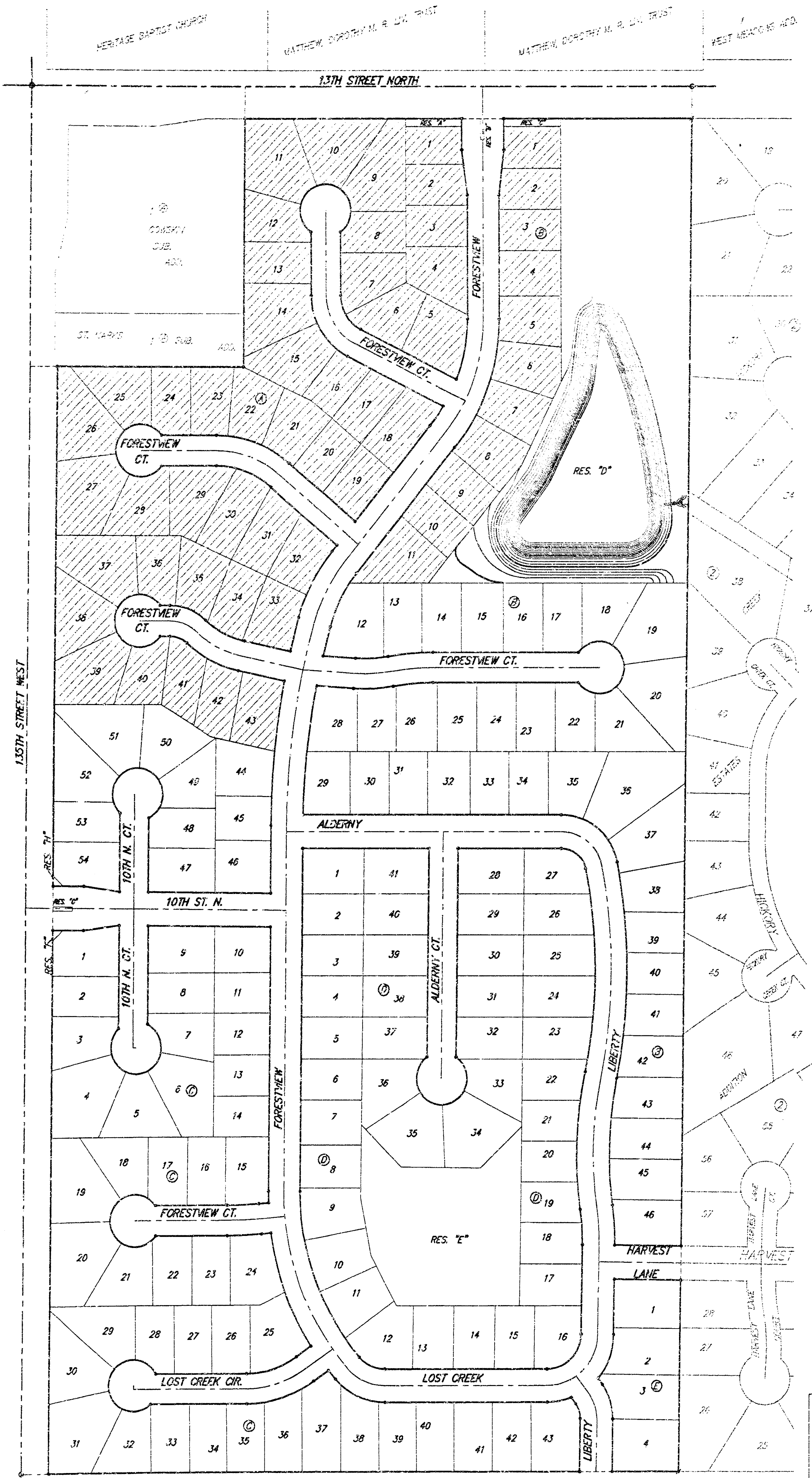


STORM WATER DRAIN IMPROVEMENTS to serve LIBERTY PARK ADDITION - PHASE I CITY OF WICHITA, KANSAS

Neil D. Cable, P.E. City Engineer

Private Project Number

1314 PPS (607361)



Scale: 1" = 150'

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) 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
Aqua Energy 1-888-482-4950
Southwestern Bell 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
Coraco Pipeline Co. 1-800-231-2551
Williams Pipeline Co. 529-6600
Phillips Pipeline Co. 1-800-766-8230
- 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.
- 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 areas disturbed by construction shall be seeded as indicated on the Pond Plan.
- 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 that, in the opinion of the Engineer, 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 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.
- 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 law.

BENCHMARKS:

BM #1: C.O.W. benchmark disk.
56' E and 55' N of CL 135th
St. W. & 13th St. N.
Elev. = 167.83 (City Datum)

BM #2: 600 nail in HLP, 800'
W & 31' N of the NE cor.,
NW 1/4, Sec. 13, T-27-S,
R-2-W.
Elev. = 162.63 (City Datum)

Sheet Index

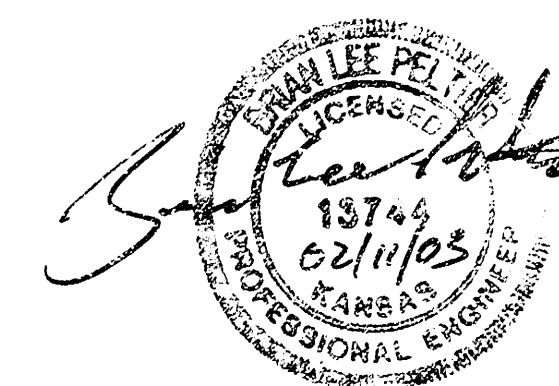
Title Sheet	1
Pond Plan	2
Pond Cross Sections	3-4
Mass Grading Plan, Liberty Park Addition	5
Mass Grading Plan, Copper Gate Estates	6
Erosion Control BMPs	7
Copy of Plat	8

EARTH WORK TOTALS **

	C.Y. Cut	C.Y. Fill
Mass Grading	9,626	39,975
Pond Construction	42,000	353
Total Earthwork	51,626	40,328

Earthwork quantities do not include correction factors and are for reference only. All cost associated with mass grading shall be included in the bid item "Mass Grading".

