

PRIVATE STORM DRAIN IMPROVEMENTS

to serve

Security 1st Title

Parcel B-1, Part of Lot 4, Block 1, The Collective Addition

Private Project: 214 PPD (067853)

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. - City Engineer

DECEMBER 2013

AS BUILTS	
Contractor: McCullough Excavation, Inc. 8/5/2014	Project Inspector: Larry Gann KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242

BENCHMARK

"□" Chiseled on Top of Catch Basin
Approx. 41' West and 13' South of the
NE property corner of Parcel B-1,
Part of Lot 4, Block 1, The Collective,
An Addition to Wichita, Sedgwick
County, Kansas.

Elevation=1373.49 (NAVD 88)

SHEET INDEX:

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Line 2	3
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Reference Erosion Control Plan	5
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Details: Available upon request &/or
City of Wichita web site.

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

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

Cox Communications 262-4270
Kansas Gas Service 1-888-482-4950
Westar Energy 383-8650
Black Hills Energy (Gas) 1-800-303-0357
ATT 268-2245
City of Wichita Water Dept. 268-4563
City of Wichita Sewer Maint. 268-4024
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
- Utility service lines, poles, valve boxes, meters, and etcetera 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.
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- 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 stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.
- 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 Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- All sewer lines and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance Any work done without inspection will be required to be uncovered for inspection.
- The Baseline for this project is the south property line of Parcel B-1. See layout plan, this sheet.
- Contractor to remove concrete sidewalk to the nearest construction joint if within 3' of joint. Saw cut if over 3' from joint. Removal and replacement of pavement shall not be paid for directly, but shall be considered incidental to other items in the project.
- The Contractor shall be responsible for replacing shown property irons that are damaged or removed during construction. The Contractor shall procure a licensed Land Surveyor to locate and re-install the property iron.

SITE ERU INFORMATION

Total Area:	50,786 sq. ft.
Existing Conditions:	
Impervious Area:	0 sq. ft. (0 acres)
Improvements:	
Area Disturbed:	39,345 sq. ft. (0.90 acres)
Removed Imp. Area:	0 sq. ft.
New Impervious Area:	32,759 sq. ft. (0.75 acres)
Net Increase	
Impervious Area:	32,759 sq. ft. (0.75 acres)

Stormwater Compliance

Downstream Channel Protection is not required as the limits of construction are less than 5 acres. Water Quality Protection is addressed by means of the use of the existing wet basins located in reserve C of The Collective Addition to Wichita, Sedgwick County Kansas. The calculated minimum treatment (WQV) for this subdivision has been calculated to be 49,200 cubic feet of water; assuming a maximum impervious area of 70% within the subdivision. The calculated static volume within the two wet detention basins exceed 150,000 cubic feet, exceeding the required WQV for the entire Subdivision. This improvement has been developed to satisfy Section 16.32 of the City Code.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Engineering *Jim Bridger* 3-26-14

