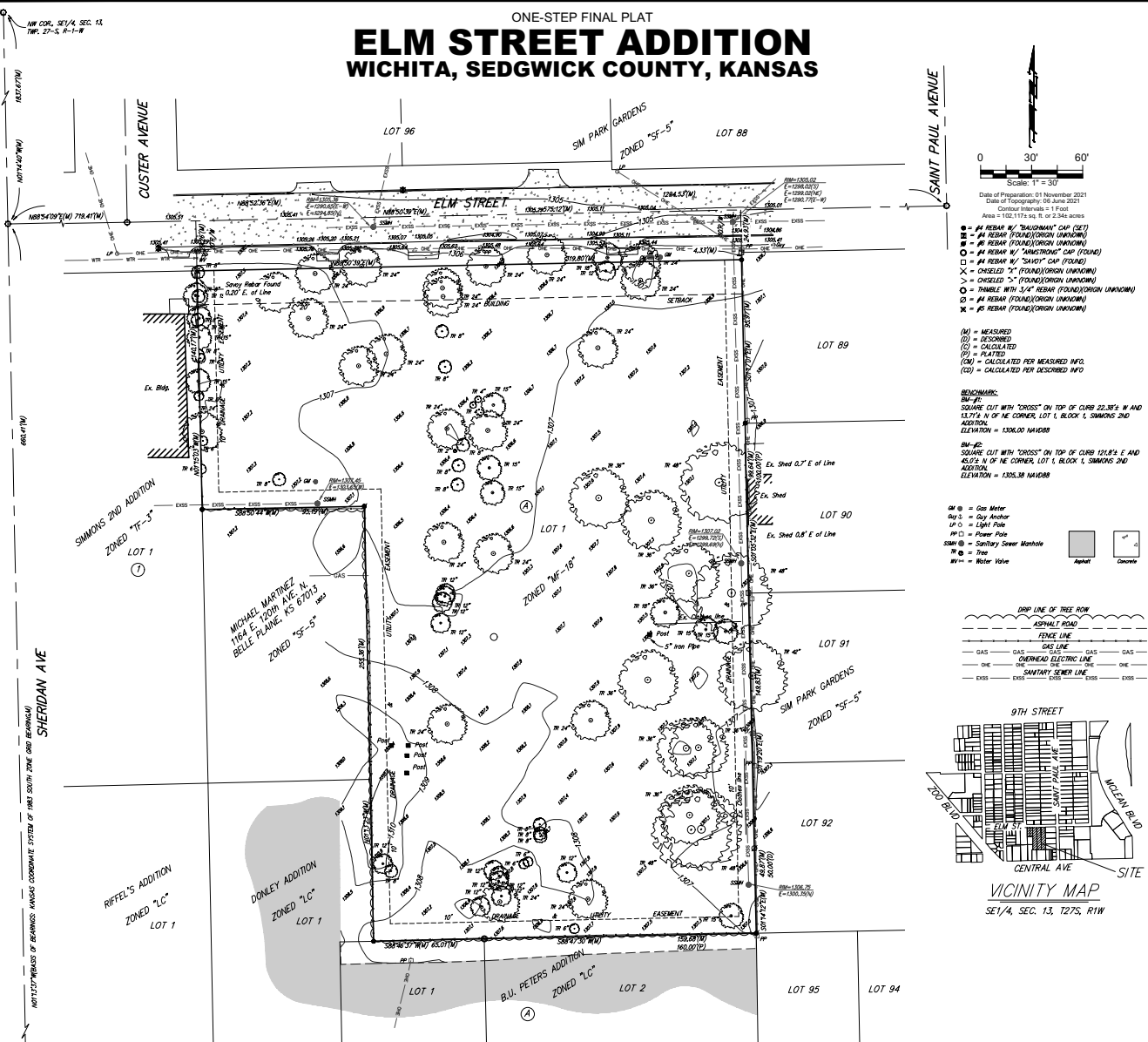


ONE-STEP FINAL PLAT

ELM STREET ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County and state do hereby certify that we have surveyed and platted
"ELM STREET ADDITION", Wichita, Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as a tract of land described as follows: Beginning 810 feet east and
470 feet north of the southwest corner of the Southeast Quarter of Section 13,
Township 27 South, Range 1 West of the Sixth Principal Meridian,
Sedgwick County, Kansas; thence north, a distance of 190 feet; thence west, a distance of
50 feet; thence south, a distance of 190 feet; thence east, a distance of 50
feet to the point of beginning, the above also being described as the west 50
feet of the east 290 feet of vacated Block 12, except the south 440 feet
thereof, together with the vacated south 30 feet of street adjacent on the north,
all as originally platted and dedicated in Simpson's Addition to the City of Wichita,
Kansas, TOGETHER with a tract of land described as follows: Beginning 855 feet
east and 470 feet north of the southwest corner of the Southeast Quarter of
Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian,
Sedgwick County, Kansas; thence north, a distance of 190 feet; thence west, a
distance of 45 feet to the point of beginning, the above also being described as
the west 45 feet of the east 240 feet of vacated Block 12, except the south
440 feet thereof, together with the vacated south 30 feet of street adjacent on
the north, all as originally platted and dedicated in Simpson's Addition to the
City of Wichita, Kansas, TOGETHER with a tract of land described as follows:
Beginning 930 feet east and 235 feet north of the southwest corner of the
Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth
Principal Meridian, Sedgwick County, Kansas; thence north, a distance of 425
feet; thence west, a distance of 75 feet; thence south, a distance of 425 feet;
thence east, a distance of 75 feet to the point of beginning, the above also
being described as the west 75 feet of the east 195 feet of vacated Block 12,
except the south 205 feet thereof, together with the vacated south 30 feet of
street adjacent on the north, all as originally platted and dedicated in Simpson's
Addition to the City of Wichita, Kansas, TOGETHER with a tract of land described
as follows: Beginning 1025 feet east and 235 feet north of the southwest corner
of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the
Sixth Principal Meridian, Sedgwick County, Kansas; thence north, a distance of
425 feet; thence west, a distance of 75 feet; thence south, a distance of 425
feet; thence east, a distance of 75 feet to the point of beginning, the above
also being described as the west 75 feet of the east 120 feet of vacated Block
