Miller inspection. Per Larry Gann - KE Miller.



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY



VERTICAL SCALE ( IN FEET )  
1 inch = 5 ft.



HORIZONTAL SCALE ( IN FEET )  
1 inch = 20 ft.

Cayetana Add.  
**SWS Plan & Profile- Line 3**  
Wichita, Kansas

 117 E. Lewis, Wichita, KS 67202 (316)264-0242	PROJECT NUMBER			SHEET <b>3.1</b>
	KEM NO. 21092	FILE	DATE 1/2023	
DESIGN KM	DRAWN KJ	REVISED 4/12/23		

# Cayetana Addition Wichita, Sedgwick County, Kansas

Part of the NE 1/4, Section 22, Township 27 South, Range 1 West

### MORTGAGE HOLDERS CERTIFICATE

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "Cayetana Addition", Wichita, Sedgwick County, Kansas.

By: Tricia P. Cook 4-5-2022  
Signer for The Stock Exchange Bank  
Tricia P. Cook, A.V.P. Date

State of Kansas )  
County of Sedgwick ) SS

This instrument was acknowledged before me on this 5<sup>th</sup> day of April, 2022, by Tricia P. Cook

Mariah M. Rippe  
Notary Public

My Commission Expires: 12/14/2025



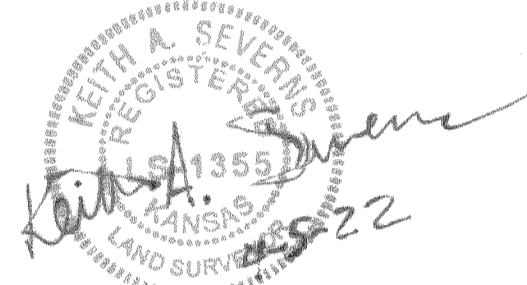
State of Kansas )  
County of Sedgwick ) SS

I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 5th day of January, 2022 and the accompanying one-step final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

### LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning 630 feet South and 621 feet West of the Northeast corner of the South half of said Northeast Quarter; thence North 300 feet; thence West 145 feet; thence South 300 feet; thence East 145 feet to the place of beginning. Together with the West half acre of a tract beginning 40 feet West and 330 feet South of the Northeast corner of the South half of the Northeast Quarter of said Section 22; thence South 300 feet; thence West 581 feet; thence North 300 feet; thence East to beginning; Except that part condemned in Case No. 77195; Except that part deeded to The Secretary of Transportation of the State of Kansas for Highway filed as Doc#/Flm-Pg: 29463571.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.



Keith A. Severns, PS #1355

### LEGEND

#### Boundary Symbols

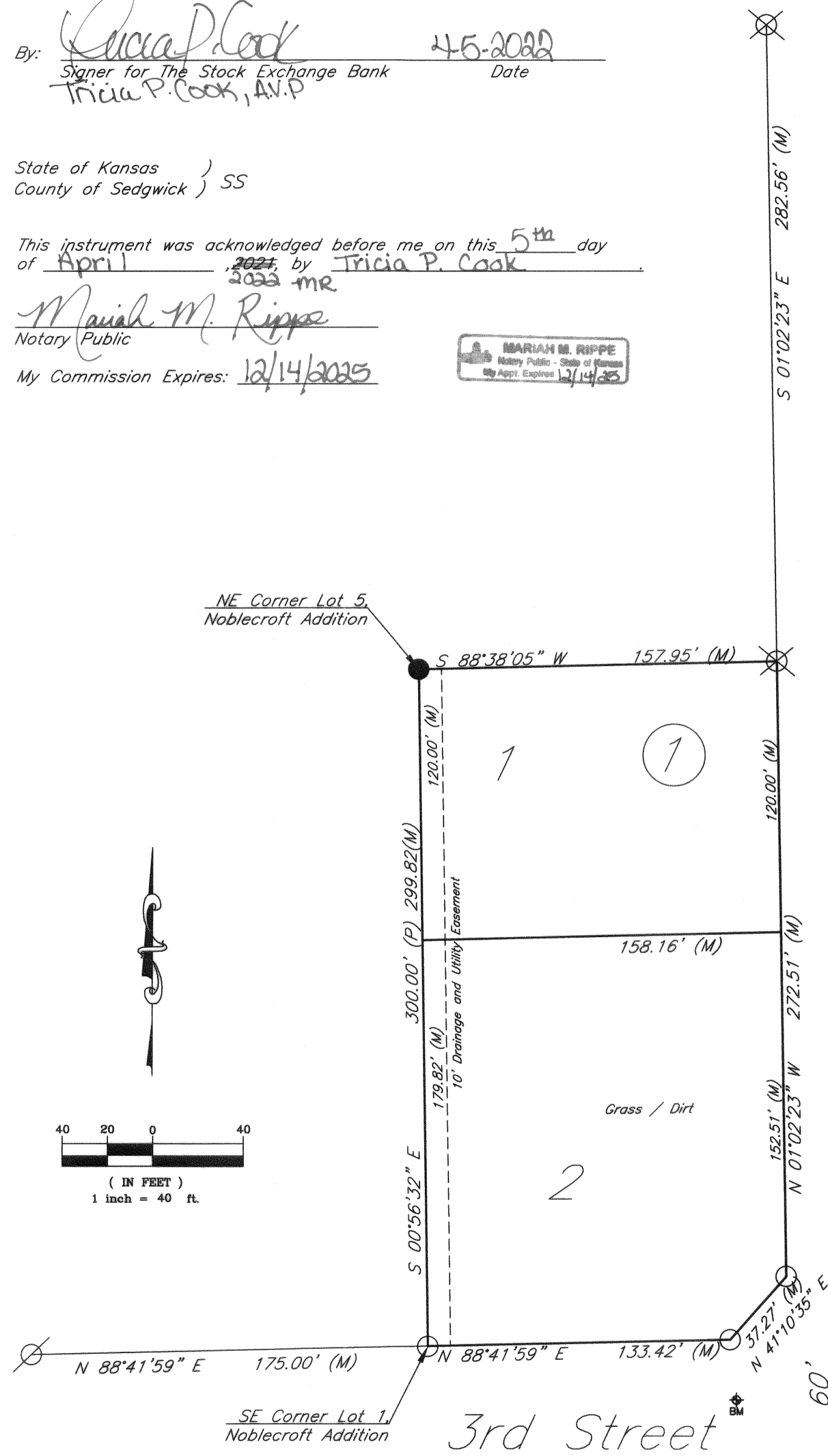
- (M) = Measured
- = Set KEMPA R4 (1/2") Rebar
- = Found Iron Pipe (3/4")
- ⦿ = Found R5 (5/8") KDOT Disc
- ⊗ = Found R4 (1/2") Rebar - Baughman
- ⊗ = Found R4 (1/2") cap Rebar - Unknown
- ⊘ = Found Iron Pipe (1/2")