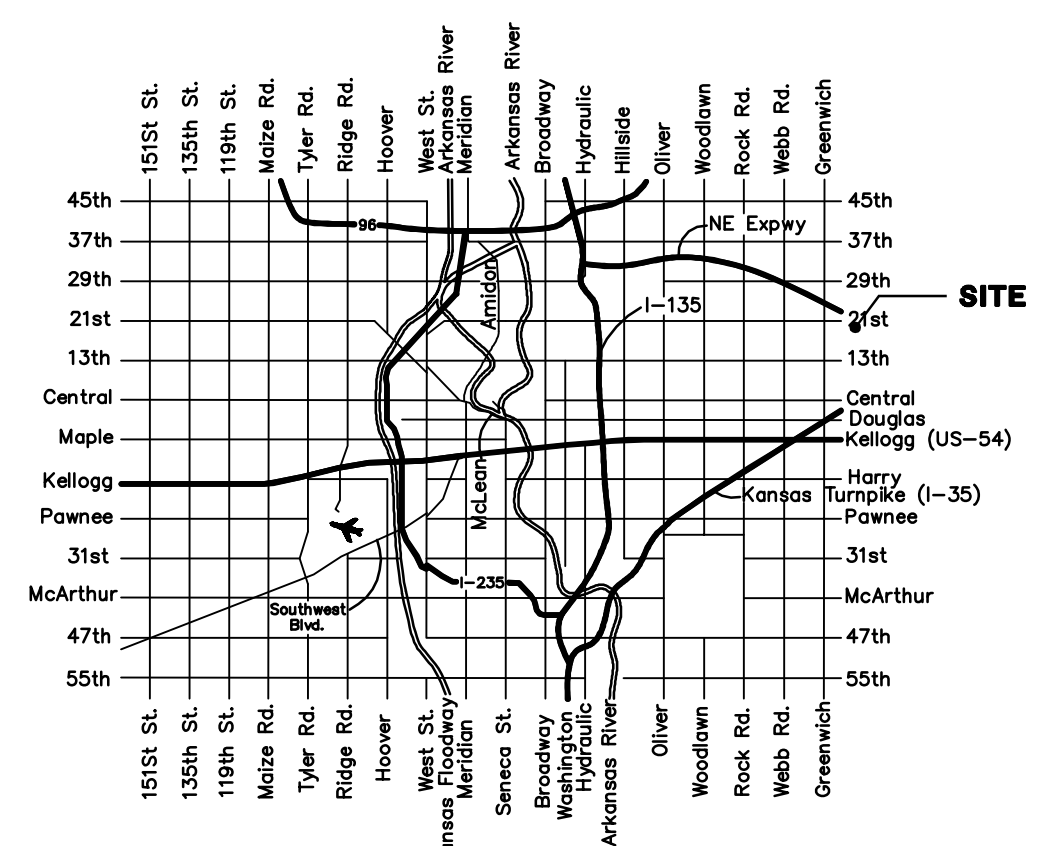
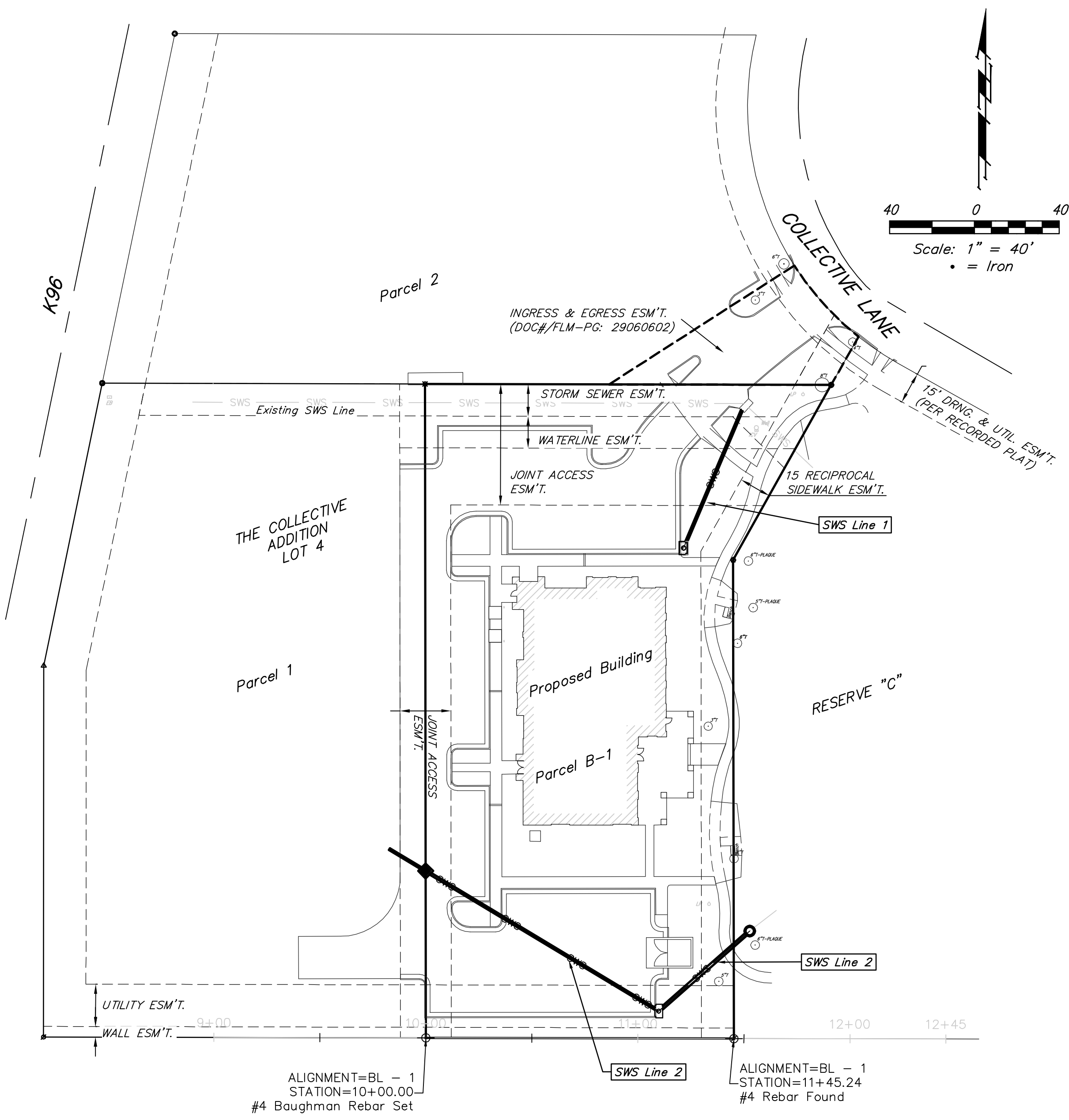
Stormwater *Shelby* 04-03-14

NOTE TO CONTRACTORS

Installation, 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. No work shall be performed in dedicated easements or public right-of-way by 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 City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