12, except the south 205 feet thereof, together with the vacated south 30 feet
of street adjacent on the north, all as originally platted and dedicated in
Simpson's Addition to the City of Wichita, Kansas, TOGETHER with a tract of
land described as follows: Beginning 1080 feet east and 235 feet north of the
southwest corner of the Southeast Quarter of Section 13, Township 27 South,
Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence
north, a distance of 425 feet; thence west, a distance of 75 feet; thence south,
a distance of 425 feet; thence east, a distance of 75 feet to the point of
beginning, the above also being described as the east 45 feet of vacated Block
12, except the south 205 feet thereof, together with the 30 foot vacated street
adjacent on the east, together with the vacated south 30 feet of street
adjacent on the north, all as originally platted and dedicated in Simpson's
Addition to the City of Wichita, Kansas, all of the above described tracts of land
being subject to road rights-of-way of record, if any, currently in effect.

Existing public easements, building setbacks,
access controls, and dedications, if any, being
affected by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

Know all men by these presents that we, the
undersigned owners, have caused the land in the surveyors certificate to be
platted into a Lot and a Block, to be known as "ELM STREET ADDITION",
Wichita, Sedgwick County, Kansas. The drainage and utility easements are
hereby granted to the public as indicated for drainage purposes and for the
construction and maintenance of all public utilities. No signs, light poles,
private drainage systems, masonry fences, masonry trash enclosures or other
structures shall be located within public utility easements unless a Use of
Easement Permit is obtained from the City of Wichita Public Works & Utilities
Department.

Rescom Facility Group, LLC,
a Kansas limited liability company

David W. Key, Managing Member

State of Kansas) SS The foregoing instrument was acknowledged before
Sedgwick County) me on this _____ day of _____, 2021 by David W. Key,
Managing Member of Rescom Facility Group, LLC, a Kansas limited liability
company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

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

Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2021, by _____,
(Name) _____, Notary Public

My App't. Exp. _____

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

Dated this _____ day of _____, 2021.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, Chair

Scott A. Wodde, Secretary

This plat approved and all dedications shown hereon
accepted by the City Council of the City of Wichita, Kansas, this _____ day
of _____, 2021.

