

# GENERAL NOTES:

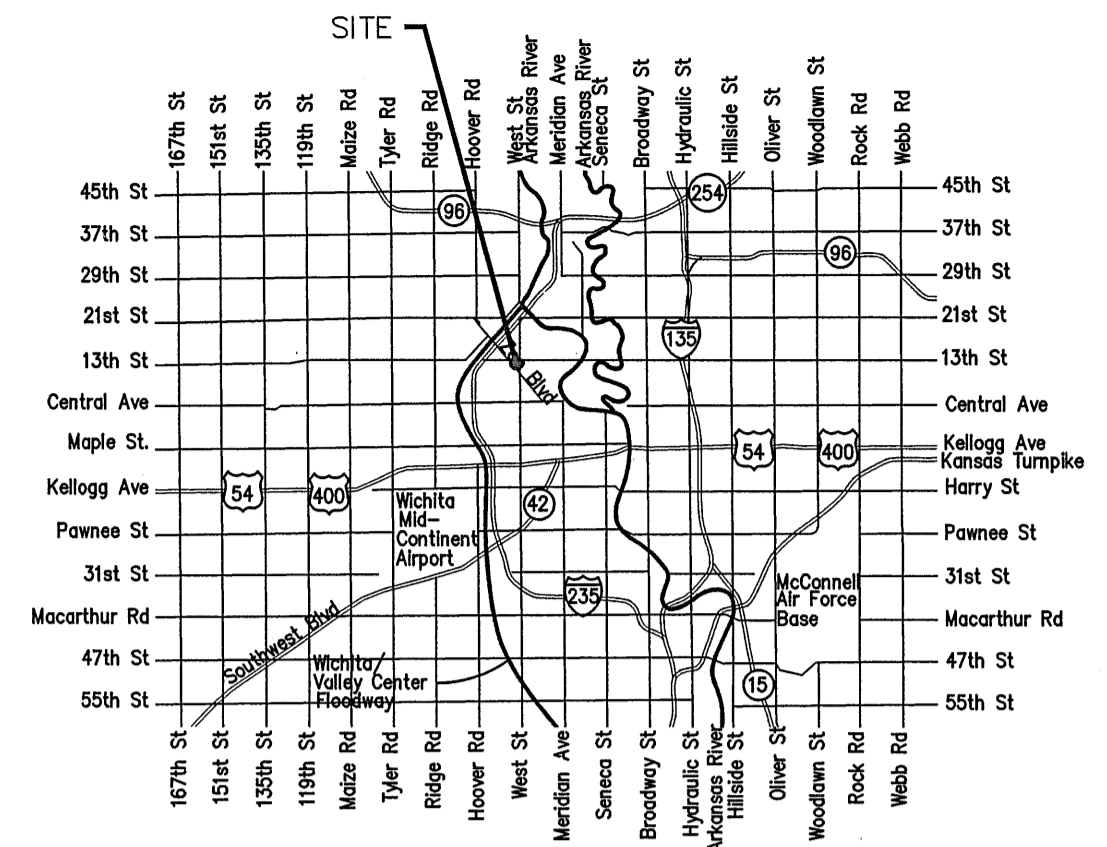
- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, 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 notify the consultant 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 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.
- City maintenance of storm sewer ends at last structure in the easement or right-of-way.
- 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 contractor's expense.
- Contractor to Coordinate Project Phasing with Paving Contractor

## AS BUILTS

Contractor: Pearson Construction  5/06/2019	Project Inspector: Larry Gann  <b>KEMILLER</b> ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242
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# STORM SEWER IMPROVEMENTS to serve LAKEPOINT ASSISTED LIVING 1315 N West St. CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
Project Number  
0523 PPD (133119)



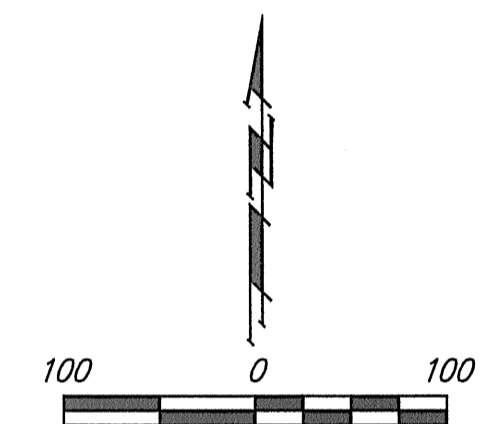
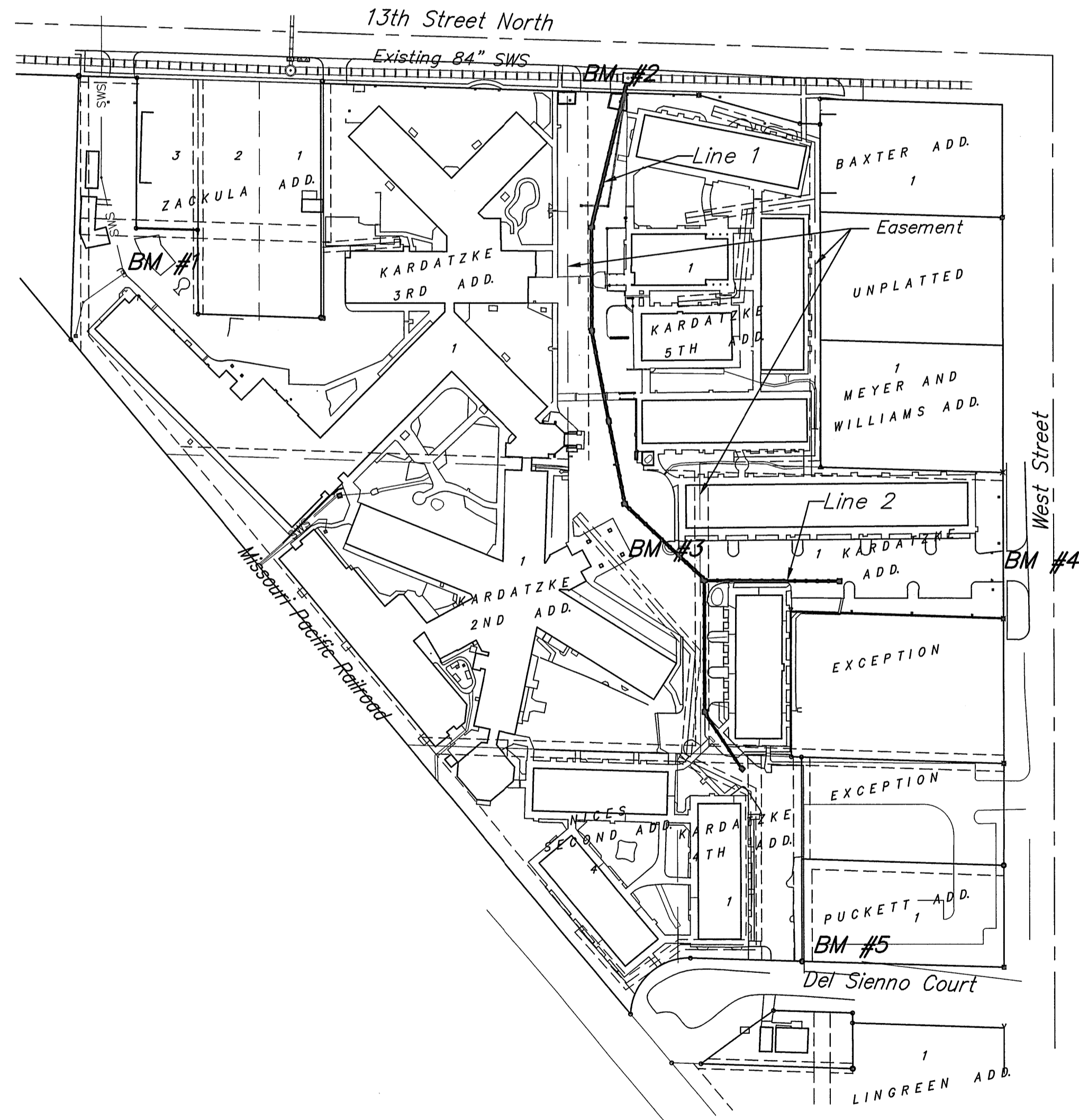
Vicinity Map