VICINITY MAP

BENCHMARK

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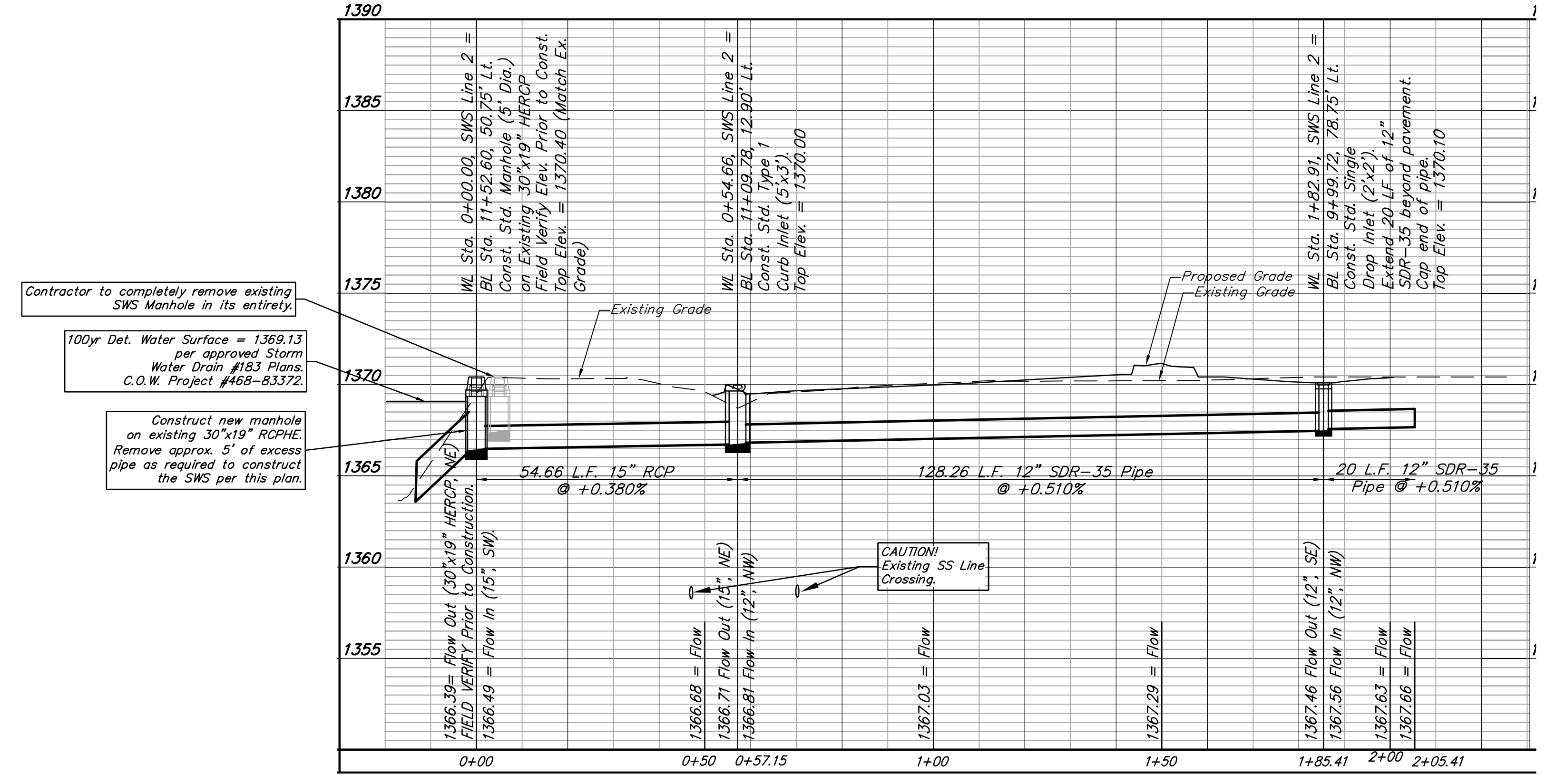
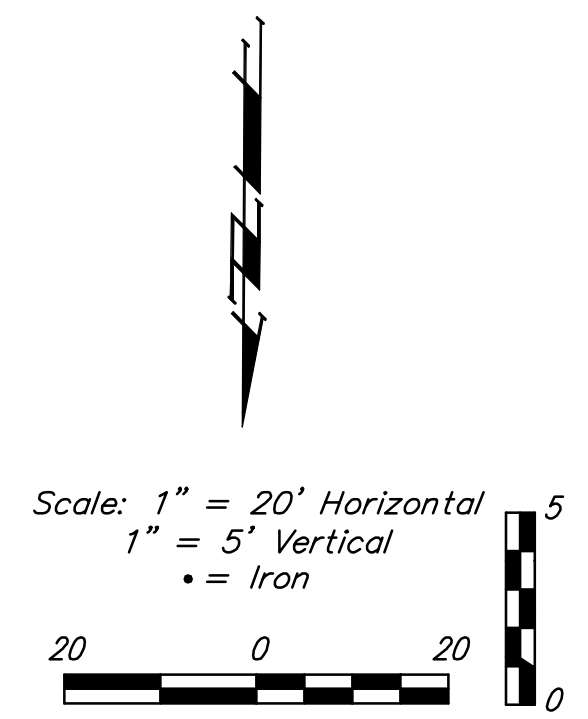