Mayor

Brandon J. Whipple, City of Wichita

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2021.

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

Entered on transfer record this _____ day
of _____, 2021.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for
Sedgwick County) record in the office of the Register of Deeds, this _____ day of _____,
2021 at _____ o'clock _____ M. and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenzy Zehring, Deputy

ELM STREET ADDITION
November 1, 2021



BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

Michael G. Conroy, PS#971, Surveyor



**BAUGHMAN
COMPANY**
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

**PRELIMINARY
CONSTRUCTION
PLAN, NOT FOR
CONSTRUCTION**
This document is
intended for use in
obtaining permits and
is not a final, signed
and sealed document.

ELM STREET ADDITION

2917-2927 W. ELM STREET
WICHITA, KS 67203

REVISION: DATE:

PROJECT NUMBER:
21-10-0208
DESIGN:
DATE: 01-26-2022

**SITE
DIMENSION
PLAN**

C1.0

LEGAL DESCRIPTION

Elm Street Addition, Wichita, Sedgewick County, Kansas

SITE INFORMATION

Total Area: 1302.17 sq. ft. (2.34 acres)
Disturbed Area: 1302.17 sq. ft. (2.34 acres)
Impervious Area, pre-constr: 50 sq. ft. (0.00 acres)
Impervious Area, post-constr: 160,600 sq. ft. (3.69 acres)

BENCHMARKS

Site Benchmark - 1
SQUARE CUT WITH "CROSS" ON TOP OF CURB 22.38' W AND 13.71' N OF
N.E. CORNER, LOT 1, BLOCK 1, SIMMONS 2ND ADDITION.
ELEVATION = 1306.00 NAVD83

Site Benchmark - 2
SQUARE CUT WITH "CROSS" ON TOP OF CURB 13.12' E AND 45.02' N OF N.E.
CORNER, LOT 1, BLOCK 1, SIMMONS 2ND ADDITION.
ELEVATION = 1305.38 NAVD83

KANSAS ONE CALL

Contractor shall verify the location of all underground utilities in Kansas One Call at
least 14 days prior to construction. If any underground utilities are located within
292' (20') minimum of area (1) working party prior to any excavation or
work adjacent to utilities.
Kansas One Call 1-800-DIG-SAFE