## Sheet Index

Title Sheet	1
Line 1	2-3
Line 2	3
BMP/Erosion Control Plan	4
Copy of Plats	5-6

SWS Details SW-201 available at City of Wichita web site at  
<http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>

**Stormwater Certification:**  
Redevelopment  
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.  
Disturbed Area = 1.0 ac.  
Water Quality Treatment: Not Required  
Downstream Channel Protection: Not Required  
Detention: Not Required



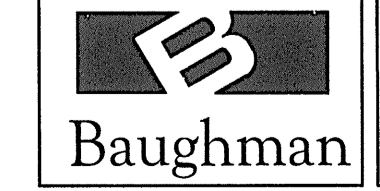
## Benchmarks

- BM #1 - Sq. Cut in the conc. curb at the inlet on the West side of the NW entrance to Lakepoint, 245' S. of the CL of 13th St. N.  
Elev = 1313.66 NIV '88  
4837.55N 4126.34E
- BM #2 - Sq. Cut in the conc. curb at the SW corner of the NE entrance to Lakepoint, 46' S. of the CL of 13th St. N.  
Elev = 1315.31 NIV '88  
5018.76N 4577.71E
- BM #3 - Sq. Cut in the SE corner of the covered conc. driveway slab for the Lakepoint building on the West side of the parking lot, 510' S of the CL of 13th St N.  
Elev = 1315.79 NIV '88  
4558.51N 4628.23E
- BM #4 - Sq. Cut in the conc. curb at the SW corner of the East entrance to Lakepoint, 46' W. of the CL of West St.  
Elev = 1314.86 NIV '88  
4534.69N 4998.59E
- BM #5 - Sq. Cut in the conc. slab at the SW corner of the parking lot East of the S entrance to Lakepoint on the N R/W Line of Del Sienna Ct., 250' W of the CL of West St.  
Elev = 1314.43 NIV '88  
4161.51N 4795.93E

APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS ENGINEERING  
AND STORMWATER DIVISION  
Engineering *Julianne Kalkman* 9-20-18  
Stormwater *Joe Heible PE* 9-24-18  
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.