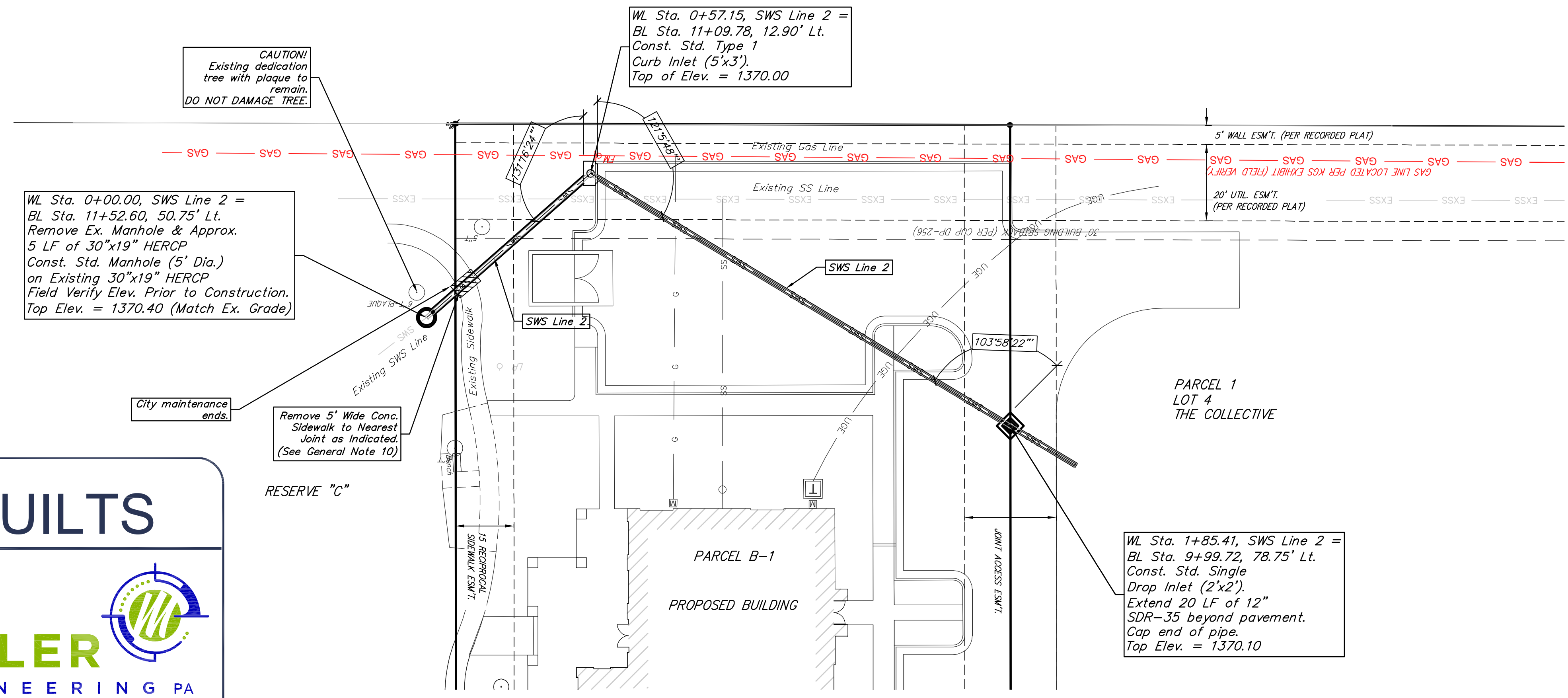
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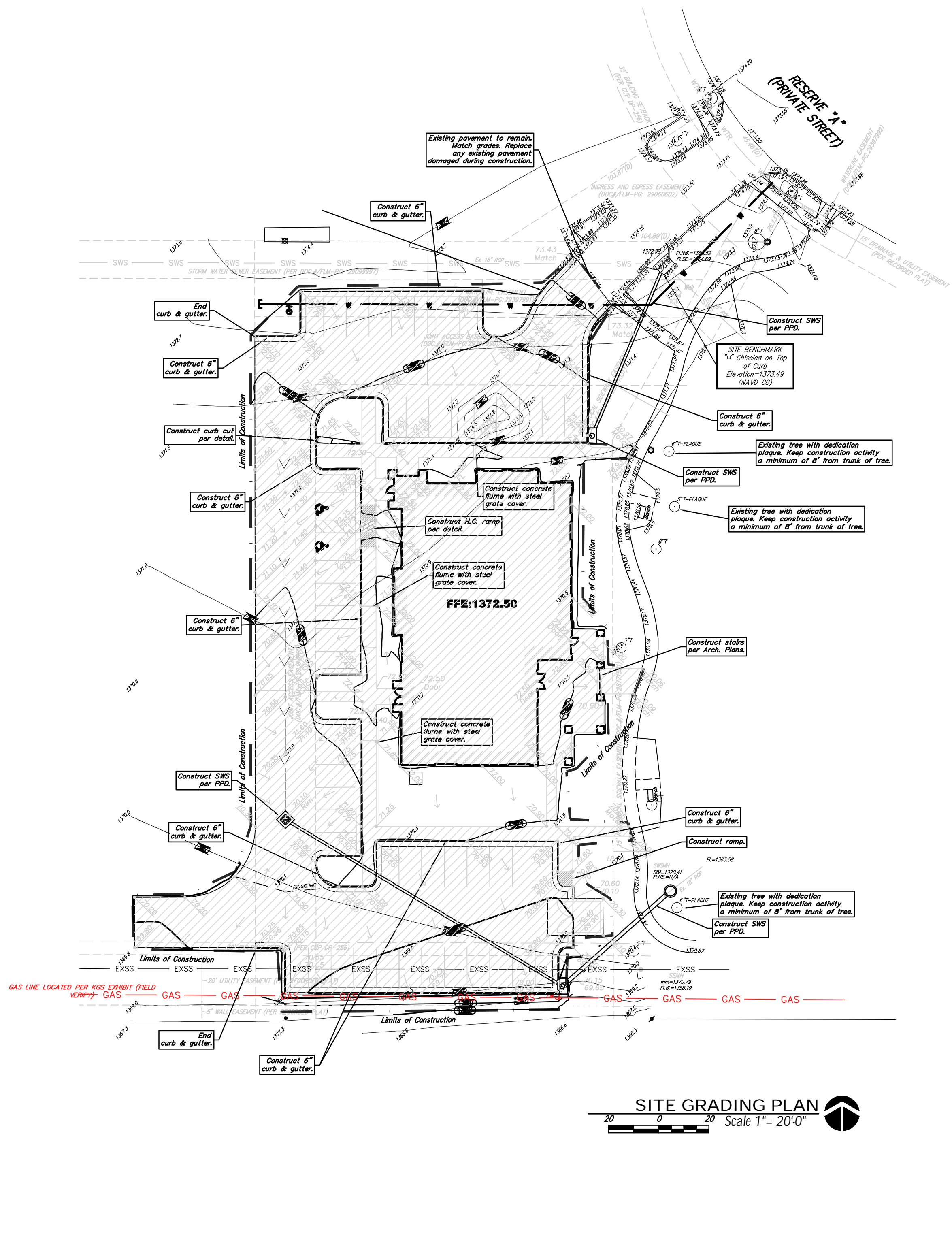
AS BUILTS