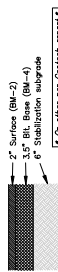
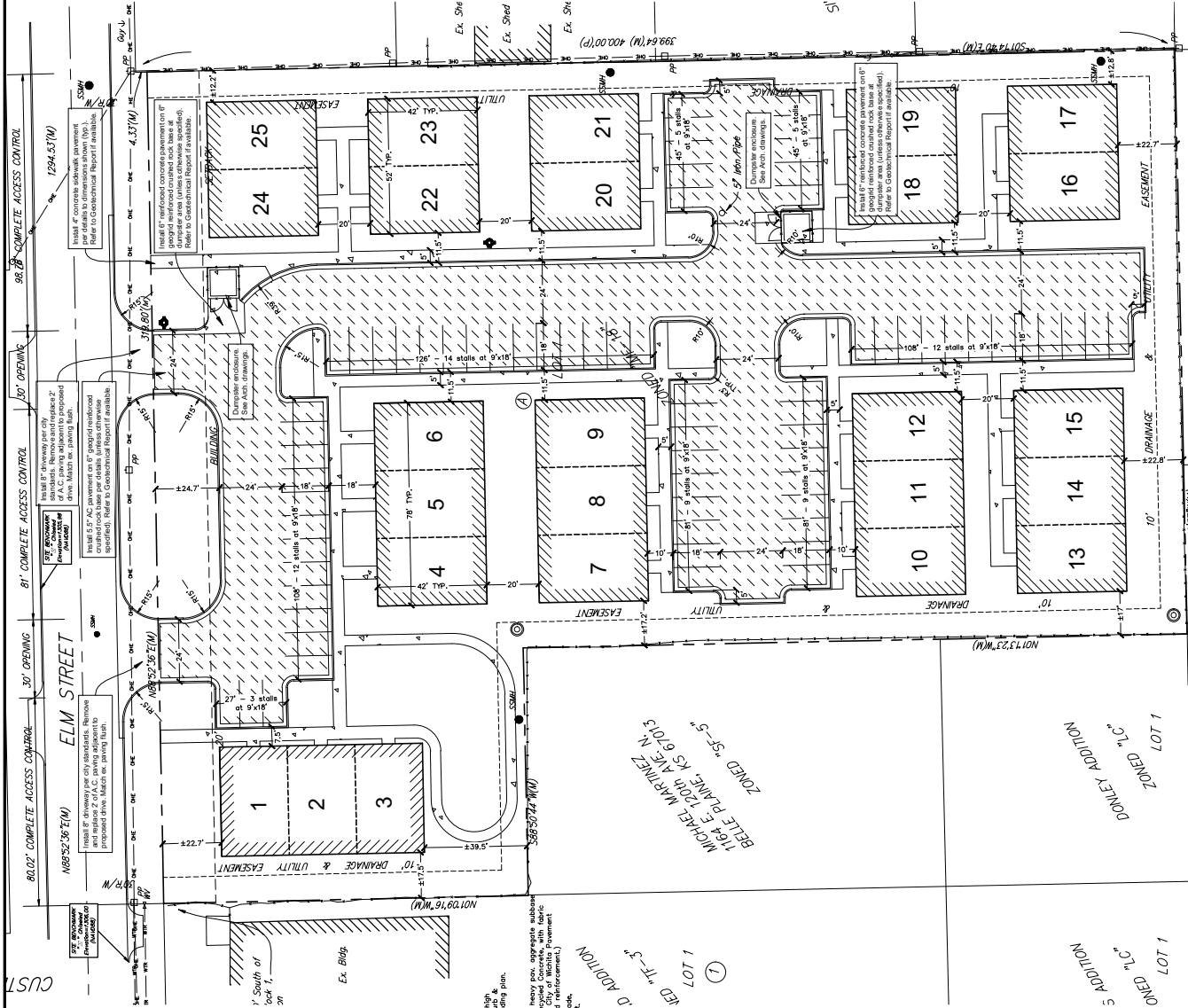
UTILITY CONTACTS

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

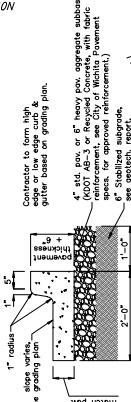
Kansas Gas Service (Gas)..... 1-888-482-4950
Black Hills Energy (Gas)..... 1-800-369-4957
Energy (Electric)..... 363-8650
Gas Communications (Telecommunications)..... 363-4270
City of Wichita (Water)..... 363-4270
City of Wichita Water Dept. (Water)..... 363-4270
City of Wichita Sewer Maint. (San. Sewer)..... 363-4270
City of Wichita Storm Sewer Maint. (Storm Sewer)..... 363-4270
City of Wichita Traffic Maint. (Traffic Control)..... 363-4270
Conoco Pipeline Co. (Petroleum)..... 1-800-231-2551
Williams Pipeline Co. (Petroleum)..... 539-5600
Phillips Pipeline Co. (Petroleum)..... 1-800-324-9696
or 1-800-766-6236