May 2018

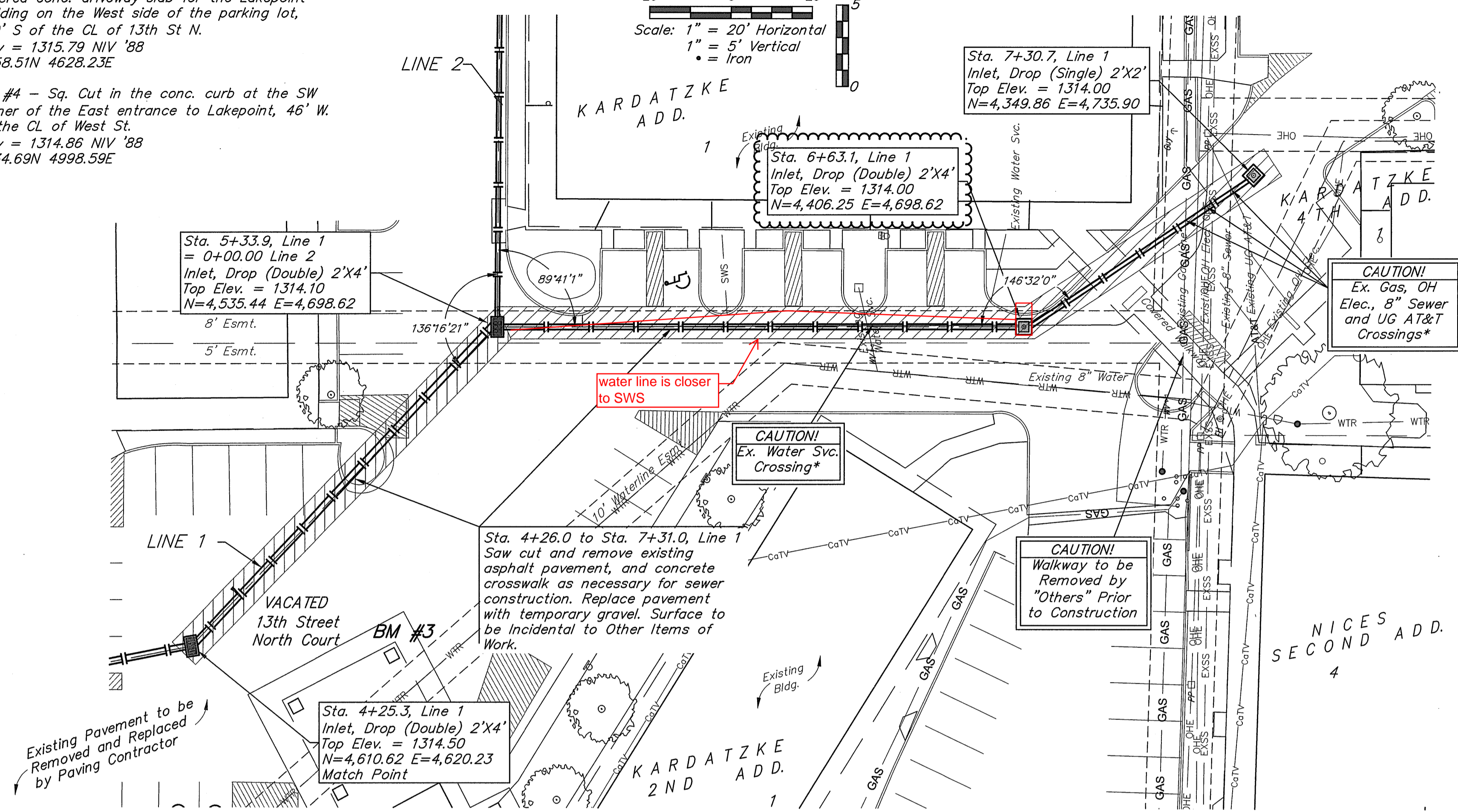
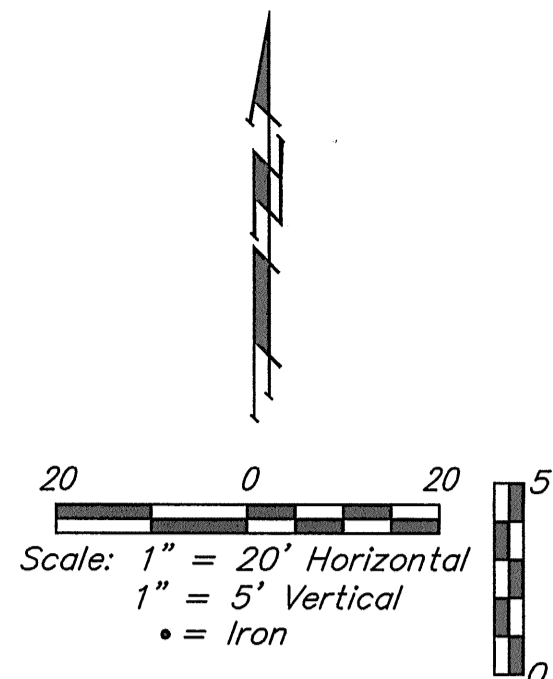
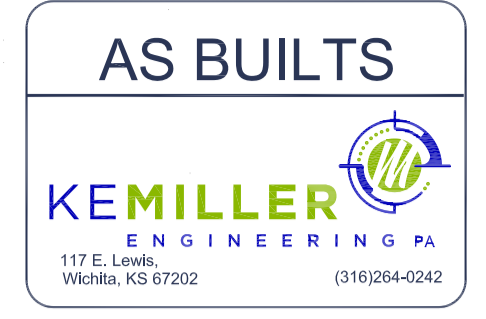
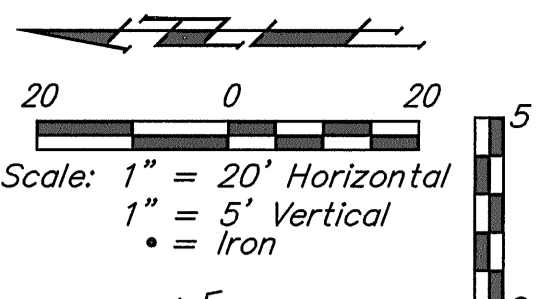


Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



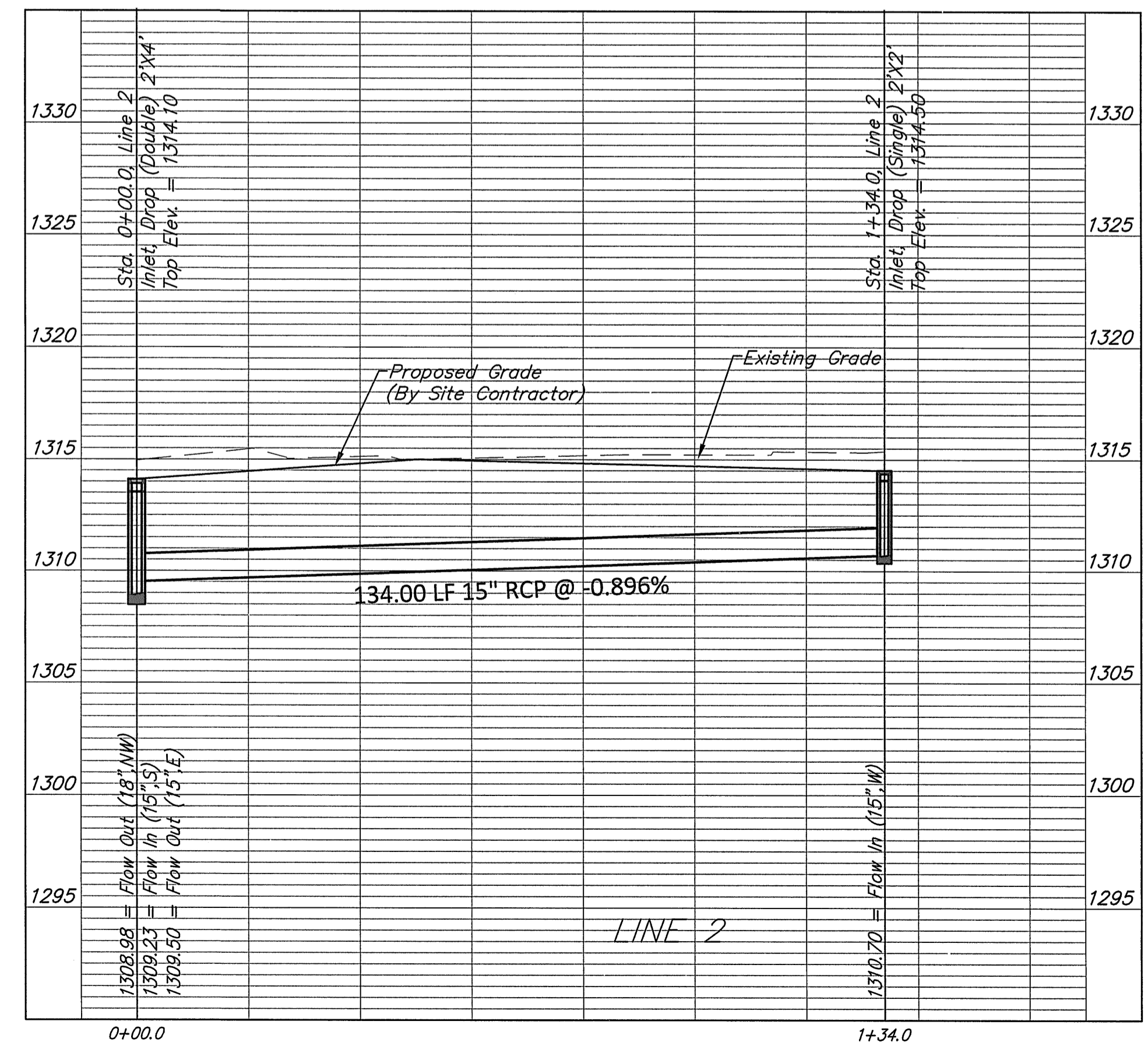
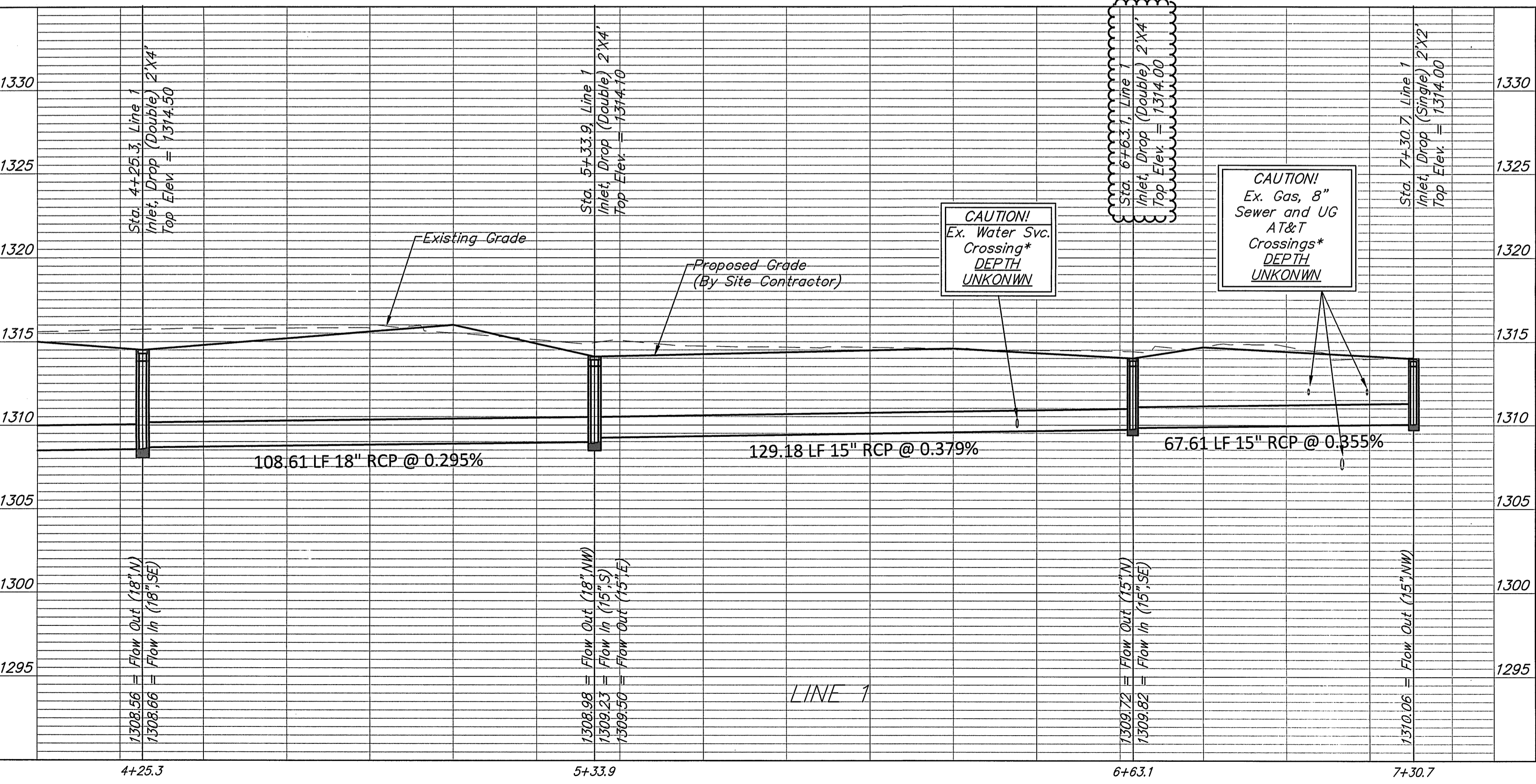
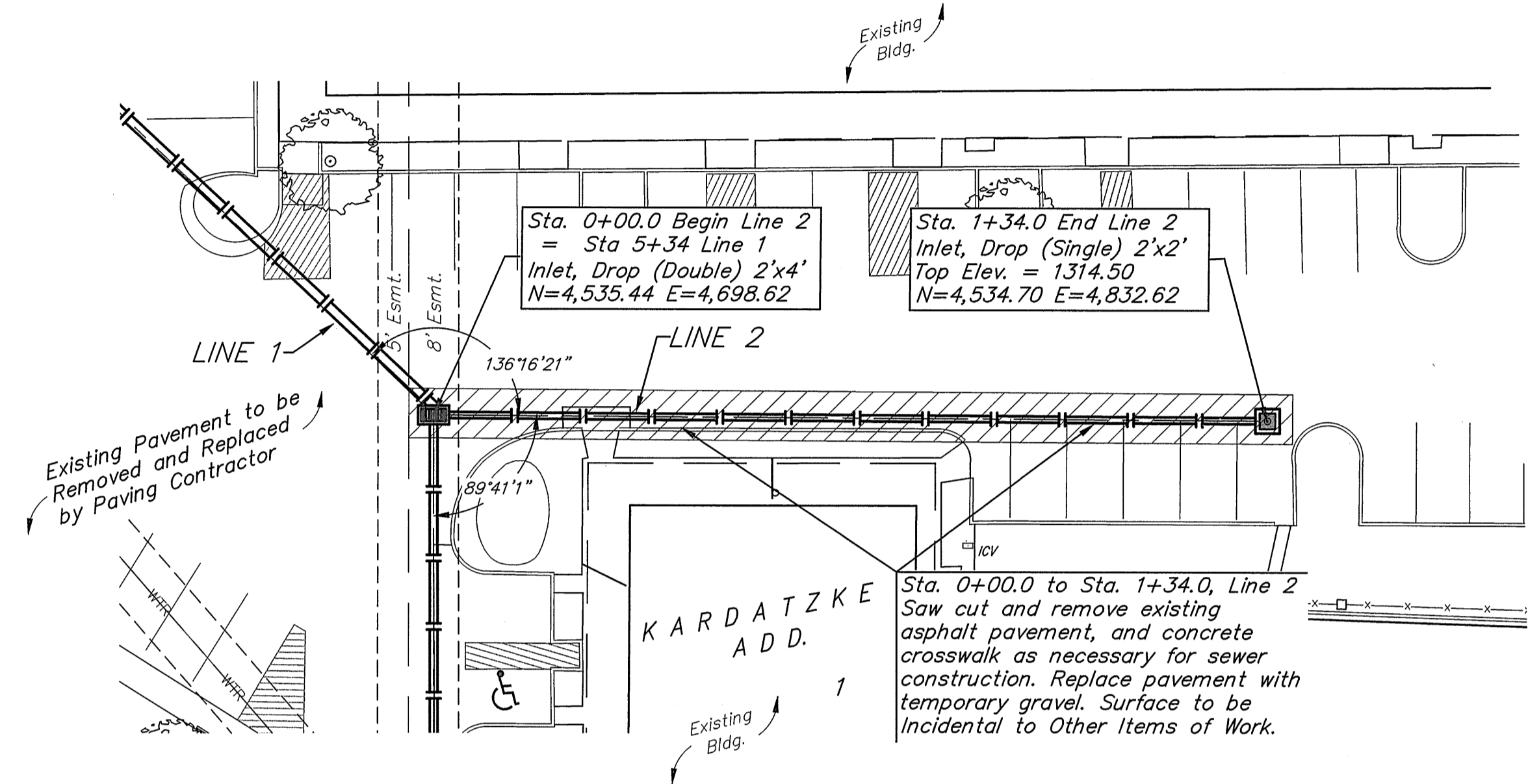
**BENCHMARK:**  
 BM #3 - Sq. Cut in the SE corner of the covered conc. driveway slab for the Lakepoint building on the West side of the parking lot, 510' S of the CL of 13th St N.  