KEMILLER
ENGINEERING PA

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



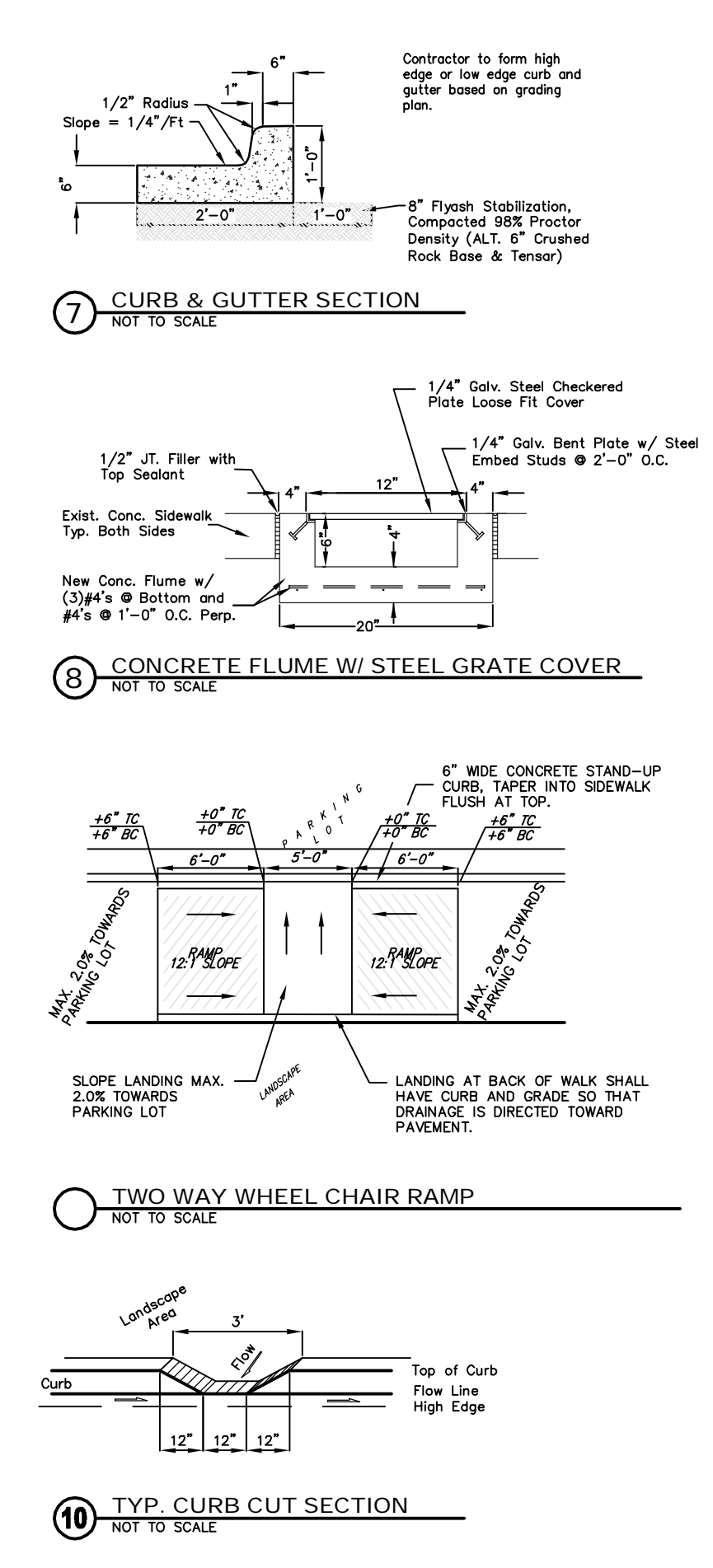
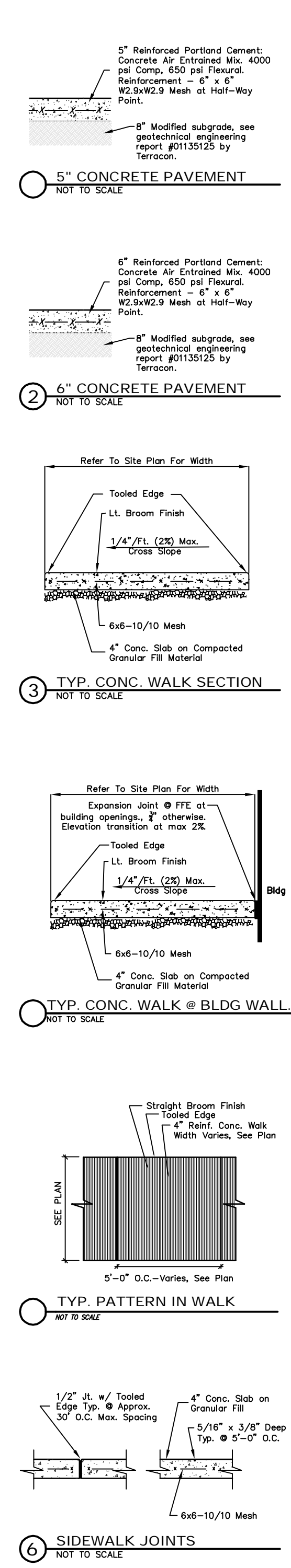


