

**GENERAL NOTES:**

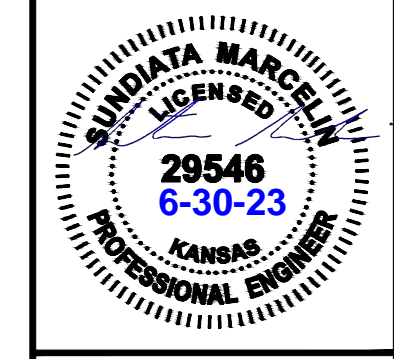
1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL, OR SECURED STRAW BALES, OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE/STRAW BALES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED USING MULCH OR EQUIVALENT STABILIZING BMP, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
24. RIGHT OF WAY TO BE STABILIZED AS REQUIRED BY APWA SECTION 2400.
25. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
26. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
27. CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR HAVING LOT BUILDERS FOLLOW THE GUIDELINES OF "CONTROLLING EROSION WHEN BUILDING YOUR HOME" PROVIDED BY KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT.
28. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

- DETAILS - SEE DETAIL SHEETS FOR THE FOLLOWING DETAILS
- 047 CONSTRUCTION ENTRANCE DETAIL
- 812 SEDIMENTATION FENCE

**EROSION & PROPOSED IMPROVEMENTS LEGEND:**

- - - - -1384 - - - - - EXISTING GROUND CONTOUR (1' INTERVALS)
- 1385 — PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
- — — — — SEDIMENTATION FENCE