SITE NOTES

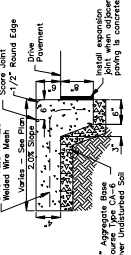
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from utility records, field surveys, and other sources. The contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by construction on this project shall be handled in accordance with the Kansas Department of Transportation (KDOT) Traffic Control Manual (TCM).
- The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.
- All construction shall be done in accordance with the general specifications and details of the Kansas Department of Transportation (KDOT) Standard Specifications for Road and Bridge Construction, 2010 Edition, and the Kansas Department of Transportation (KDOT) Standard Specifications for Road and Bridge Construction, 2010 Edition, and the Kansas Department of Transportation (KDOT) Standard Specifications for Road and Bridge Construction, 2010 Edition.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on their property.
- Construction shall be done in accordance with the Kansas Department of Transportation (KDOT) Standard Specifications for Road and Bridge Construction, 2010 Edition, and the Kansas Department of Transportation (KDOT) Standard Specifications for Road and Bridge Construction, 2010 Edition, and the Kansas Department of Transportation (KDOT) Standard Specifications for Road and Bridge Construction, 2010 Edition.
- Dimensions shown are to face of curb or edge of pavement unless otherwise noted.



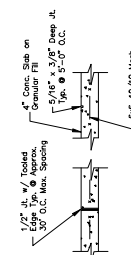
1 TYP. LIGHT DUTY ASPHALT SECTION
NOT TO SCALE



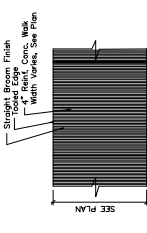
2 CURB & GUTTER SECTION
NOT TO SCALE



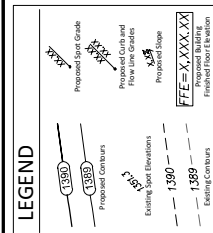
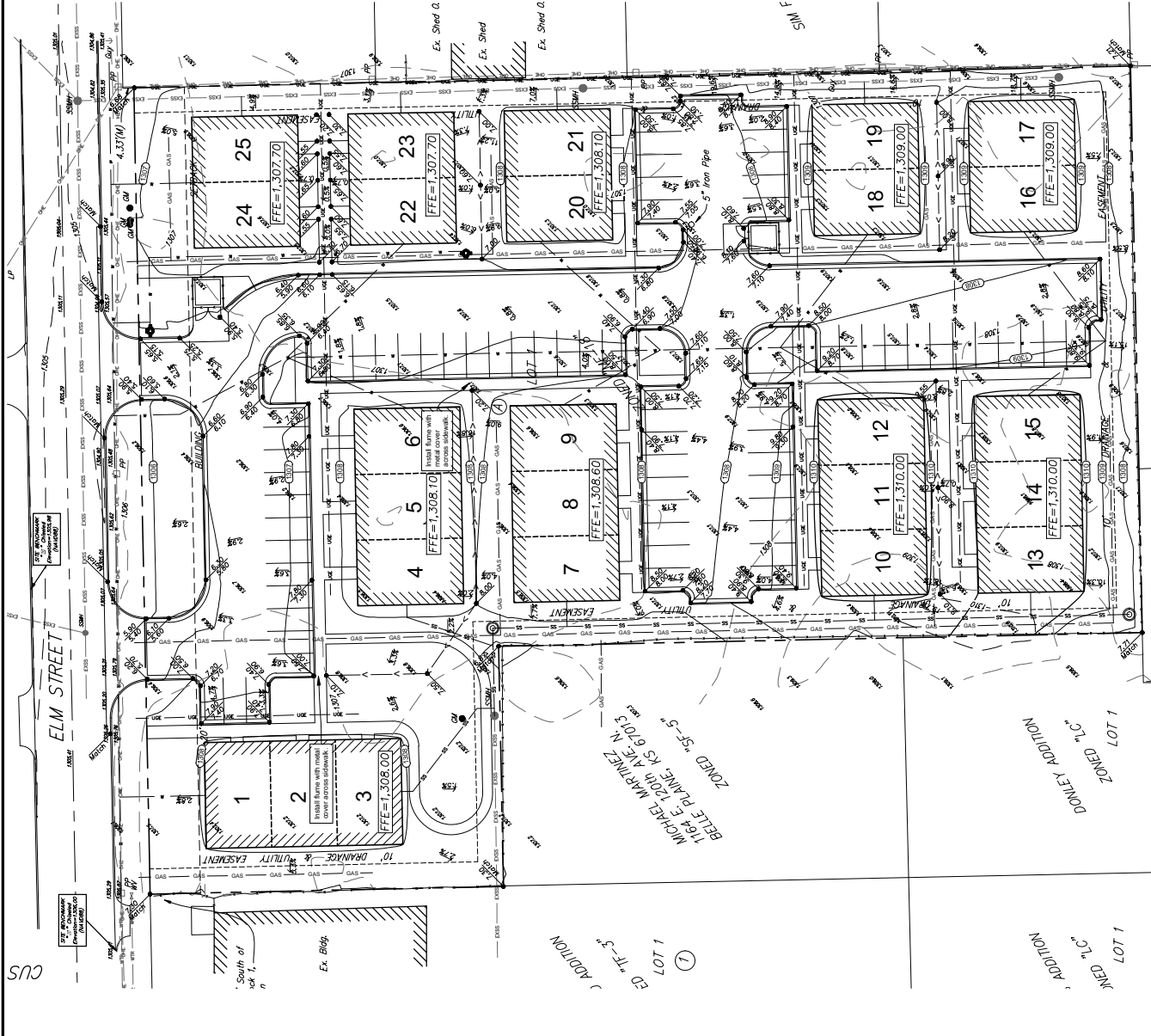
3 TURN DOWN CURB SECTION
NOT TO SCALE