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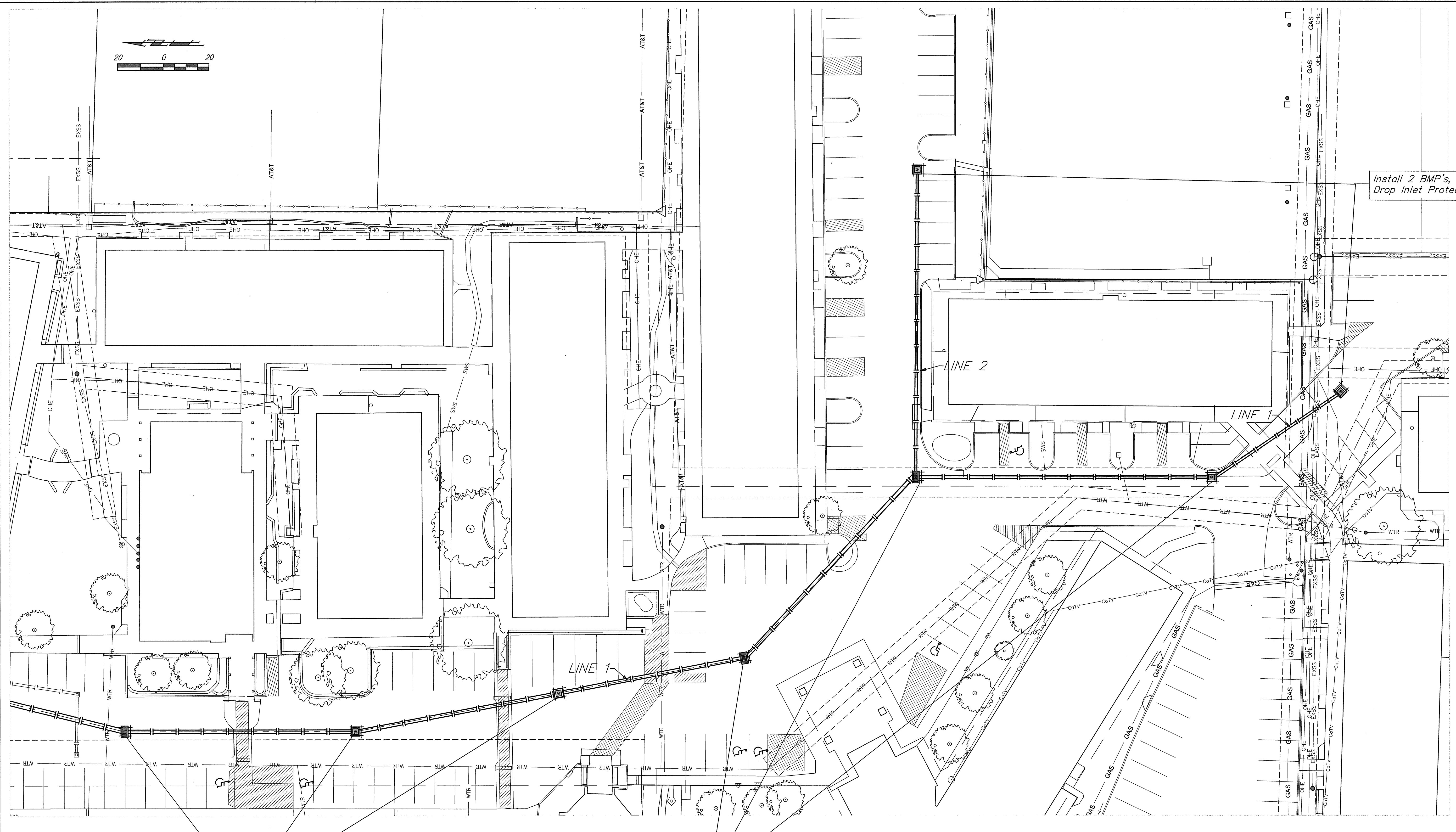
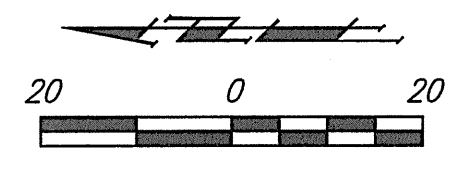
BM #4 - Sq. Cut in the conc. curb at the SW corner of the East entrance to Lakepoint, 46" W of the CL of West St.  
 Elev = 1314.86 NIV '88  
 4534.69N 4998.59E