** Excess excavation shall remain on site in locations to be determined by the Engineer.

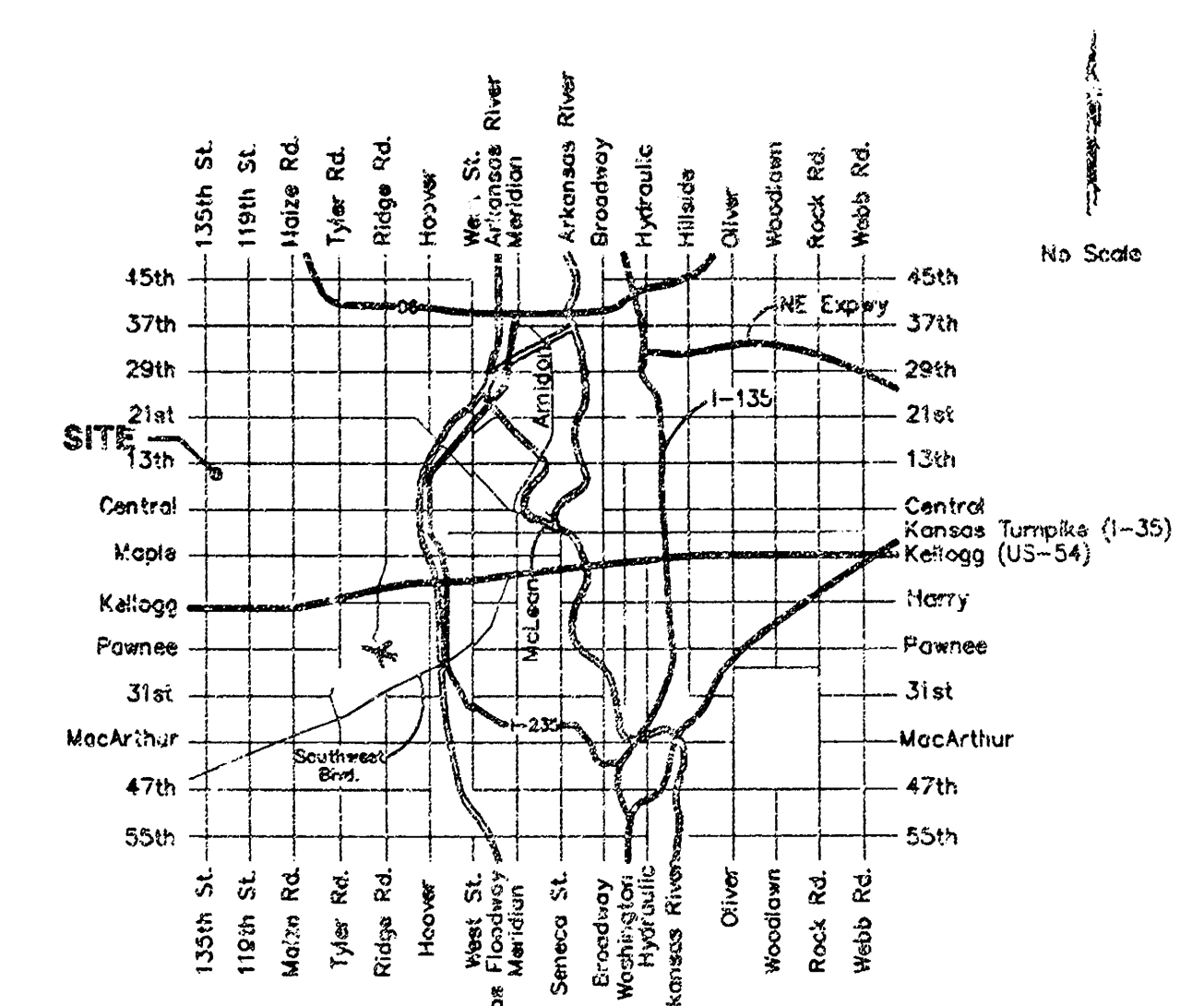


APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Water Drain VRH 2/11/03

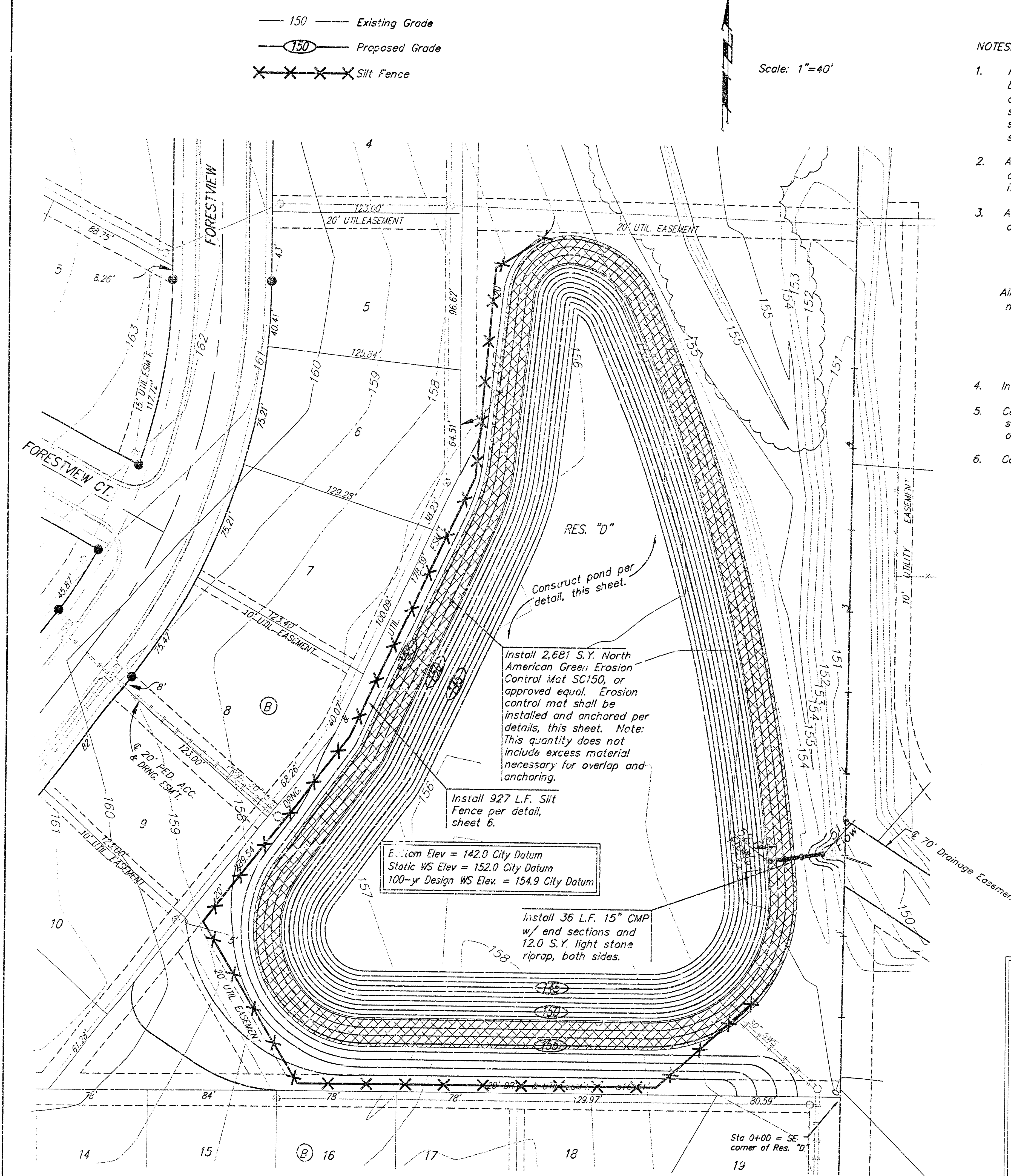
NOTE TO CONTRACTORS

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).



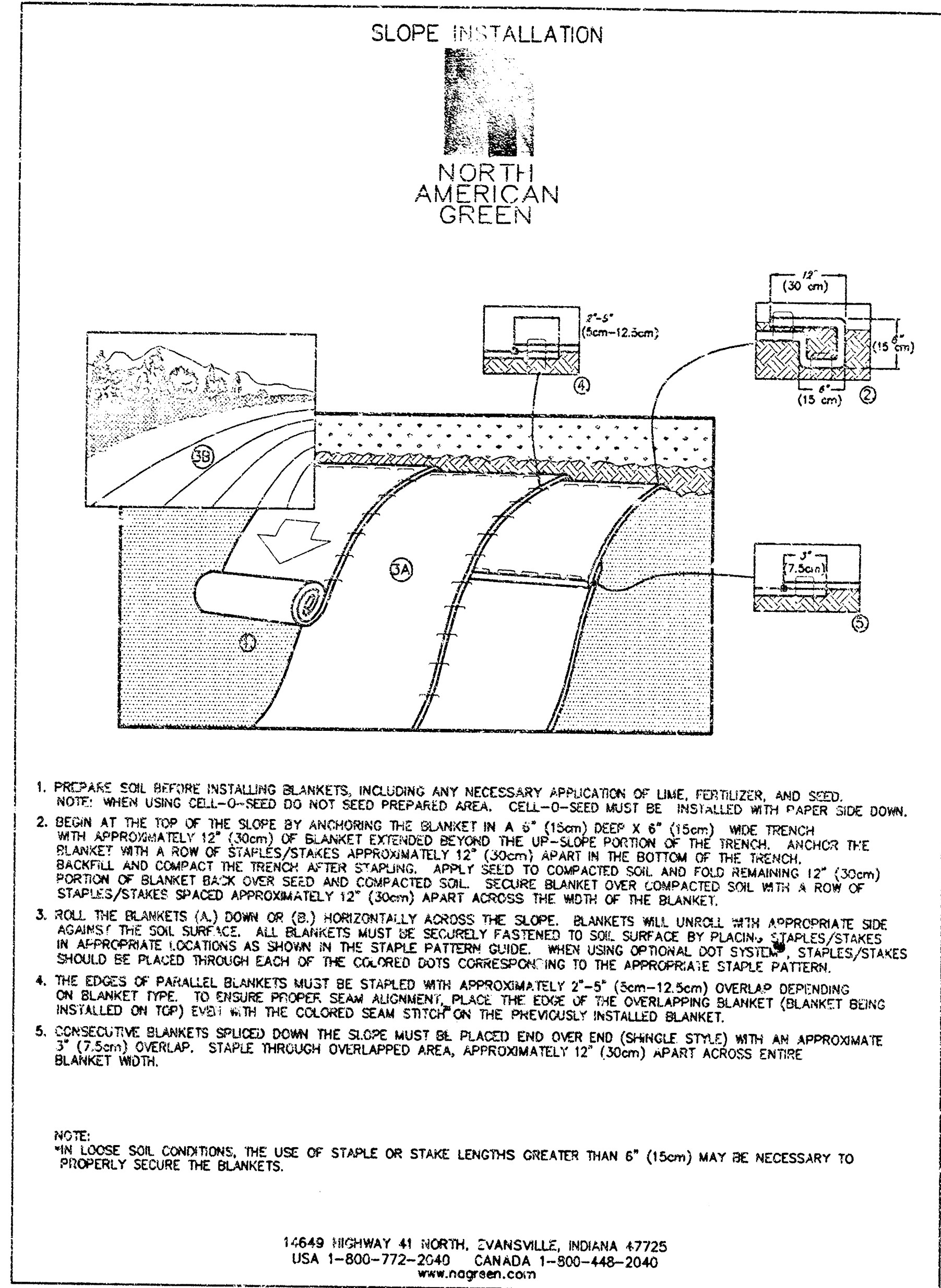
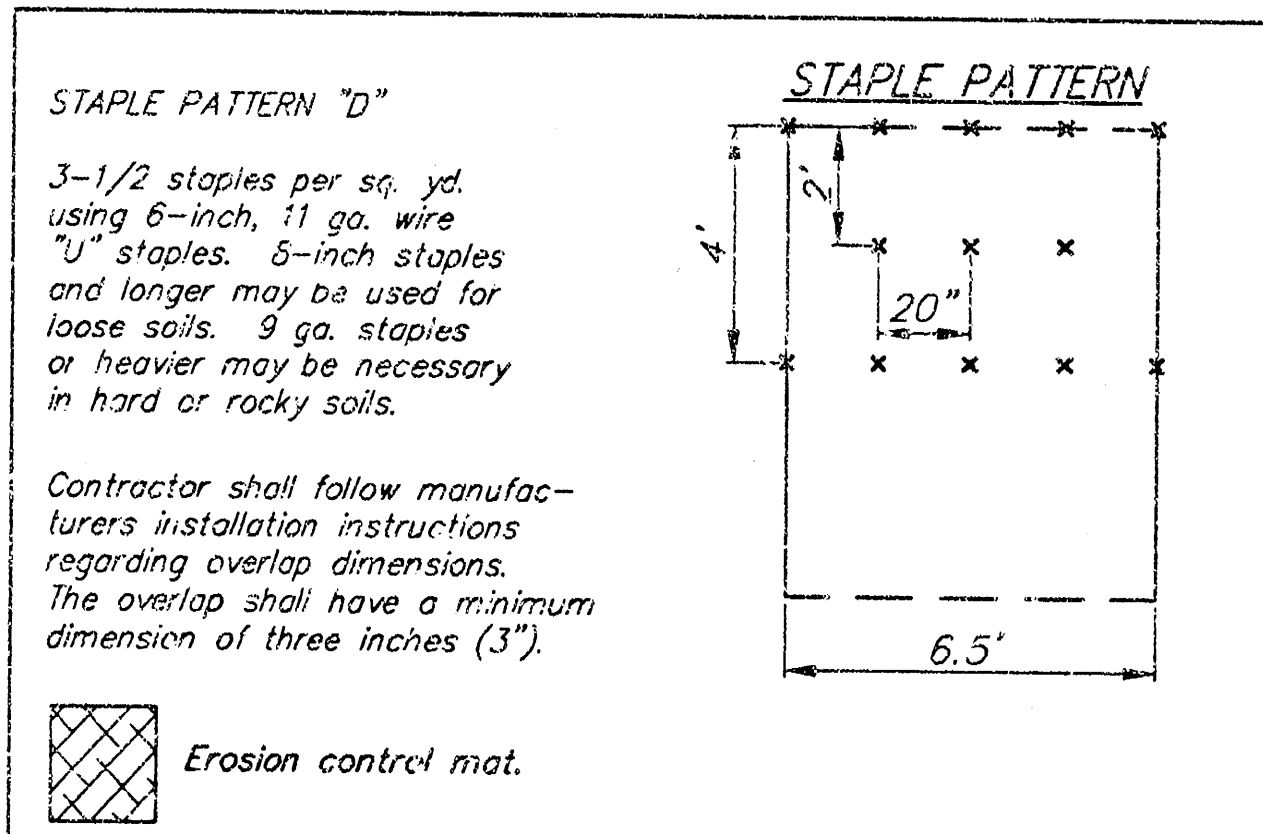
Vicinity Map