SITE ERU INFORMATION

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LEGAL DESCRIPTION

Parcel B-1, The Collective, An Addition to Wichita, Sedgwick County, Kansas.

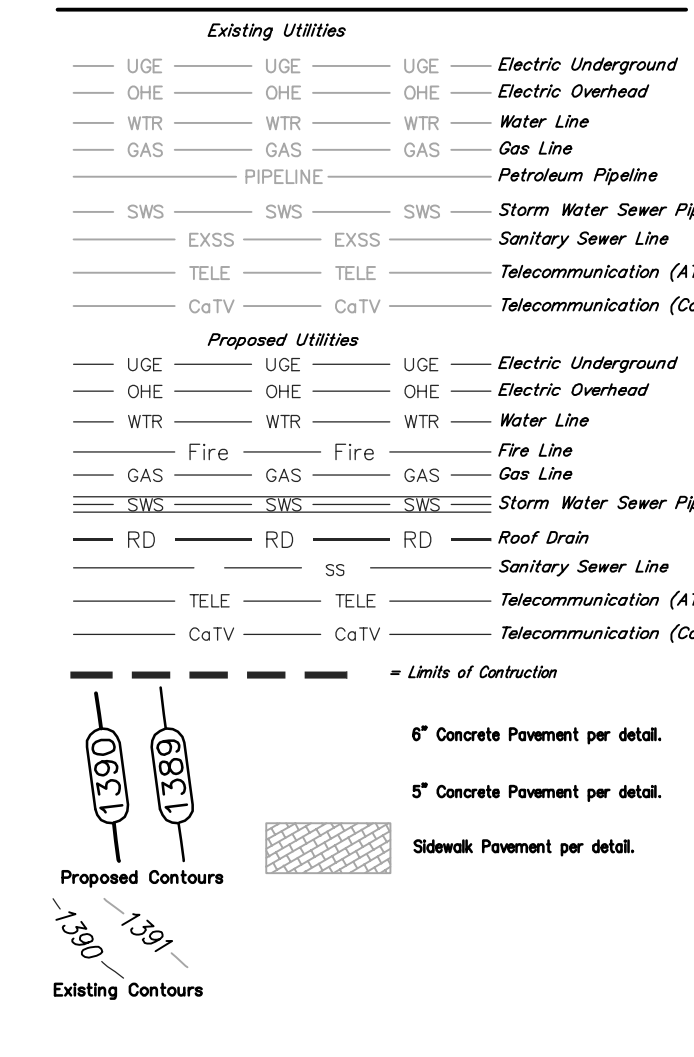
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GRADING NOTES

- Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
 - The Contractor must notify the following in case of an emergency:
 Kansas Gas Service (Gas).....1-888-482-4950
 Black Hills Energy (Gas).....1-800-303-1357
 Westar Energy (Electric).....363-8650
 Cox Communications (Telecommunication).....282-4270
 AT&T (Telecommunication).....288-2759
 City of Wichita Water Dept. (Water).....288-4563
 or 288-4900
 City of Wichita Sewer Maint.(San. Sewer).....288-4024
 or 288-4000
 City of Wichita Storm Sewer Maint. (Storm Sewer).....288-4090
 City of Wichita Traffic Maint.(Trf. Control).....288-4034
 Conoco Pipeline Co. (Petroleum).....1-800-231-2561
 Williams Pipeline Co. (Petroleum).....229-8600
 or 1-800-324-8859
 Phillips Pipeline Co. (Petroleum).....800-766-8230
 - 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.
 - Traffic affected by demolition on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
 - The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.
 - The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.
- GRADING**
Refer to Landscape Plan for Treatment of All Disturbed Areas.
- Signaling 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.
 - Paved Lot to be constructed with Paving as shown. Subgrade to be compacted to 98% Standard Proctor Density and treated with 4 to 6 percent lime or 14 to 16 percent dose 10" fly ash. Refer to pavement details to verify depths and Paving type.
 - Cross-Slopes on sidewalks shall not exceed 1/4" per foot (or 2%). Notify Engineer of any discrepancies prior to forming of walks.