\*Underground utilities: depth unknown. Contractor to coordinate with utility companies to relocate/lower as necessary for sws construction.

All trench and inlet excavation areas from Sta. 4+25.3 to Sta. 6+63.1, Line 1 & Sta. 0+00.0 to Sta. 1+34.0, Line 2 shall be backfilled with sand. The sand backfill shall be within two feet of existing grade and shall be water-jetted and vibrated during backfilling. All costs shall be paid for as L.F. "Fill, Sand (Flushed & Vibrated)".





Install 2 BMP's,  
Drop Inlet Protection

Install 3 BMP's,  
Drop Inlet Protection

Install 3 BMP's,  
Drop Inlet Protection

▣ - Drop Inlet Protection

**TOTAL BMP'S**  
Drop Inlet Protection 8

**Baughman Company, P.A.**  
315 Elm St., Wilkes-Barre, PA 18250  
Baughman

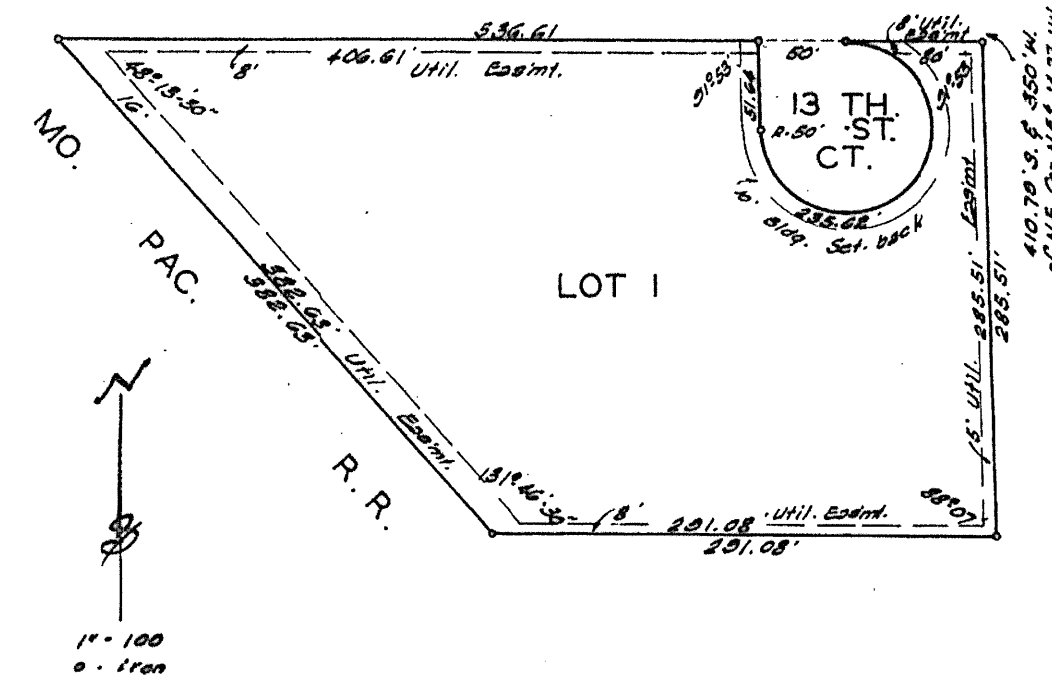
**BAUMANN**  
LAKELAND ASSISTED LIVING  
**BMP/EC PLAN**  
STORM WATER SEWER IMPROVEMENTS

REVISIONS  
OR  
SHEET  
**6 4**

FOR REFERENCE ONLY  
NOT TO SCALE

# KARDATZKE 2ND. ADDITION

TO WICHITA KANSAS



State of Kansas) SS We, Baughman Company, Surveyors in aforesaid Sedgwick County and State do hereby certify that we have surveyed and platted "KARDATZKE 2ND ADDITION" to Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Beginning 110.79 feet south and 350 feet west of the N. E. Corner of the NE $\frac{1}{4}$  of Sec. 14, Twp. 27-S, R-1-W; thence west parallel with the north line of said NE $\frac{1}{4}$ , 536.61 feet, to the right of way of the Missouri Pacific Railroad; thence southeasterly along said right of way 382.63 feet to a point 696.3 feet south of the north line of said NE $\frac{1}{4}$ ; thence east 291.08 feet; thence north parallel with the east line of said NE $\frac{1}{4}$ , 285.51 feet to the place of beginning.

Baughman Company  
*John J. Baughman* Surveyor

Know all men by these presents that we E. E. Kardatzke and Vera L. Kardatzke, his wife, have caused the land described in the surveyors certificate to be platted into a lot and court to be known as "KARDATZKE 2ND ADDITION" to Wichita, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities. The court is hereby dedicated to and for the use of the public.

*E. E. Kardatzke* *Vera L. Kardatzke*

We, Fourth National Bank and Trust Company, Wichita, Kansas, holders of a mortgage on the above described property do hereby consent to the plat of "KARDATZKE 2ND ADDITION" to Wichita, Kansas.

Fourth National Bank and Trust Company, Wichita, Kansas.  
*David J. Dull*  
Vice President

State of Kansas) SS Be it remembered that on this 1st day of March 1966, before me a notary public in aforesaid county and state came David J. Dull and Vice President of Fourth National Bank and Trust Company, Wichita, Kansas, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires 2-11-68 Notary Public  
*Myrtle L. Johnson*

State of Kansas) SS Be it remembered that on this 1st day of March 1966, before me a notary public in aforesaid county and state came E. E. Kardatzke and Vera L. Kardatzke, his wife, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires 2-4-68 Notary Public  
*Myrtle L. Johnson*

This plat of "KARDATZKE 2ND ADDITION" to Wichita, Kansas, has been approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, and is hereby transmitted to the Board of Commissioners of the City of Wichita, Kansas, with the recommendation that such plat be approved as proposed.

Dated this 17th day of February 1966.  
Wichita-Sedgwick County Metropolitan Area Planning Commission  
*Walter J. ...* Chairman  
*C. Billy ...* Secretary

Approved by the Board of City Commissioners this 22nd day of March 1966.  
*Calvin ...* Mayor  
*Ralph ...* City Clerk

Approved by the Board of County Commissioners this 6th day of April 1966.  
*Ray ...* Chairman  
*Alvin ...* Commissioner  
*Frank ...* Commissioner  
*H. O. Williams* County Clerk

State of Kansas) SS This is to certify that this plat was filed for record in the office of the Register of Deeds this 6th day of April 1966, at 4:30 o'clock P.M. and is duly recorded.