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211



NOTES:

- Pond bottom and sideslopes below static pool elevation shall be over-excavated 1' and a 1' clay liner shall be compacted to 95% std. density. The plasticity index (P.I.) shall be at least 30. The compaction and P.I. shall be verified during construction. P.I. determination and compaction testing shall be arranged by the contractor at the request of the inspector. Cost shall be incidental to "Site Clearing & Restoration".
- Any excess excavation shall be stored as directed by engineer, out of easements and R/W. Area will be staked by Engineer. Additional area will be staked out if needed.
- All of Reserve "D" above the static water surface shall be seeded and mulched as follows: (Permanent Seeding)
SEED -- Kansas Premium Fescue Blend; 8#/1000 Sq. Ft.
FERTILIZER -- 12-24-12 Ratio at 350 Lbs./Ac.
MULCH -- 2 Tons Prairie Hay / Acre
All other disturbed areas not in street R/W are to be seeded and mulched as follows: (Temporary Seeding)
SEED -- Rye grass (PLS) -- 3#/1000 Sq. Ft. and Kansas Premium Fescue Blend; 3#/1000 Sq. Ft.
FERTILIZER -- 10-20-10 Ratio or 12-24-12 Ratio at 350 Lbs./Ac.
MULCH -- 2 Tons Prairie Hay / Acre
- Install Erosion Control Mat from 1' below the water surface to 18' up the bank.
- Contractor to strip top 3" of soil before mass grading and stockpile. Top soil stockpile to be redistributed over entire disturbed area excluding street right-of-way and ponds to achieve planned grade.
- Compaction of 90% shall be obtained in all fill areas.

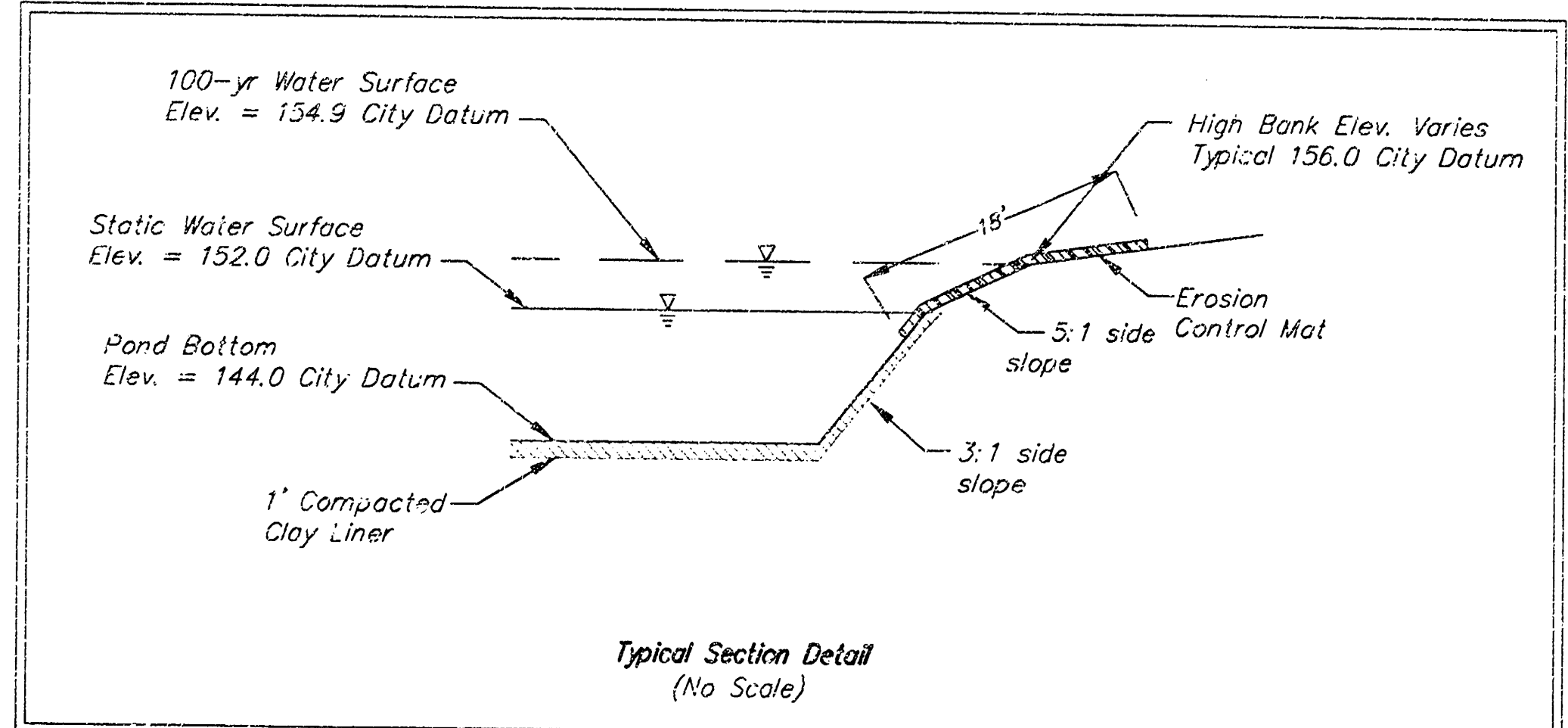


EARTH WORK TOTALS

	C.Y. Cut	C.Y. Fill
Mass Grading	9,826	39,975
Pond Construction	42,000	353
Total Earthwork	51,826	40,328

Earthwork quantities do not include correction factors and are for reference only. All cost associated with mass grading shall be included in the bid item "Mass Grading".

Excess excavation shall remain on site.



LIBERTY PARK ADDITION - PHASE I

POND PLAN

STORM WATER DRAIN IMPROVEMENTS

BAUGHMAN COMPANY P.A.