GRADING LEGEND



DATE DRAWN
9-12-13
REVISIONS

LEGAL DESCRIPTION

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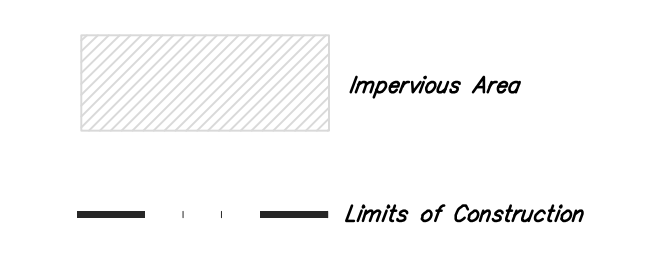
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ERU PLAN
Not to Scale



PRINTS ISSUED

OWNER REVIEW
CONTRACTOR REVIEW 9-23-13
OWNER REVIEW 10-28-13
ARCHITECTURAL
COMMITTEE REVIEW
DATE REVIEW
AND PRICING
12-06-13



DATE

SECURITY 1ST TITLE
THE COLLECTIVE
2127 N COLLECTIVE LANE
WICHITA, KS

PROJECT NO.
13050
SHEET TITLE
GRADING PLAN

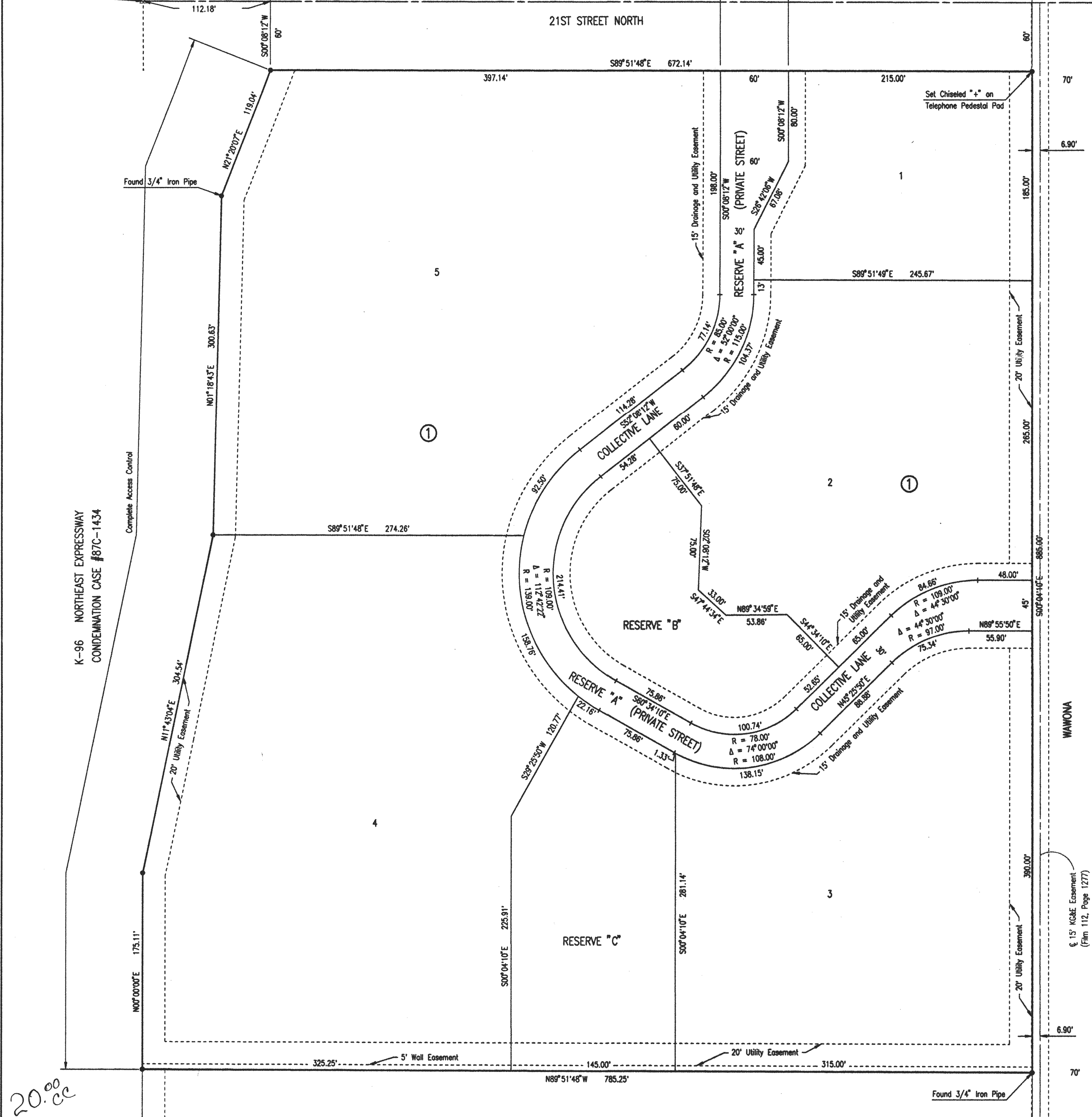
SHEET NO.
C1.1

**FOR REFERENCE ONLY
SEE APPROVED FINAL SITE
PLANS FOR CONSTRUCTION**

Security 1st Title
 Reference
 Grading Plan / ERU Plan
 Storm Water Drain Improvements
 Baughtman Company, P.A.
 315 E. Hill St., Wichita, KS 67211 P: 316-262-2711 F: 316-262-0149
 SUBDIVISION I SURVEYING I PLANNING I LANDSCAPE ARCHITECTURE
 Baughtman
 13050
 SHEET
 OF
 4
 6

NW Corner, NE 1/4, Sec. 10, T27S, R2E of the 6th P.M. Found 5/8" Bar with Forgy Cap