4 SIDEWALK JOINTS
NOT TO SCALE



5 TYP. PATTERN IN WALK
NOT TO SCALE



LEGAL DESCRIPTION

Elm Street Addition, Wichita, Sedgewick County, Kansas

SITE INFORMATION

Total Area: 1102.17 sq. ft. (2.34 acres)
Disturbed Area: 1102.17 sq. ft. (2.34 acres)
Impervious Area, percent: 19.8% (0.00 acres)
Impervious Area, point count: 200.00 sq. ft. (1.79 acres)

BENCHMARKS

1. BENCHMARK 1: "CROSS" ON TOP OF CURB 22.36' W AND 13.71' N OF NE CORNER, LOT 1, BLOCK 1, SIMMONS 2ND ADDITION.
ELEVATION = 1306.00 NAVD83
2. BENCHMARK 2: "CROSS" ON TOP OF CURB 13.81' E AND 45.01' N OF NE CORNER, LOT 1, BLOCK 1, SIMMONS 2ND ADDITION.
ELEVATION = 1305.38 NAVD83

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2479 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:
Kansas Gas Service (Gas).....1-888-424-4950
City of Wichita Water Dept. (Water).....316-267-2271
City of Wichita Sewer Main (Sewer).....316-267-2271
City of Wichita Storm Sewer Main (Storm Sewer).....316-267-2271
City of Wichita Traffic Main (Traffic).....316-267-2271
City of Wichita Water Dept. (Water).....316-267-2271
City of Wichita Sewer Main (Sewer).....316-267-2271
City of Wichita Storm Sewer Main (Storm Sewer).....316-267-2271
City of Wichita Traffic Main (Traffic).....316-267-2271
Conoco Pipeline Co. (Petroleum).....1-800-231-2551
Williams Pipeline Co. (Petroleum).....1-800-231-2551
Phillips Pipeline Co. (Petroleum).....1-800-755-8230

GRADING NOTES

1. Existing utilities and their locations are shown on this plan. The contractor shall be responsible for obtaining the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or from field surveys. The contractor shall be responsible for verifying the location of existing utilities which do not conflict with proposed construction.
2. Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
3. The Contractor shall verify all utility locations prior to construction of this project.
4. Refer to Landscape Plan for Treatment of All Disturbed Areas.
5. Grading and existing shall be indicated in accordance with local City Specifications and Codes. Striping shall be painted markings in accordance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
6. The contractor shall coordinate with the City Engineer, San Architectural Site Plan and San Engineer for pavement and subgrade details.
7. Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project". The storm sewer installation shall be constructed under "Private Project". The storm sewer installation shall be constructed under "Private Project". The storm sewer installation shall be constructed under "Private Project".
8. The Contractor shall verify adjacent landowners prior to proceeding with any construction work on landowner's property.
9. Erosion control measures shall be installed in accordance with local City Specifications and Codes. Striping shall be painted markings in accordance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
10. Landscape areas adjacent to the building shall be planted with native plants and shrubs. The contractor shall be responsible for obtaining the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or from field surveys. The contractor shall be responsible for verifying the location of existing utilities which do not conflict with proposed construction.