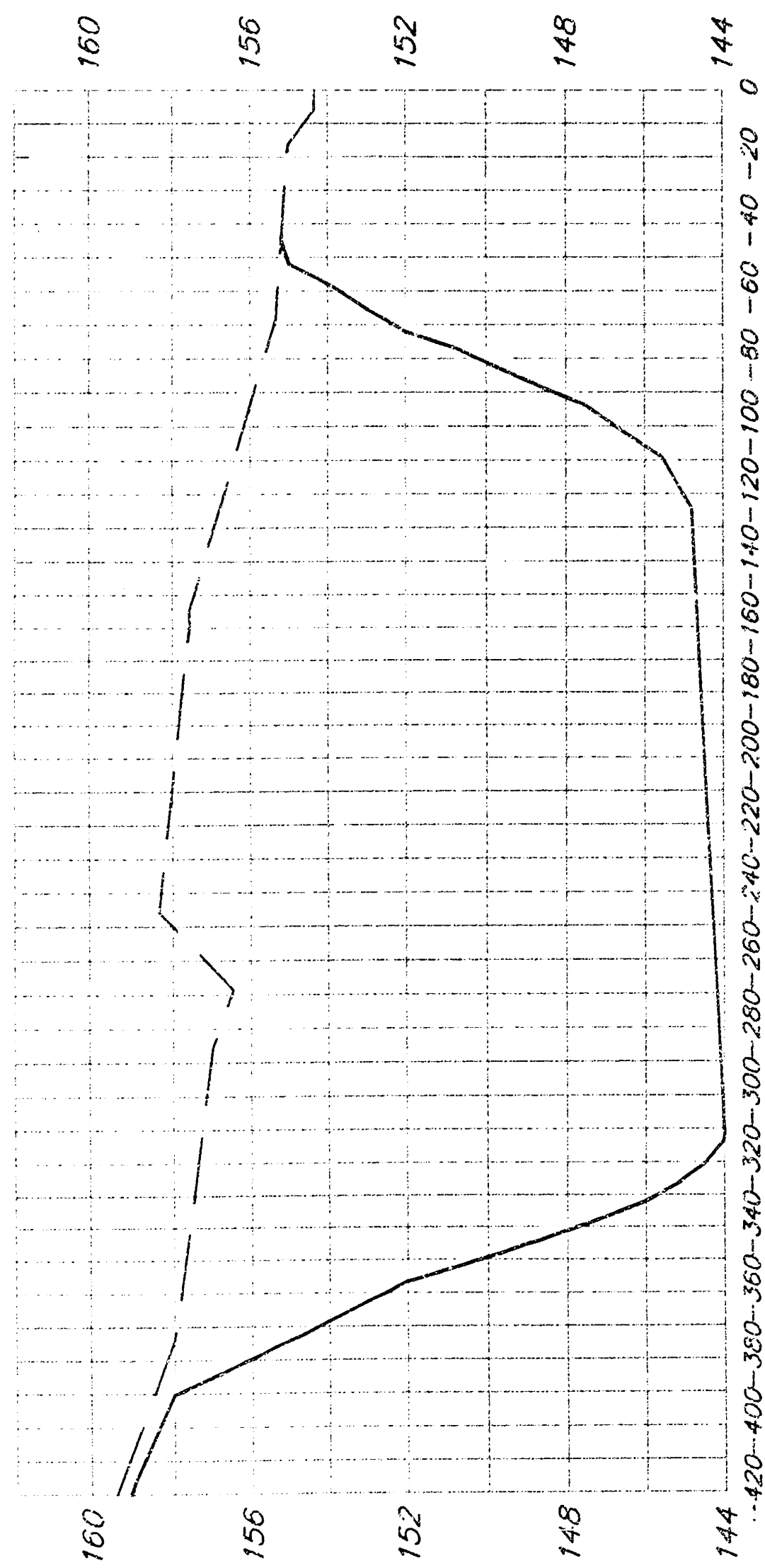
ENGINEERING, SURVEYING, & PLANNING

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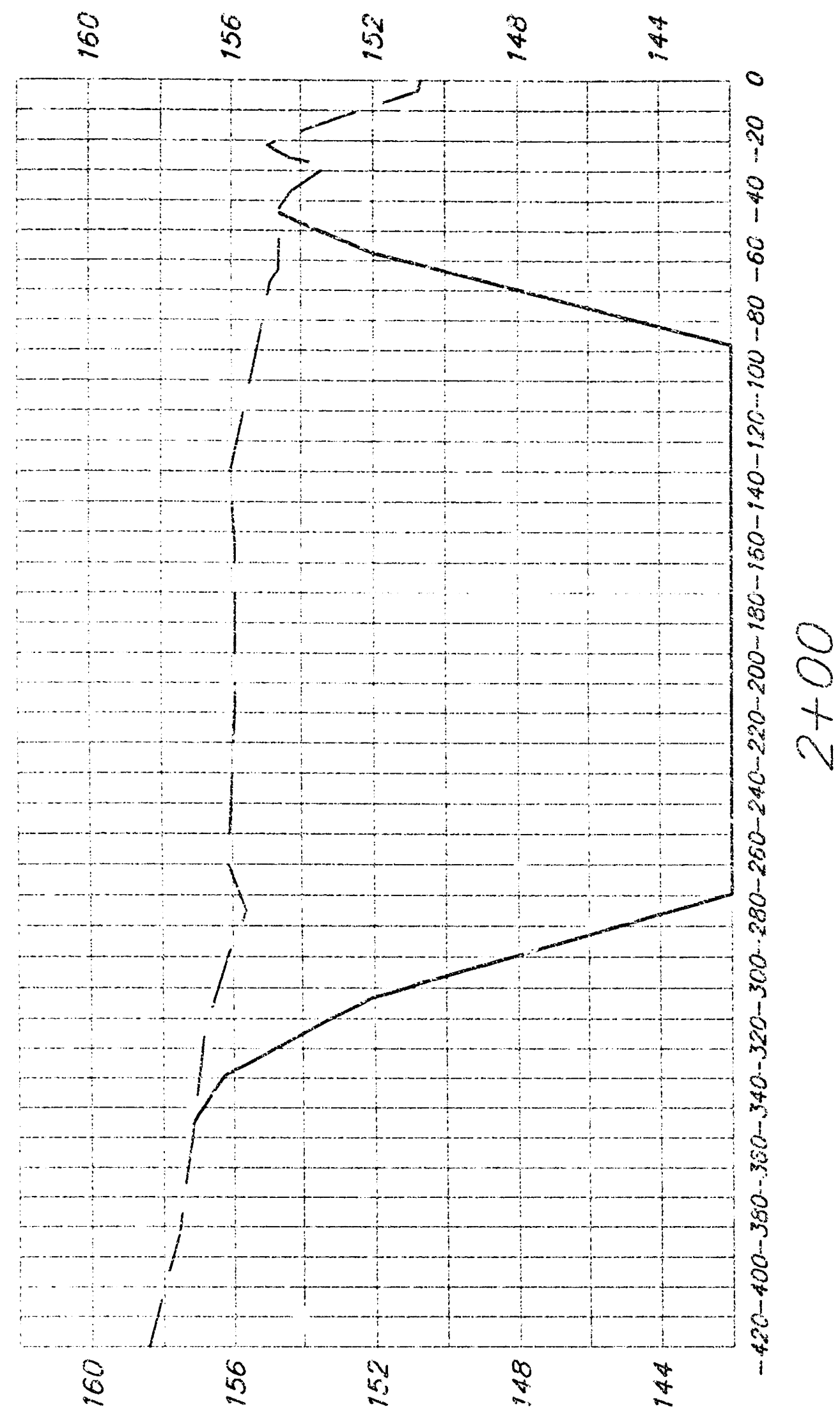
PROJECT NUMBER

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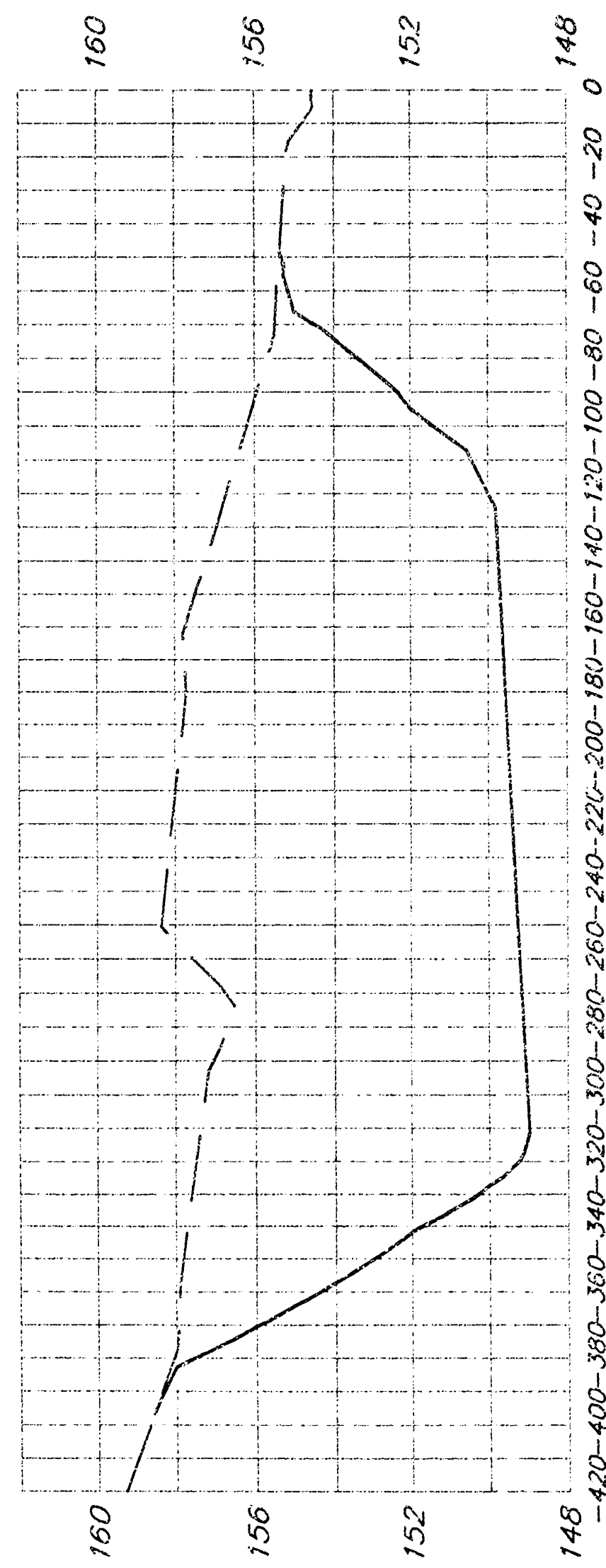
SHEET 2 OF 2