*Rufus E. ...* Register of Deeds  
*Rosal ...* Deputy

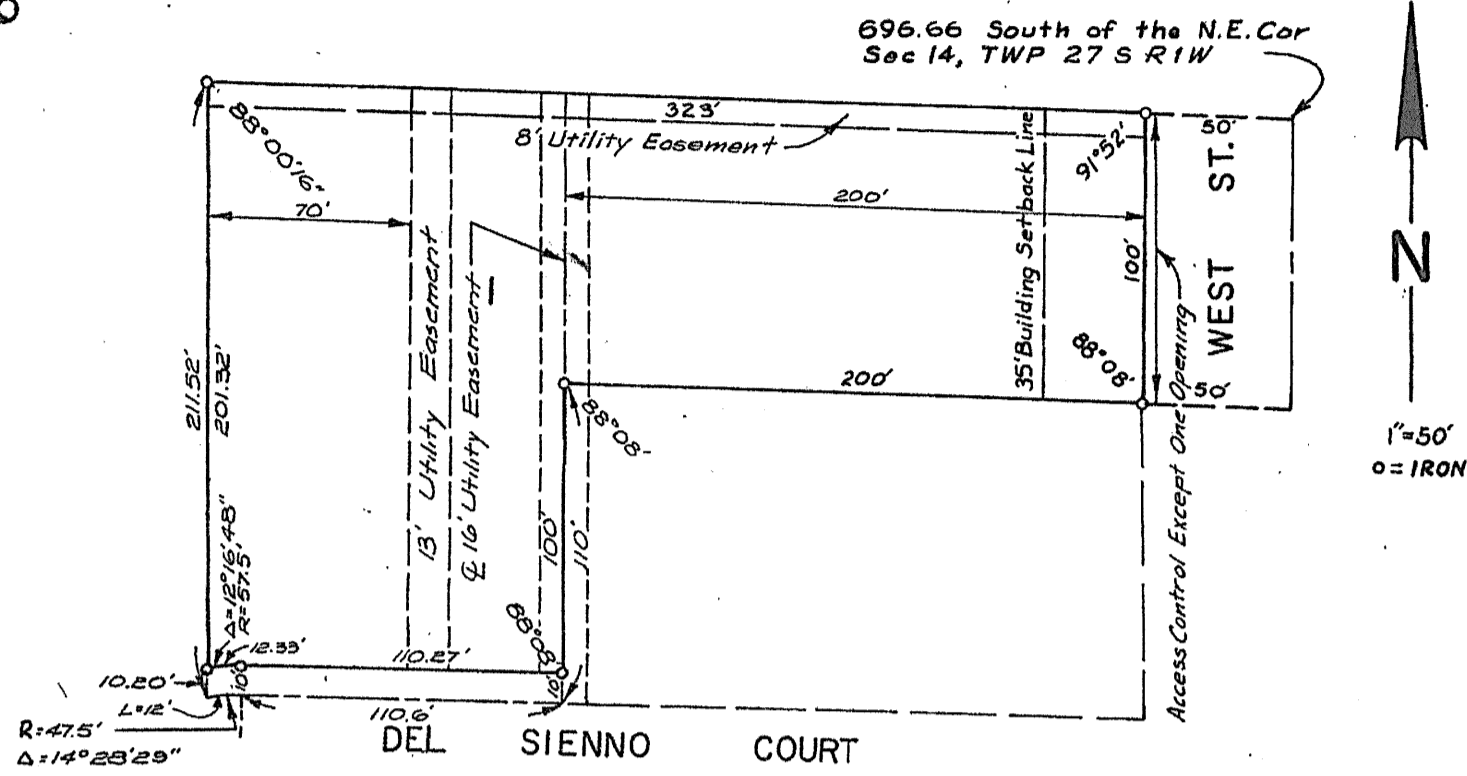
Baughman Company, P.A.  
315 Bldg. Wichita, KS 67211 P. 316-620-0149  
Map/Plat/Record/Title/Insurance/Engineering/Construction/Other  
Approved Date: 03/18  
File: 171128

LAKELINE ASSISTED LIVING  
Copy of PLAT  
STORM WATER SEWER IMPROVEMENTS

6-10-N

# KARDATZKE FOURTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas ) ss  
County of Sedgwick)

I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "KARDATZKE FOURTH ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a REPLAT of and a true and correct exhibit of said survey described as follows: Lots 1 and 3 and the west 50 feet of Lot 2 in Nice's Second Addition, Sedgwick County, Kansas.

Know all men by these presents, that Terrace Gardens Skilled Nursing Center, Inc., by E. E. Kardatzke, President, has caused the land described in the Civil Engineer's certificate to be platted into a lot and a court to be known as "KARDATZKE FOURTH ADDITION", Wichita, Sedgwick County, Kansas. The court is hereby dedicated to and for the use of the public. All abutter's rights of access to or from West Street, over and across the east line of Lot 1, are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to West Street at one location to be designated by the City Engineer of the City of Wichita, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities.

Terrace Gardens Skilled Nursing Center, Inc.  
E. E. Kardatzke, President

ATTEST:  
Charles F. Thomas, Secretary

State of Kansas ) ss  
County of Sedgwick)

Be it remembered that on this 22<sup>nd</sup> day of July, 1968, before me, a notary public in and for said County and State, came E. E. Kardatzke, President of Terrace Gardens Skilled Nursing Center, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Eugene J. Basecu, Notary Public  
My Commission expires August 24, 1971

This plat of "KARDATZKE FOURTH ADDITION", Wichita, Sedgwick County, Kansas, has been approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, and is hereby transmitted to the Board of Commissioners of the City of Wichita, Kansas, with the recommendation that such plat be approved as proposed.

Dated this 23<sup>rd</sup> day of July, 1968.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
By: Harold Mooney, Chairman  
C. Bailey Foster, Secretary  
C. Beckley Foster

Approved by the Board of City Commissioners this 6<sup>th</sup> day of August, 1968.

William D. Anderson, Jr., Mayor  
Kippled Coover, City Clerk  
Halp C. Eberly

Approved by the Board of County Commissioners this 14 day of March, 1969.

Earl G. Rush, Chairman  
Tom Spote, Commissioner  
Earl E. Moon, Commissioner  
Marie Warden, County Clerk

Entered on transfer record this 14 day of March, 1969.

State of Kansas ) ss  
County of Sedgwick)

This is to certify that this instrument was filed for record in the Register of Deeds Office on the 14<sup>th</sup> day of March, 1969, at 9:53 o'clock P.M., and is duly recorded.