DATE: 10/11/2001 10:26:2001 01:15:01 pm
DRAWN BY: J.V. JOHNSTON
CHECKED BY: J.V. JOHNSTON



THE COLLECTIVE

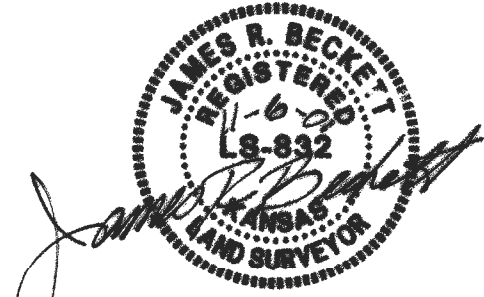
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 50'

B.M. - STEPPED SPIKE IN NORTH SIDE OF POWER POLE ON SOUTHWEST CORNER OF 21ST STREET NORTH AND WAWONA, 77° EAST AND 48' SOUTH OF NORTH 1/4 CORNER, SECTION 10, T27S, R2E.
ELEV. = 1384.72 N.G.V.D.
ELEV. = 197.32 (CITY DATUM)

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN FORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS DAY OF October, 2001, WE HAVE SURVEYED AND PLATTED THE COLLECTIVE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCK AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:
LOTS 1, 2 AND 3, BLOCK 1, LANDRATH ADDITION TO SEDGWICK COUNTY, KANSAS, EXCEPT THOSE PORTIONS OF SAID LOTS CONDEMNED FOR HIGHWAY IN DISTRICT COURT CONDEMNATION CASE #87C-1434.
ALL PORTIONS OF LANDRATH ADDITION TO SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY WICKED AND REPLATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.



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

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, BLOCK AND RESERVES, THE SAME TO BE KNOWN AS THE COLLECTIVE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.
THE 5 FOOT WALL EASEMENT ALONG THE SOUTH LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES AND DRAINAGE MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND K-96 NORTHEAST EXPRESSWAY OVER AND ACROSS THE NORTH AND WEST LINE OF BLOCK 1 IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION AS SHOWN.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE STREET, DRAINAGE, LANDSCAPING, AND UTILITIES. THE PRIVATE STREET WITHIN RESERVE "A" IS TO PROVIDE INGRESS AND EGRESS TO 21ST STREET NORTH AND WAWONA TO LOTS 1 THROUGH 5, BLOCK 1, THE COLLECTIVE. RESERVES "B" AND "C" ARE HEREBY PLATTED FOR PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A", "B" AND "C" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN THE COLLECTIVE.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE CUP 2001-00015 D.P.-256 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

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

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

	CITY DATUM	NOVD
BLOCK 1	186.1	1373.5
LOT 2	182.0	1369.4
LOTS 3 & 4	182.0	1369.4
LOT 5	187.1	1374.3

OWNERS:
RALPH A. LANZRATH REVOCABLE TRUST
Ralph A. Lanzrath, Co-Trustee
RALPH A. LANZRATH, CO-TRUSTEE
Mary K. Lanzrath, Co-Trustee
MARY K. LANZRATH, CO-TRUSTEE

JELCO, L.L.C.
J.V. Johnston
J.V. JOHNSTON, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF October, 2001, BY RALPH A. LANZRATH AND MARY K. LANZRATH, CO-TRUSTEES OF THE RALPH A. LANZRATH REVOCABLE TRUST.

Gary L. Wiley
GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
MY APPOINTMENT EXPIRES: 1/13/05



ENTERED ON TRANSFER RECORD THIS 9th DAY OF January, 2002
Don Bruce
DON BRUCE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE #4 REGISTER OF DEEDS OFFICE AT 3:00 P.M. ON THE 31st DAY OF October, 2002
Bill Meek
BILL MECK, REGISTER OF DEEDS
Shirley K. Meek
SHIRLEY K. MECK, DEPUTY

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

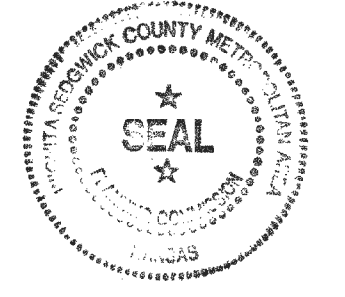
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF October, 2001, BY J.V. JOHNSTON, PRESIDENT OF JELCO, L.L.C.

Gary L. Wiley
GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
MY APPOINTMENT EXPIRES: 1/13/05

THIS PLAT OF THE COLLECTIVE HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 6TH DAY OF SEPTEMBER, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
Donnell
DONNELL, ACTING CHAIRMAN
Marvin S. Kriout
MARVIN S. KRIOUT, SECRETARY



REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 20th DAY OF November, 2001.

Tricia L. Rosello
TRICIA L. ROSELLO, 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 11th DAY OF December, 2001.

AT THE DIRECTION OF THE CITY COUNCIL
Chris Cresswell
CHRIS CRESSWELL, CITY MANAGER
Pat Burnett
PAT BURNETT, CITY CLERK



Baughman Company, P.A.
315 Bill St. Wichita, KS 67211 P: 316.262.2711 F: 316.262.0149
REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS IN KANSAS AND MISSOURI
1100 North Meade Street, Suite 1100, Wichita, Kansas 67202

Security 1st Title
Reference
Plat
Storm Water Drain Improvements