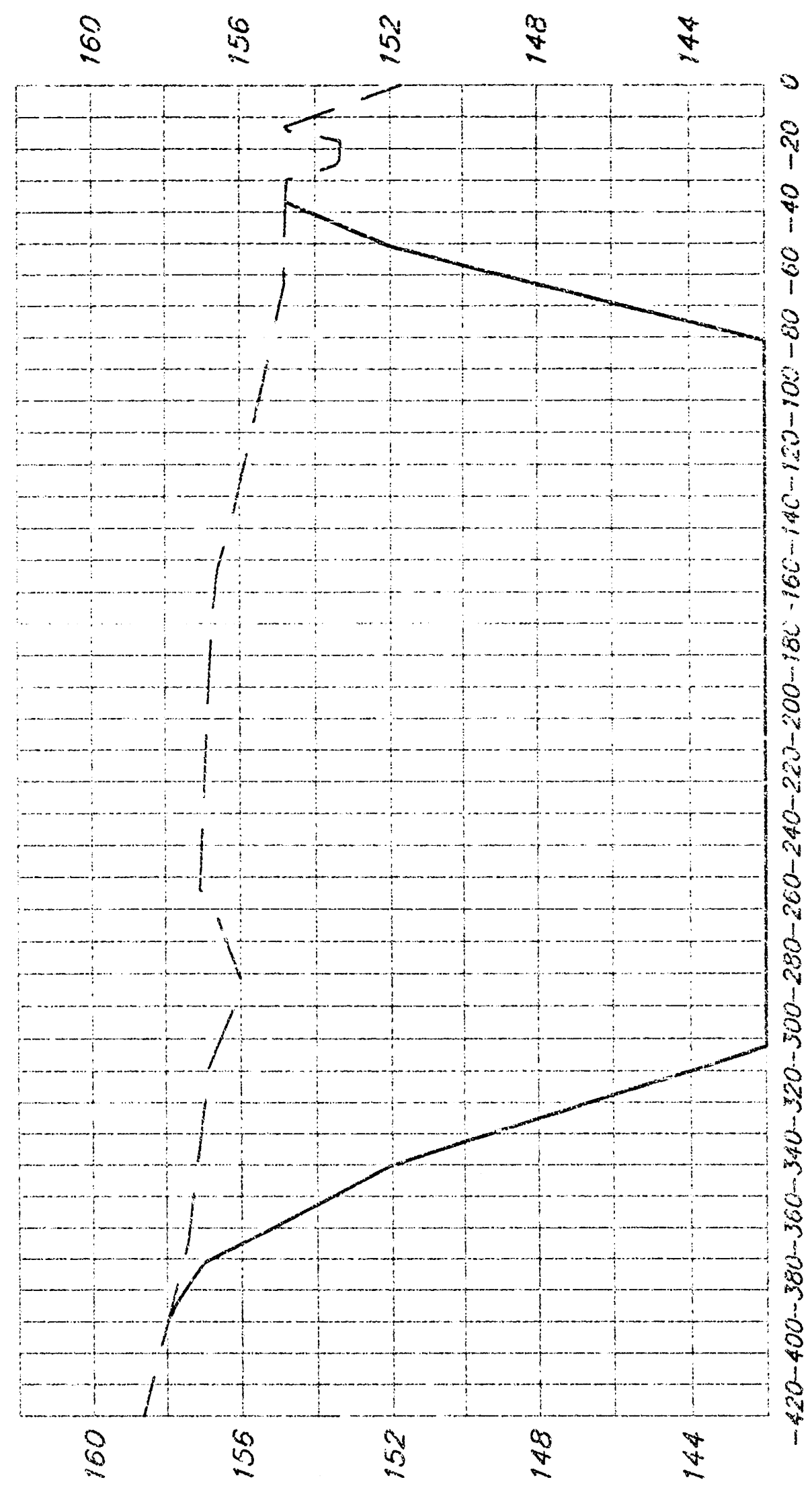
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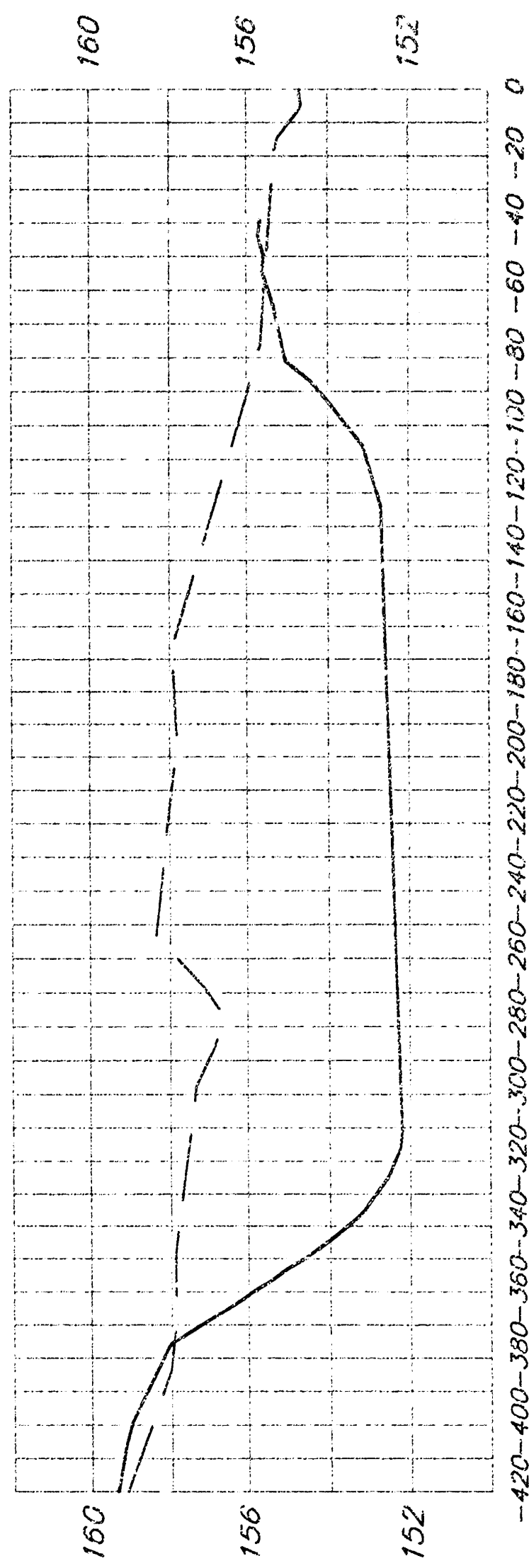
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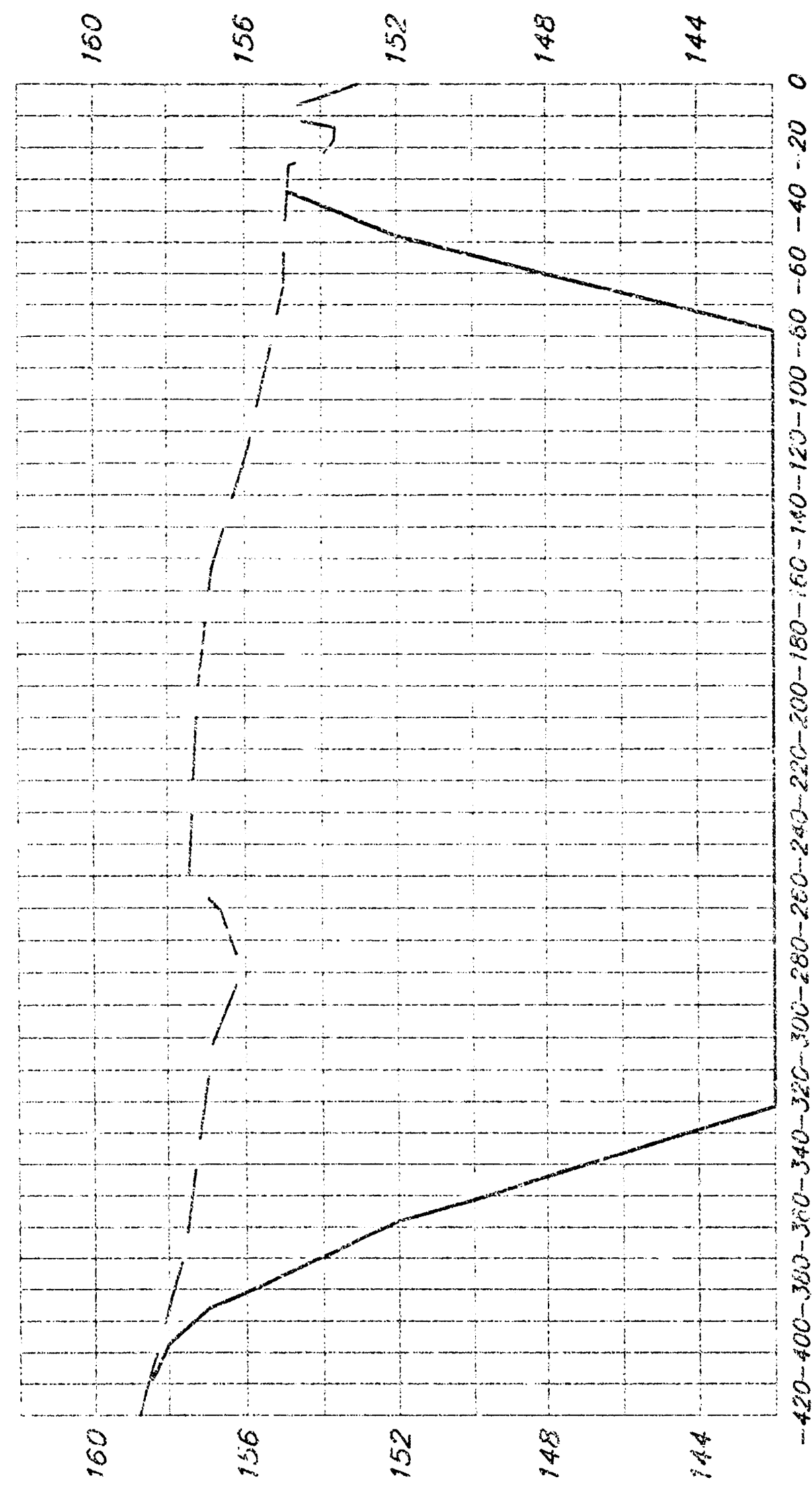
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1+50