#### Benchmark

Found Magnail in pavement approximately South 26.57 feet and East 2.88 feet from Southeast property corner.

Elevation = 1308.04' NAVD 88

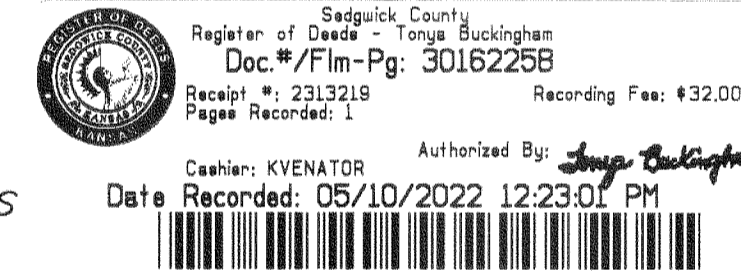
Gilda Street



State of Kansas )  
County of Sedgwick ) SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into two Lots and a Block to be known as Cayetana Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. The drainage and utility easements are hereby granted to the public as indicated by the drainage purposes and for the construction and maintenance of all public utilities. A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's Office. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: Jerrone D. Castillo 4/11/2022  
Jerrone D. Castillo, Manager  
Titan Realty Inc. Date



State of Kansas )  
County of Sedgwick ) SS

This instrument was acknowledged before me on this 11<sup>th</sup> day of April, 2022, by Jerrone D. Castillo, Manager, Titan Realty Inc.

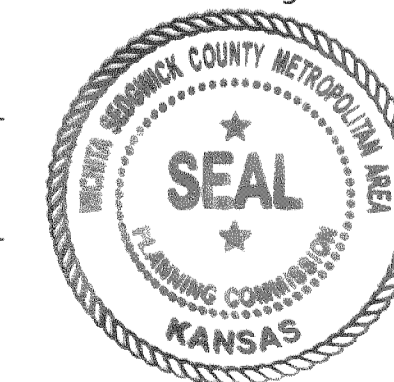
W. A. Wadle  
Notary Public

My Commission Expires: 12-25-2025

State of Kansas )  
City of Wichita ) SS

This plat of the Cayetana Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 3<sup>rd</sup> day of February, 2022. Wichita-Sedgwick County Metropolitan Area Planning Commission.

William M. Johnson, Chair  
Scott A. Wadle  
Scott A. Wadle, Secretary



State of Kansas )  
County of Sedgwick ) SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 5<sup>th</sup> day of April, 2022.

At the Direction of the City Council.

Brandgh Whipple, Mayor  
Karen Sublett, City Clerk

Entered on transfer record this 10<sup>th</sup> day of May, 2022.

Kelly B. Arnold, County Clerk



State of Kansas )  
County of Sedgwick ) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 10<sup>th</sup> day of May, 2022, at 12:33:01 P.M. and is duly recorded.

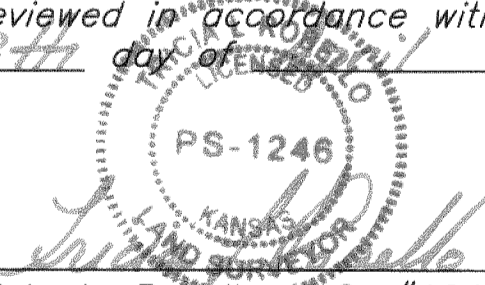
Tonya Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

### COUNTY SURVEYOR'S CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this 5<sup>th</sup> day of April, 2022.

Tricia L. Roberts, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas



21092 L 5800 W 3rd Plat Prepared: 10/22/2021

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