SITE GRADING PLAN



BAUGHMAN COMPANY
315 Elm St.
Wichita, KS 67211
316-267-2271
BaughmanCo.com

PRELIMINARY PLAN, NOT FOR CONSTRUCTION.
This document is preliminary and is not to be used for construction and sealed document.

ELM STREET ADDITION
2917-2927 W. ELM STREET
WICHITA, KS 67203

REVISION:	DATE:
PROJECT NUMBER:	21-10-0028
DRAWN:	01-26-2022
DATE:	01-26-2022

SITE GRADING PLAN
C2.0



**BAUGHMAN
COMPANY**
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

**PRELIMINARY
PLAN, NOT FOR
CONSTRUCTION.**
This document is
not intended for
construction and
is not a final, signed
and sealed document.

ELM STREET ADDITION

2917-2927 W. ELM STREET
WICHITA, KS 67203

REVISION: DATE:

PROJECT NUMBER:

21-10-E026

DRAWN:

DATE: 01-26-2022

**EROSION
CONTROL
PLAN**

C3.0

LEGAL DESCRIPTION

Elm Street Addition, Wichita, Sedgwick County, Kansas

SITE INFORMATION

Total Area: 150,117 sq. ft. (3.44 acres)
Disturbed Area: 150,117 sq. ft. (3.44 acres)
Impervious Area, pre-cons: 45 sq. ft. (0.00 acres)
Impervious Area, post-cons: 166,600 sq. ft. (3.79 acres)

BENCHMARKS

Site Benchmark - 1
SQUARE CUT WITH "CROSS" ON TOP OF CURB 22.381' W AND 11.71' N OF
NE CORNER, LOT 1, BLOCK 1, SHAWNEE 2ND ADDITION.
ELEVATION = 1346.06 DATUM

Site Benchmark - 2
SQUARE CUT WITH "CROSS" ON TOP OF CURB 11.1 E AND 45.0' N OF NE
CORNER, LOT 1, BLOCK 1, SHAWNEE 2ND ADDITION.
ELEVATION = 1365.38 DATUM

KANSAS ONE CALL

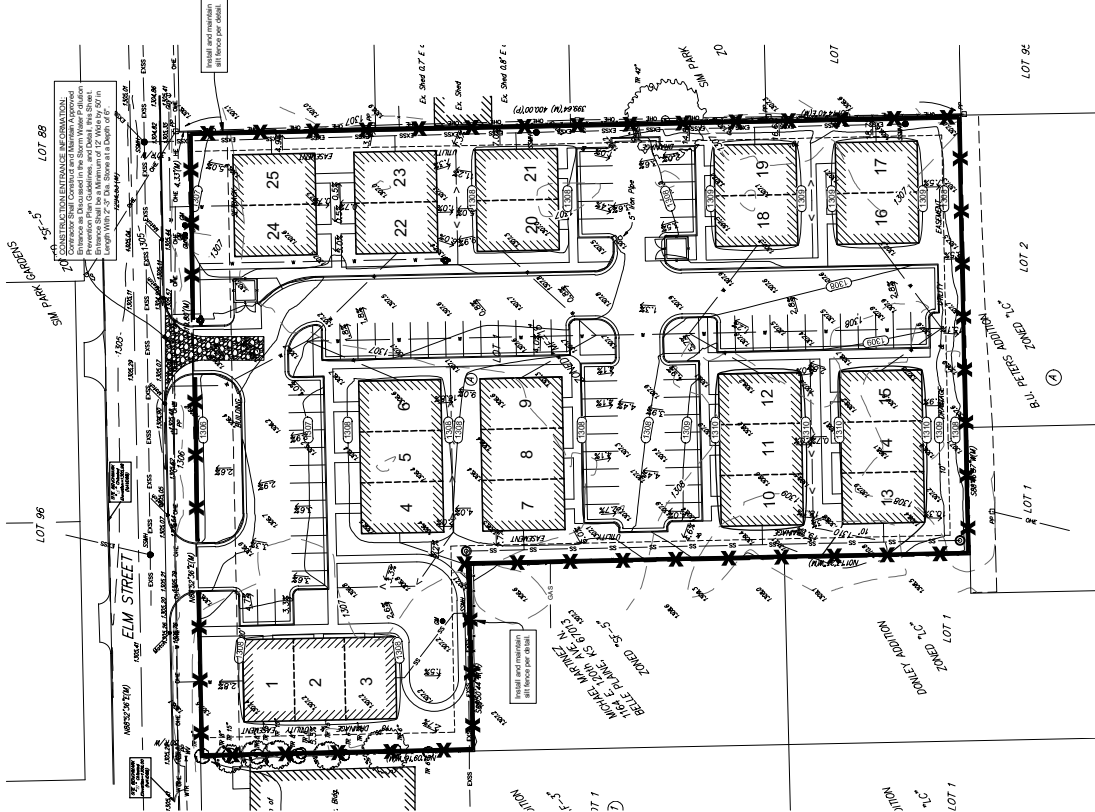
Contractor shall verify the location of all underground utilities prior to any excavation or
work adjacent to utilities.
Kansas One Call 1-800-ONE-CALL