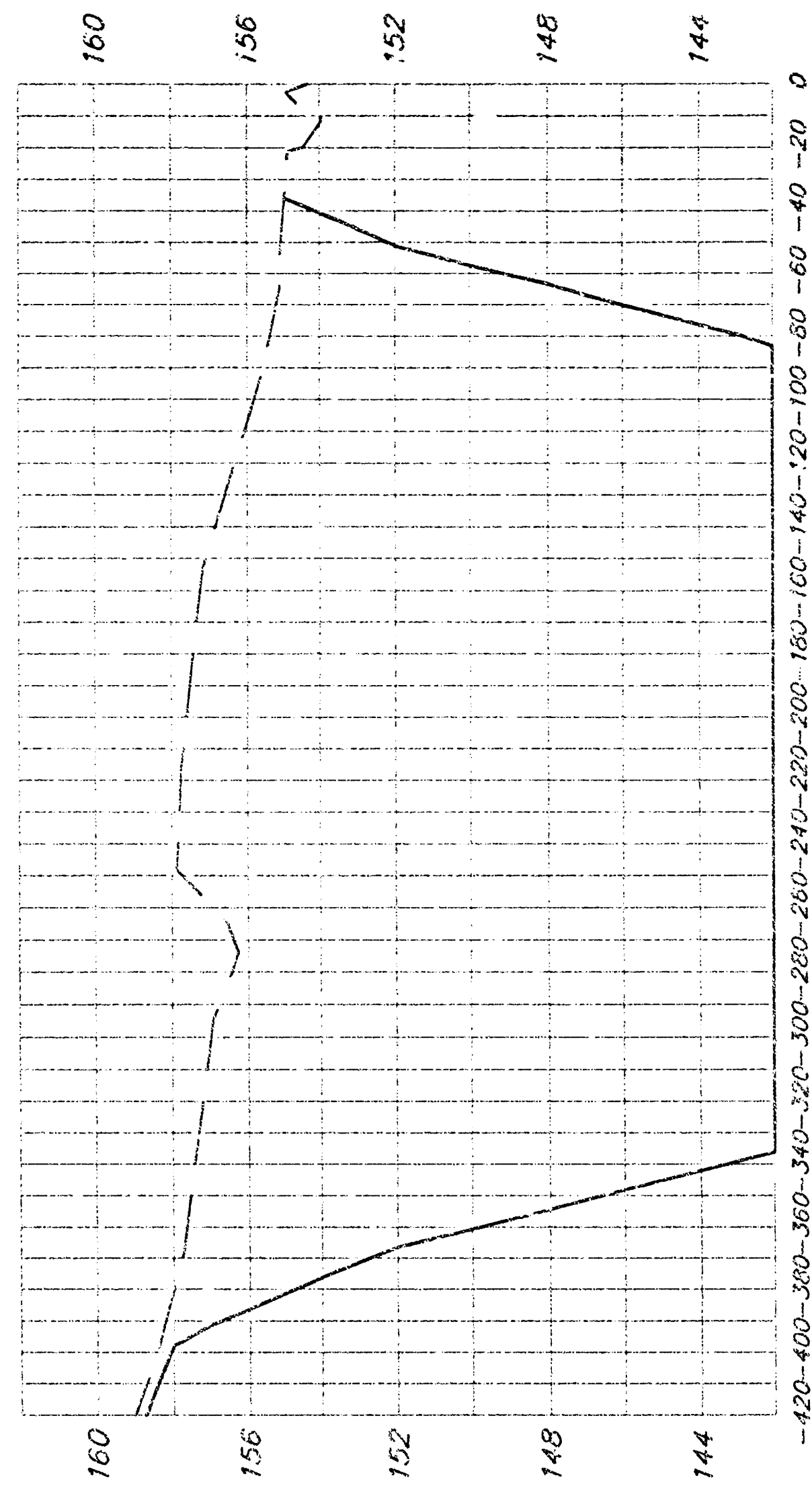
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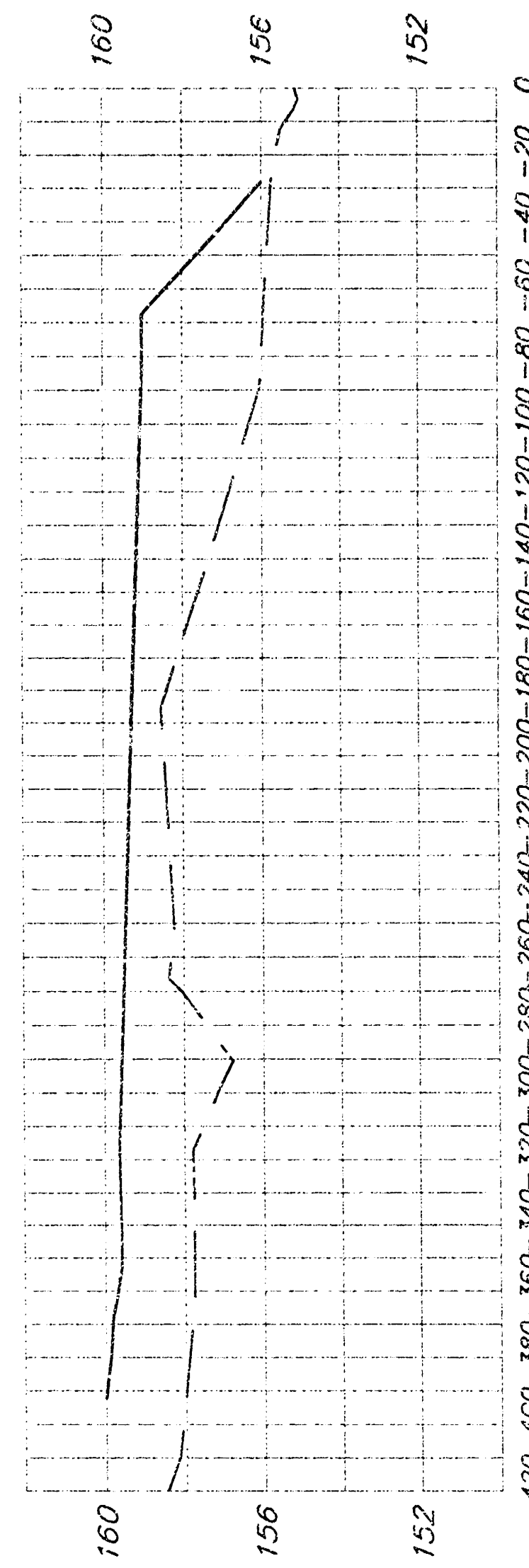
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