John Stale, Register of Deeds  
Pearl B. Gilbert, Deputy

Know all men by these presents that American Savings Association of Wichita, by David M. Christian, President, First Federal Savings and Loan Association of Wichita, by Paul L. Irwin, Vice-President, Harold B. Beck and Sarah I. Beck, and Wilbur M. Binford and Edith Binford, mortgagees of the land described in the Civil Engineer's certificate, do hereby consent to the plating of "KARDATZKE FOURTH ADDITION", Wichita, Sedgwick County, Kansas.

ATTEST:  
Richard F. Poteroff, Secretary  
David M. Christian, President

ATTEST:  
Harold A. Smith, Secretary  
Paul L. Irwin, Vice-President

Harold B. Beck, Sarah I. Beck  
Wilbur M. Binford, Edith Binford

State of Kansas ) ss  
County of Sedgwick)

Be it remembered that on this 16<sup>th</sup> day of July, 1968, before me, a notary public in and for said County and State, came David M. Christian, President of American Savings Association of Wichita, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission expires February 22, 1969.  
Eugene J. Basecu, Notary Public

State of Kansas ) ss  
County of Sedgwick)

Be it remembered that on this 4<sup>th</sup> day of July, 1968, before me, a notary public in and for said County and State, came Paul L. Irwin, Vice-President of First Federal Savings and Loan Association of Wichita, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission expires July 25, 1971.  
Albert E. McNeil, Notary Public

State of Kansas ) ss  
County of Sedgwick)

Be it remembered that on this 22<sup>nd</sup> day of July, 1968, before me, a notary public in and for said County and State, came Harold B. Beck and Sarah I. Beck and Wilbur M. Binford and Edith Binford, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission expires August 24, 1971.  
Eugene J. Basecu, Notary Public

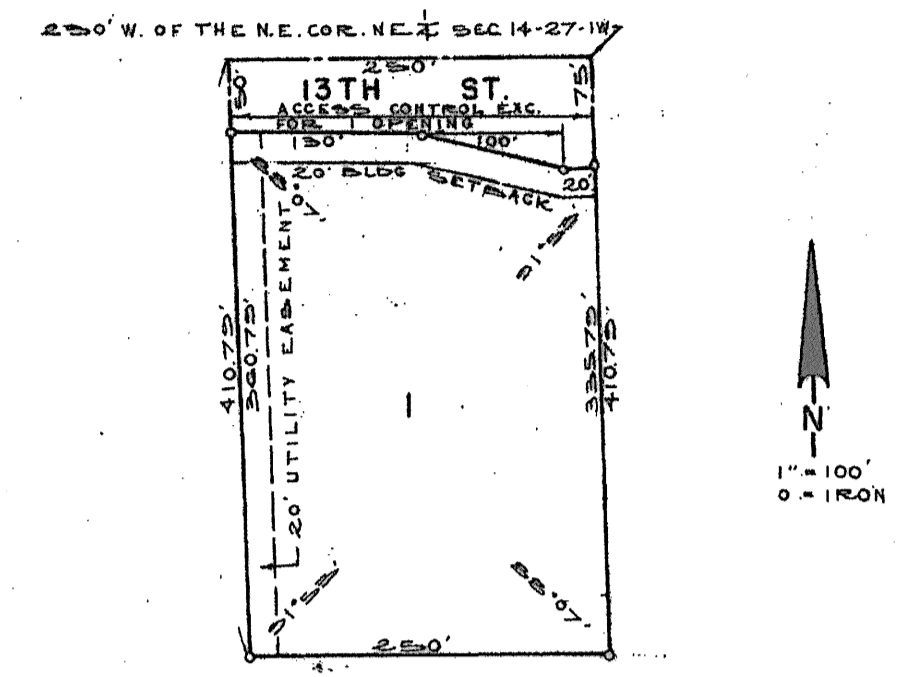
This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds  
Digitized rendition of original signature

FOR REFERENCE ONLY  
NOT TO SCALE

# KARDATZKE FIFTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas, County of Sedgwick, ss.

I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "KARDATZKE FIFTH ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: The west 200 feet of the east 430 feet of the north 410.79 feet of the NE 1/4 of the NE 1/4 of Section 14, T27N, R12W of the 6th P.M., Sedgwick County, Kansas, and vacated 13th Street Court adjacent to said property on the west.

Kenneth O. Taylor, Civil Engineer  
Kenneth O. Taylor

Know all men by these presents that Terrace Gardens Manor, by E. E. Kardatzke, President, and Clara E. Peters, a single woman, and Leonard Peters, Jr., and Nellie V. Peters, husband and wife, have caused the land described in the Civil Engineer's certificate to be platted into a lot and a street to be known as "KARDATZKE FIFTH ADDITION", Wichita, Sedgwick County, Kansas.

All abutter's rights of access to or from 13th Street, over and across the north line of Lot 1, are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to 13th Street at one location to be designated by the City Engineer of the City of Wichita, Kansas.

Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public.

Terrace Gardens Manor, Inc.  
E. E. Kardatzke, President

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this 21<sup>st</sup> day of May, 1968.

Mayor: Garry M. Fowler  
City Clerk: Ralph C. Eberly

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 28<sup>th</sup> day of May, 1968.

Chairman: Earl G. Rush  
Commissioner: Tom Spote  
Commissioner: Earl E. Moon  
County Clerk: Marie Warden

State of Kansas, County of Sedgwick, ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of May, 1968, by E. E. Kardatzke, President of Terrace Gardens Manor, Inc., a Kansas corporation, on behalf of the corporation.

Eugene J. Basecu, Notary Public  
Eugene J. Basecu

State of Kansas, County of Sedgwick, ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of May, 1968, by Nellie V. Peters, husband and wife.

Eugene J. Basecu, Notary Public  
Eugene J. Basecu

This plat of "KARDATZKE FIFTH ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 12<sup>th</sup> day of December, 1972.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
By: Marjorie L. Taylor, Chairman  
Robert A. Eskin, Secretary

ATTEST:  
Marie Warden, County Clerk

ATTEST:  
Marie Warden, County Clerk

ATTEST:  
John Stale, Register of Deeds  
Pearl B. Gilbert, Deputy

This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds  
Digitized rendition of original signature

Baughman Company, P.A.  
1515 S. Wichita, KS 67211 P 316-262-0100  
Baughman  
LAKELAND  
LAKELAND

LAKELAND ASSISTED LIVING  
Copy of PLAT  
STORM WATER SEWER IMPROVEMENTS