UTILITY CONTACTS

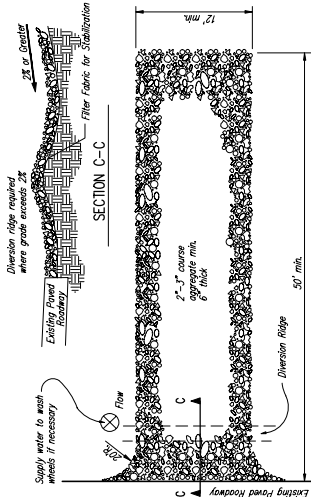
The Contractor must notify the following in case of an emergency:
Kansas Gas Service (Gas) 1-888-482-4950
Black Hills Energy (Gas) 1-800-303-9357
Energy (Electric) 1-800-363-8650
Cox Communications (Telecommunication) 1-800-427-0770
City of Wichita Water Dept. (Water) 1-800-427-0770
City of Wichita Sewer Maint. (Sewer) 1-800-427-0770
City of Wichita Storm Sewer Maint. (Storm Sewer) 1-800-427-0770
City of Wichita Traffic Maint. (Traffic Control) 1-800-427-0770
Conoco Pipeline Co. (Petroleum) 1-800-231-2351
Williams Pipeline Co. (Petroleum) 1-800-324-9696
Phillips Pipeline Co. (Petroleum) 1-800-766-6250

EROSION CONTROL NOTES

- No land clearing or grading shall begin until all applicable erosion control measures have been installed and approved by the City of Wichita. Erosion control measures shall be installed in compliance with any annual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (see #11).
- All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nighttime, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor is responsible for maintaining the plan and for making any necessary changes to the plan. Any change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of any changes to the plan.
- All landscape construction and/or erosion control measures shall be approved by the Landscape Architect and/or Engineer prior to any work on site.
- If the disturbance is over 1 acre, an APDSS Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.



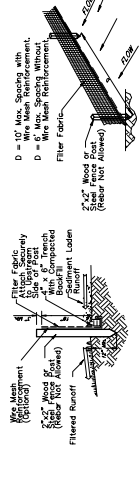
SCALE 30' 0' 30'



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING PUBLIC RIGHTS-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED DRAINAGE SYSTEM. WASHING SHALL NOT BE DONE ON ANY AREA THAT IS NOT STABILIZED WITH CRUSHED STONE. WASHING SHALL BE DONE IN A MANNER THAT DOES NOT CAUSE SEDIMENT TO BE TRACKED ONTO ADJACENT STREET.
 - ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

1 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



2 SILT FENCE DETAIL

NOT TO SCALE

EROSION CONTROL LEGEND