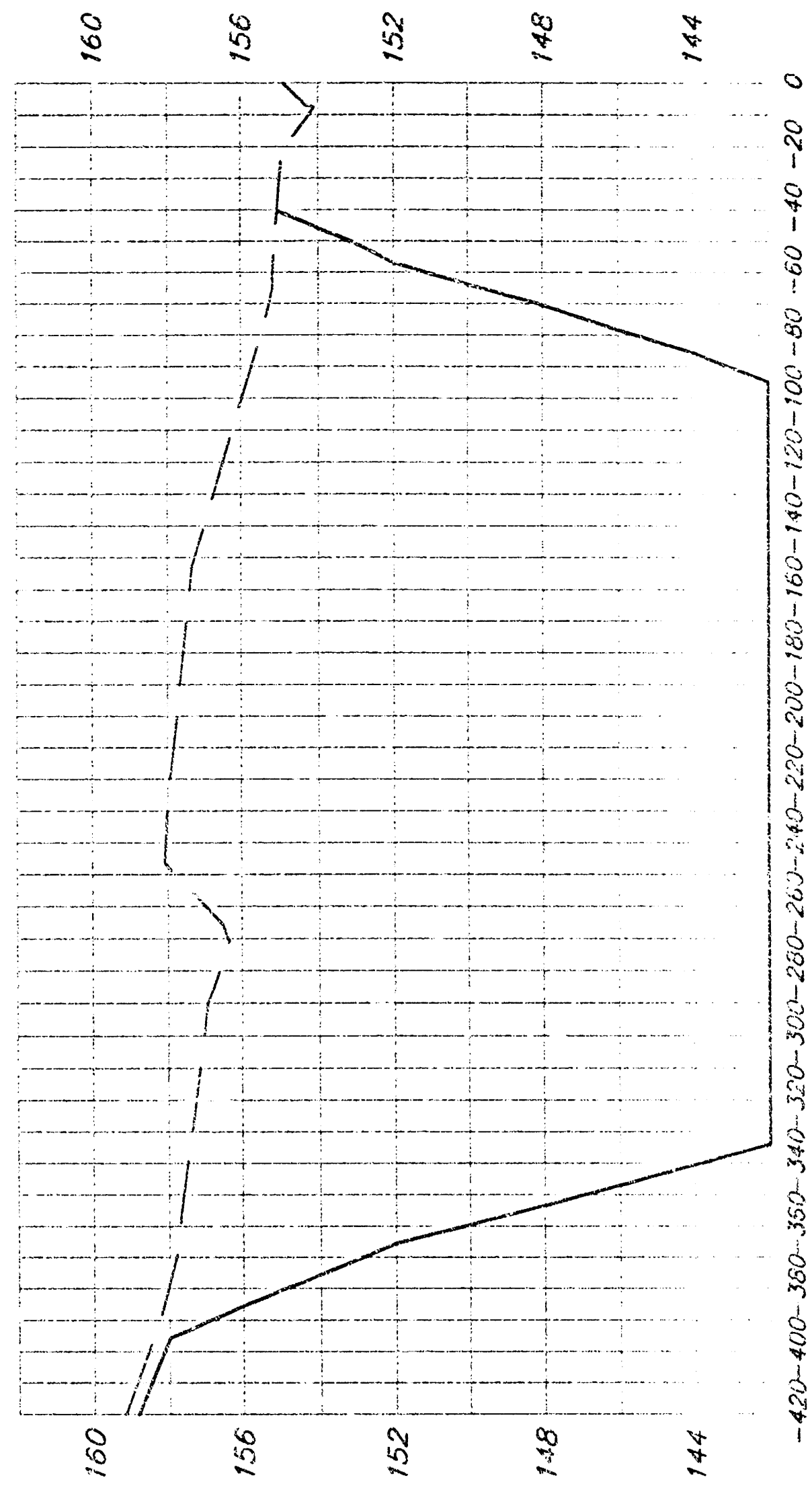
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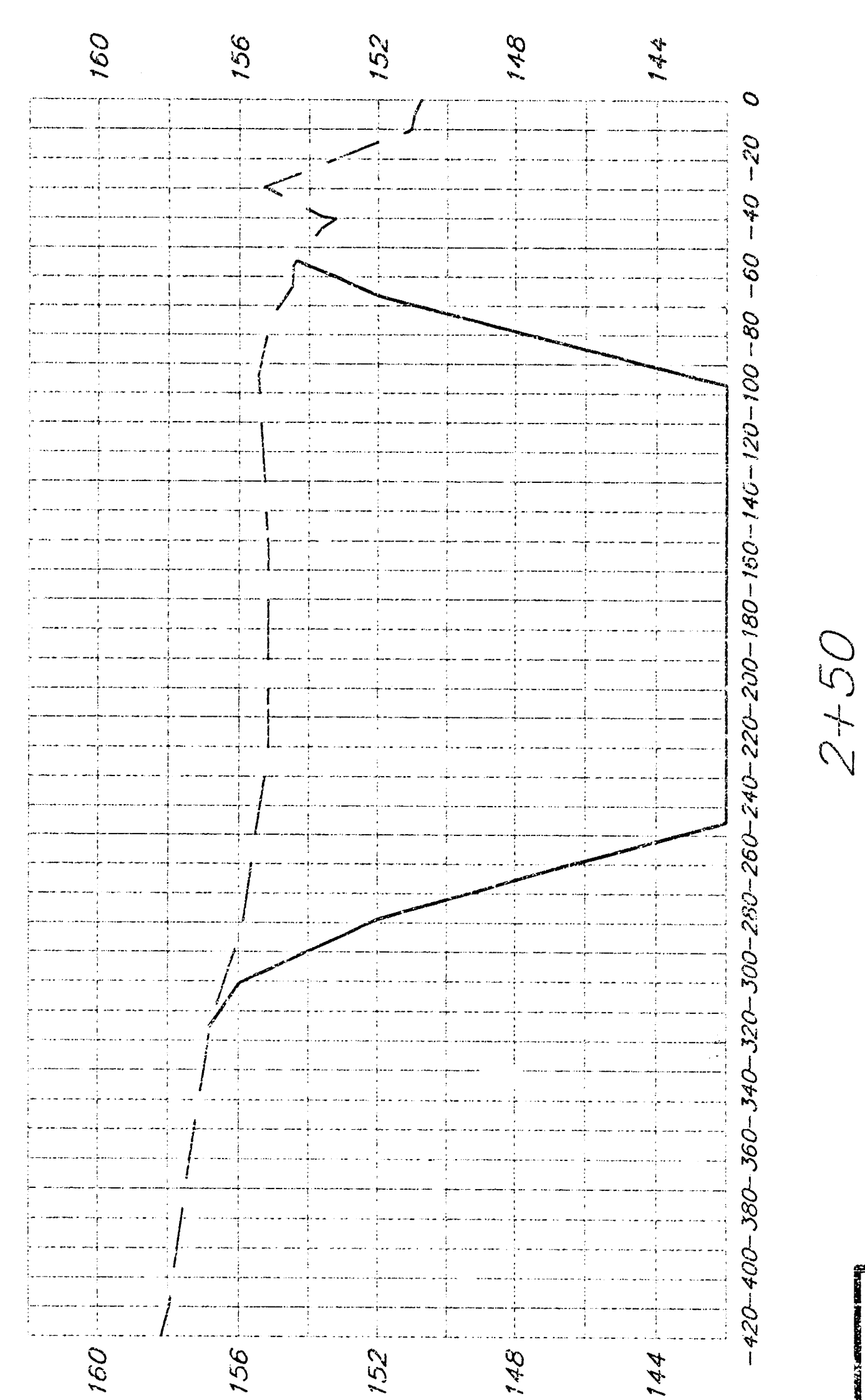
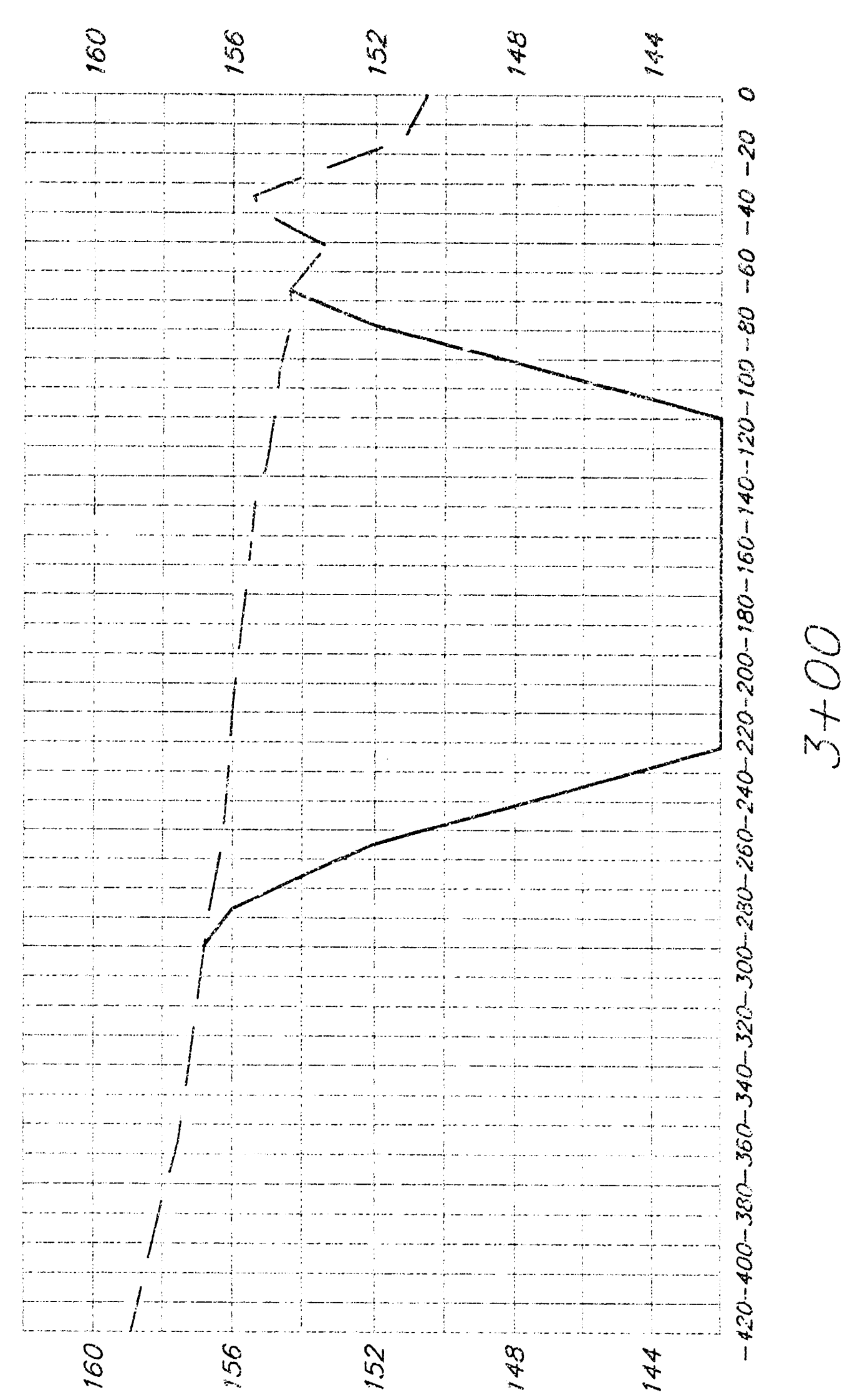