SM	CHK
JML	DWN
KP	DSN
INITIAL ISSUE	DESCRIPTION
06/30/23	REV DATE



SUNDIATA MARCELIN  
ENGINEER  
KS # 29546

200 N. EMPORIA, SUITE 100  
WICHITA, KANSAS 67202  
PH: (316) 440-4304  
www.kaveg.com | www.kveg.com

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

**JAMBA JUCE**  
10209 W. 29TH STREET N  
WICHITA, KANSAS

**SANITARY SEWER IMPROVEMENTS  
EROSION CONTROL PLAN**

PROJ. NO. G23-2573

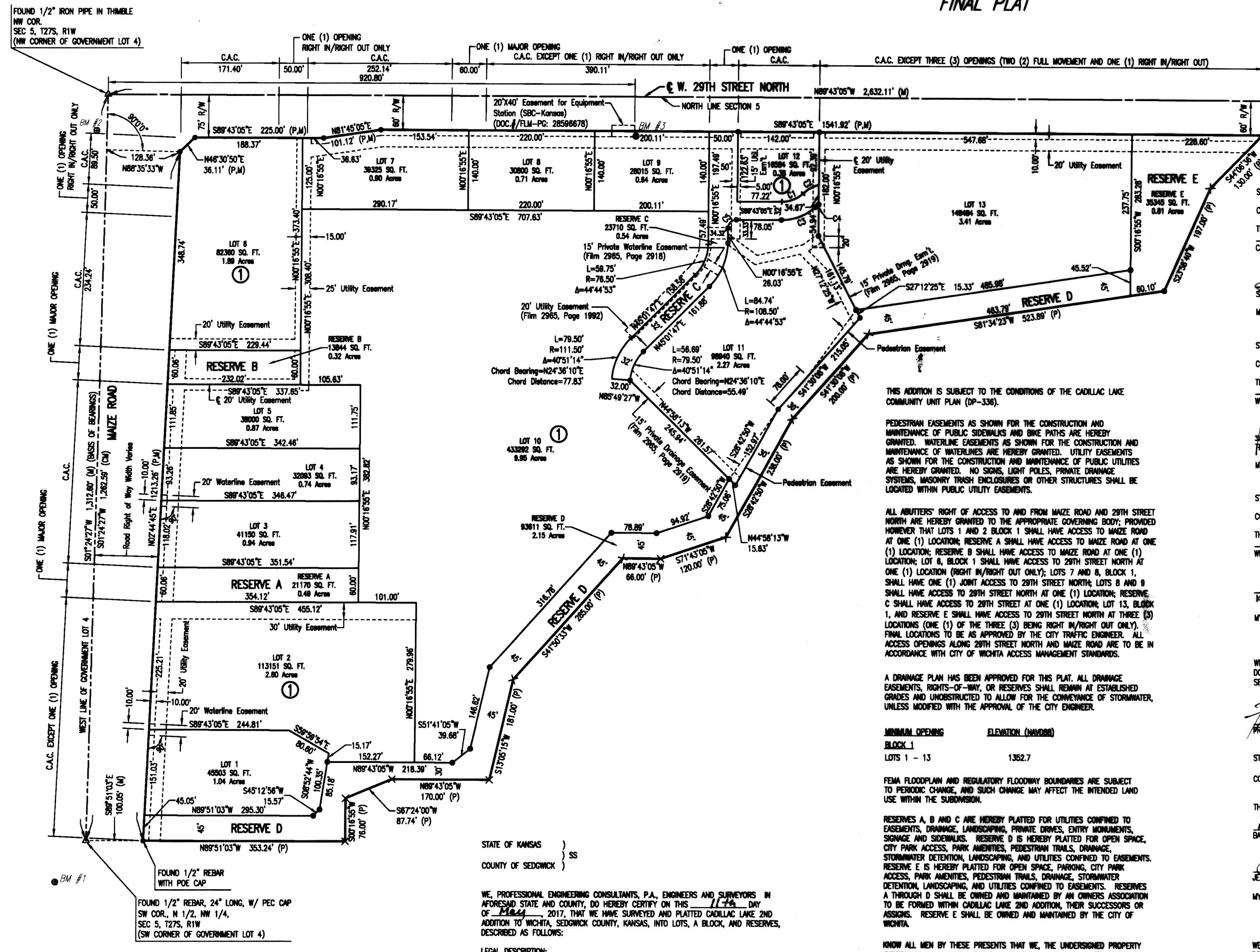
DESIGNER: KP DRAWN BY: JML

CFN: 2573SECP

SHEET: 03 REV: 0

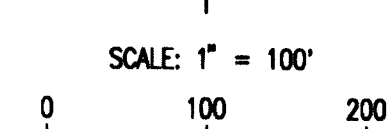
THIS PLAN SHEET IS PART OF AN OVERALL KAW VALLEY ENGINEERING PLAN SET FOR THE SPECIFIC IMPROVEMENTS CONTEMPLATED THEREIN. AS SUCH, THE INFORMATION CONTAINED MAY BE LIMITED AND SHOULD ONLY BE INTERPRETED WITHIN THE CONTEXT OF THE COMPLETE PLAN SET.

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



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
  - CALCULATED FROM MEASURED
  - P PLATTED MEASUREMENT FROM CADILLAC LAKE ADDITION
  - C.A.C. COMPLETE ACCESS CONTROL

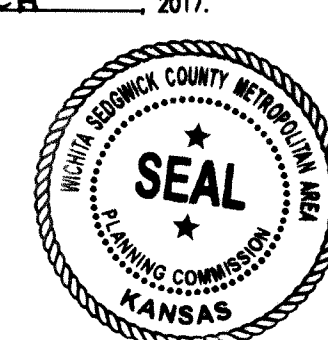
**BENCH MARK LIST @ BM #3**

- BM #1 - CHISELED SQUARE ON TOP OF CURB, SOUTH SIDE OF DRIVE ENTRANCE TO NORTHEAST CORNER OF TARGET PARKING LOT AND SOUTHWEST OF SOUTHWEST CORNER OF GOVERNMENT LOT 4, SEC 5-27-1W. ELEV.=1352.44 (NAVD88)
- BM #2 - CHISELED SQUARE AT SOUTHEAST CORNER OF SOUTH HEADWALL FOR RCBC UNDER 29TH STREET, WEST OF MAZE 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 SOUTHEAST 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 MAZE ROAD. ELEV. = 1352.01 (NAVD88)

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

*David W. Foster*  
DAVID W. FOSTER, CHAIRMAN

*Dale Miller*  
DALE MILLER, SECRETARY



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

*Tricia L. Robello*  
TRICIA L. ROBELLO, 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 11th DAY OF July, 2017.

*Jeff Kowalek*  
JEFF KOWALEK, MAYOR

*Karen Sublett*  
KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD August, 2017.

*Kelly Arnold*  
KELLY ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 12:02:05 P.M., ON THE 9th DAY OF June, 2017.

*Tonya Buckingham*  
TONYA BUCKINGHAM, REGISTER OF DEEDS

*Judy J. Page*  
JUDY J. PAGE, DEPUTY

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

*Stuart M. Kowalski*  
STUART M. KOWALSKI, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 12/16/2020

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF June, 2017, BY RICHARD E. HUFFMAN, MANAGER OF HOW WICHITA HOTEL, LLC.

*Richard E. Huffman*  
RICHARD E. HUFFMAN, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 11/11/2020

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

*Jeff Longwell*  
JEFF LONGWELL, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 12/20/19

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.

*Frank A. Suelientrop*  
FRANK A. SUELLENTRUP, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 12/15/18

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.

*Cly Mauck*  
CLY MAUCK, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 10/25/19

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.

*Stephanie E. Almazza*  
STEPHANIE E. ALMAZZA, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: 10/25/19

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CADILLAC LAKE COMMUNITY UNIT PLAN (CP-338).

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 MAZE 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 MAZE ROAD AT ONE (1) LOCATION; RESERVE A SHALL HAVE ACCESS TO MAZE ROAD AT ONE (1) LOCATION; RESERVE B SHALL HAVE ACCESS TO MAZE ROAD AT ONE (1) LOCATION; LOT 4, 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 AT ONE (1) LOCATION; LOT 13, BLOCK 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 MAZE 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 GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK 1 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 PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, LANDSCAPING, PRIVATE DRIVES, ENTRY MONUMENTS, SIGNAGE AND SIGNCHALKS. RESERVE D IS HEREBY PLATTED FOR OPEN SPACE, CITY PARK ACCESS, PARK AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVE E IS HEREBY PLATTED FOR OPEN SPACE, PARKING, CITY PARK ACCESS, PARK AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVES A THROUGH E SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN CADILLAC LAKE 2ND ADDITION, THEIR SUCCESSORS OR ASSIGNS. 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 PLATTED 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. Kowalski*  
STUART M. KOWALSKI, VICE PRESIDENT

OWNER: HOW WICHITA HOTEL, LLC  
*Richard E. Huffman*  
RICHARD E. HUFFMAN, MANAGER  
Sandro M. Calabrese

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION  
*Jeff Longwell*  
JEFF LONGWELL, MAYOR

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 11th DAY OF May, 2017, THAT WE HAVE SURVEYED AND PLATTED CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:  
LOTS 1 THROUGH 9, BLOCK 1, CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED; EXCEPT THE 20' UTILITY EASEMENT ON FILM 2965, PAGE 1992, AS SHOWN.



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

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	40.71'	54.50'	42°48'00"	N89°52'55"E	39.77'
C2	32.19'	89.50'	26°32'02"	N80°44'58"E	31.90'
C3	64.97'	86.50'	43°01'57"	N88°58'51"E	63.45'
C4	7.54'	37.50'	11°31'38"	N53°14'42"E	7.53'
C5	22.78'	14.50'	90°00'00"	N45°16'55"E	20.51'

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

	SMM	JML	KP	JML	DWN	CHK
REV	DATE	DESCRIPTION				
0	06/30/23	INITIAL ISSUE				
SUNDIATA MARCELIN ENGINEER KS # 29546						
KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24						
JAMBA JUICE 10209 W. 29TH STREET N WICHITA, KANSAS SANITARY SEWER IMPROVEMENTS FINAL PLAT						
PROJ. NO. G23-2573 DESIGNER: KP DRAWN BY: JML CFN: 2573SDET SHEET: 08 REV: 0						