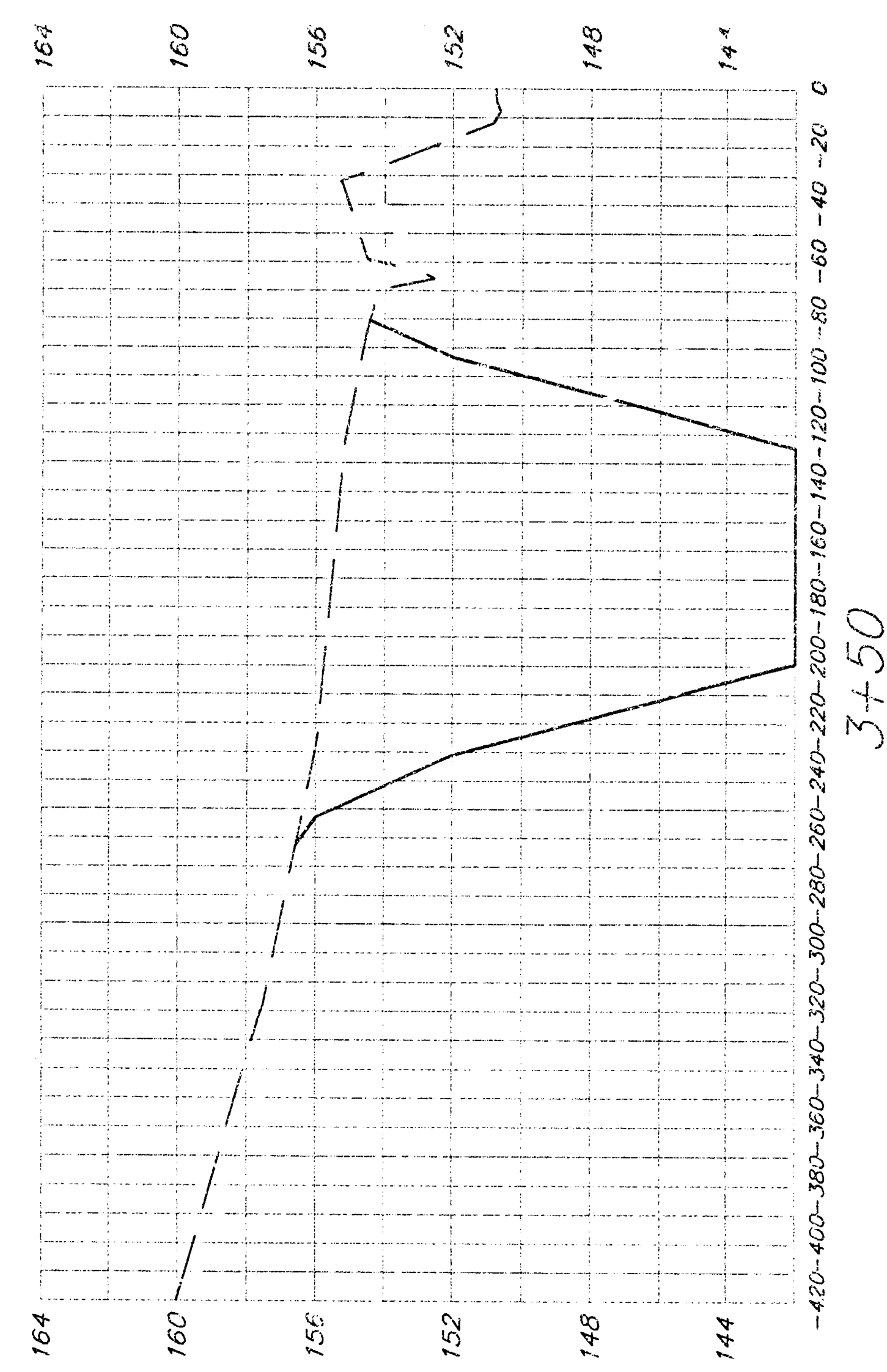
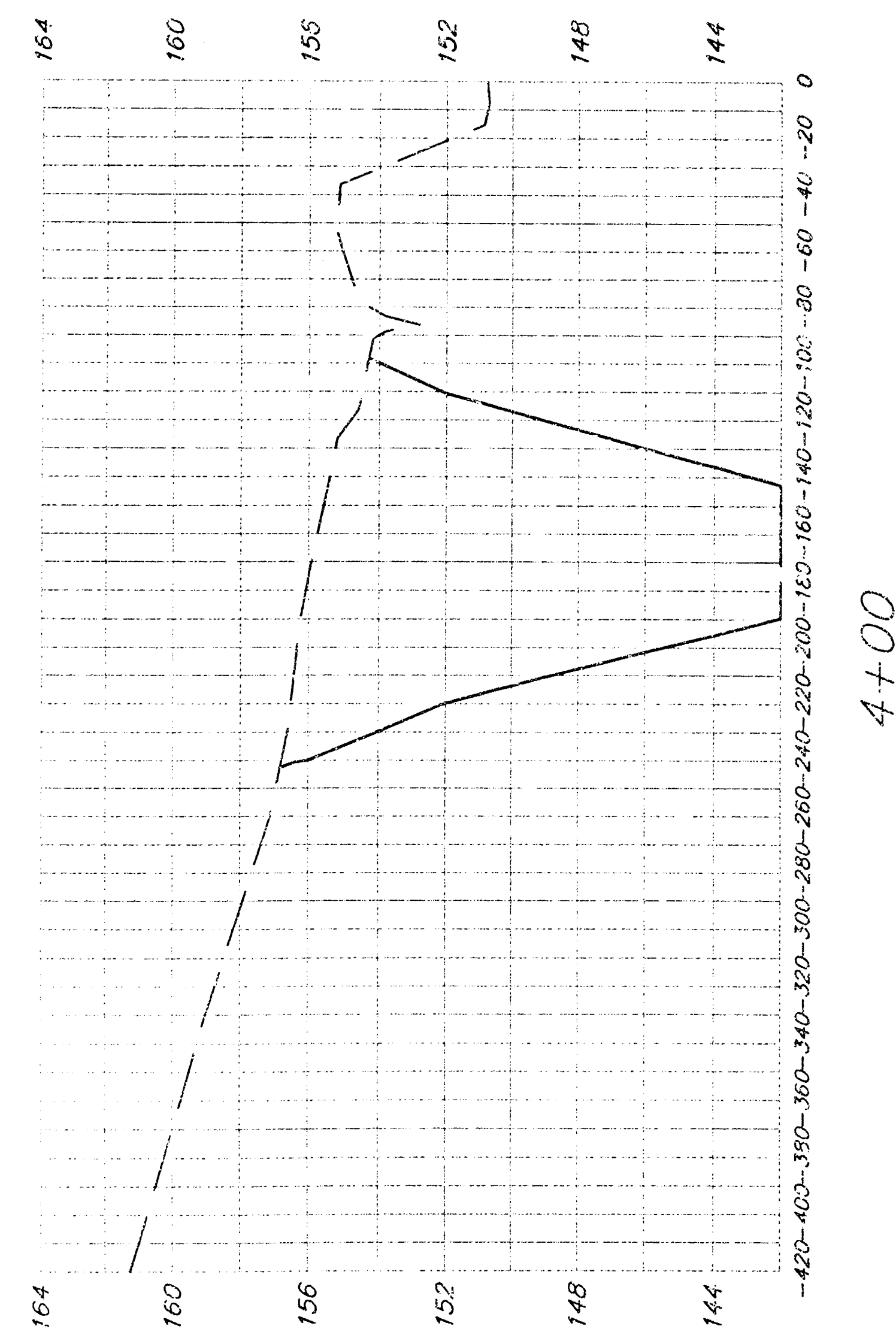
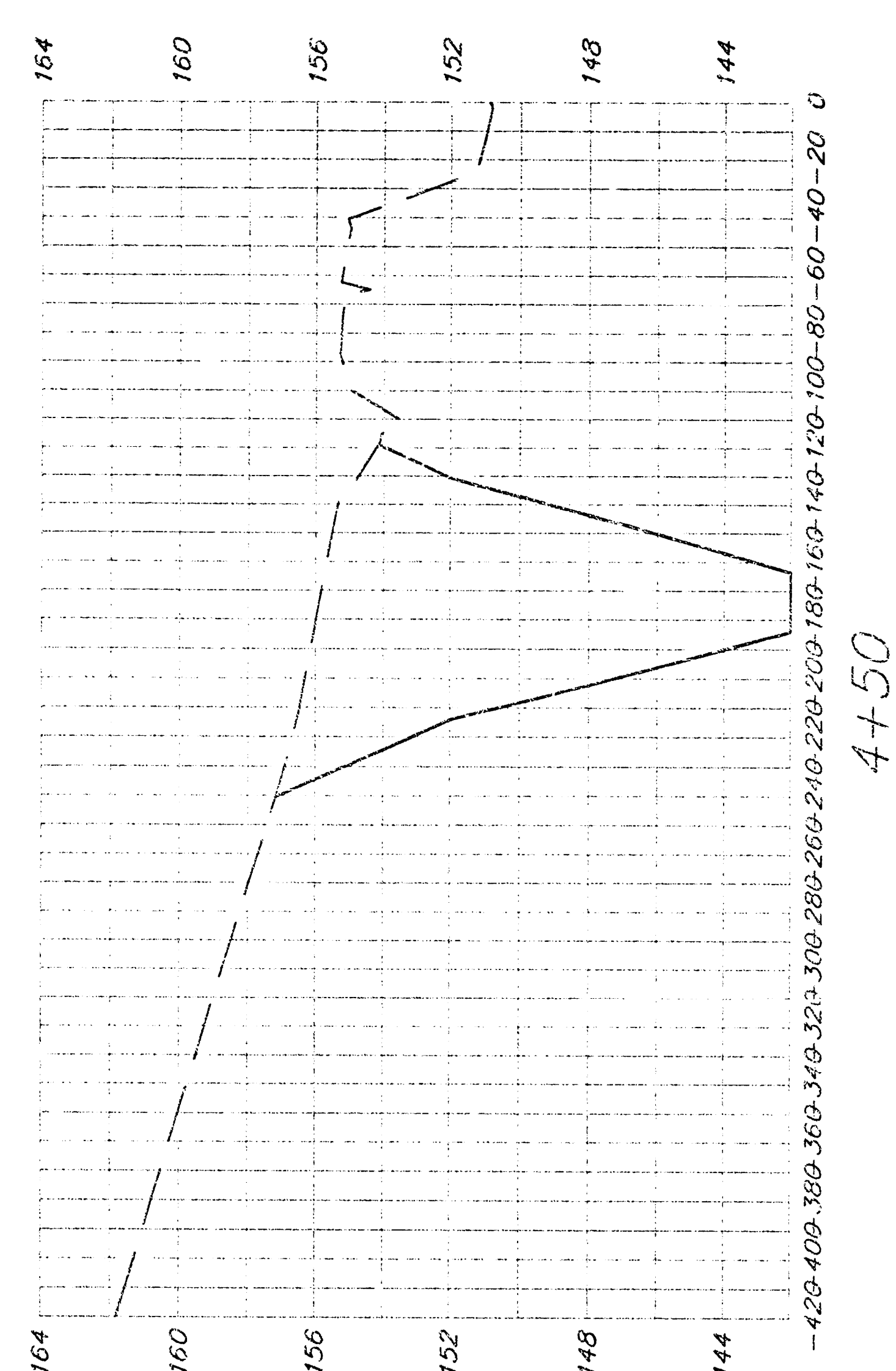
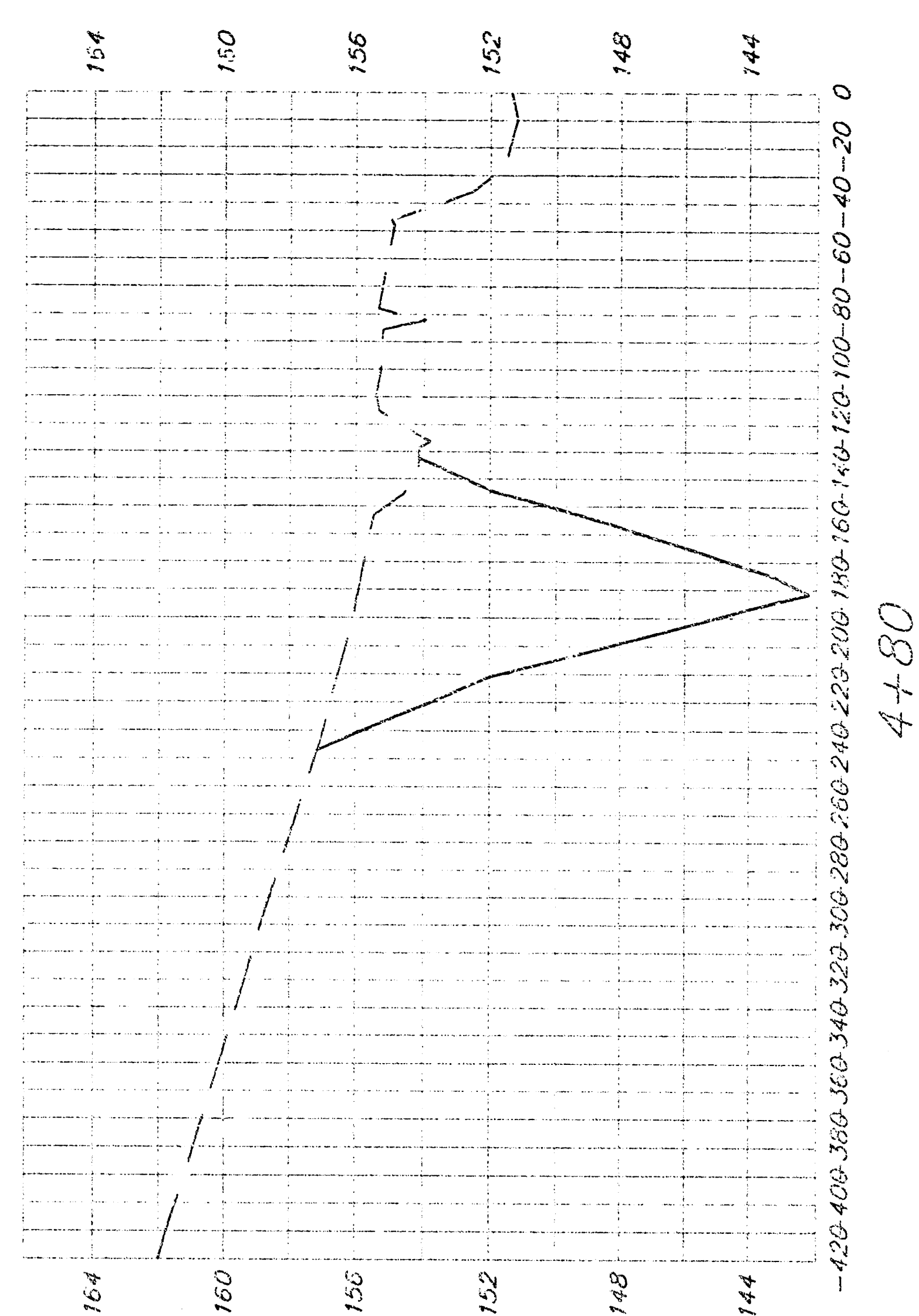
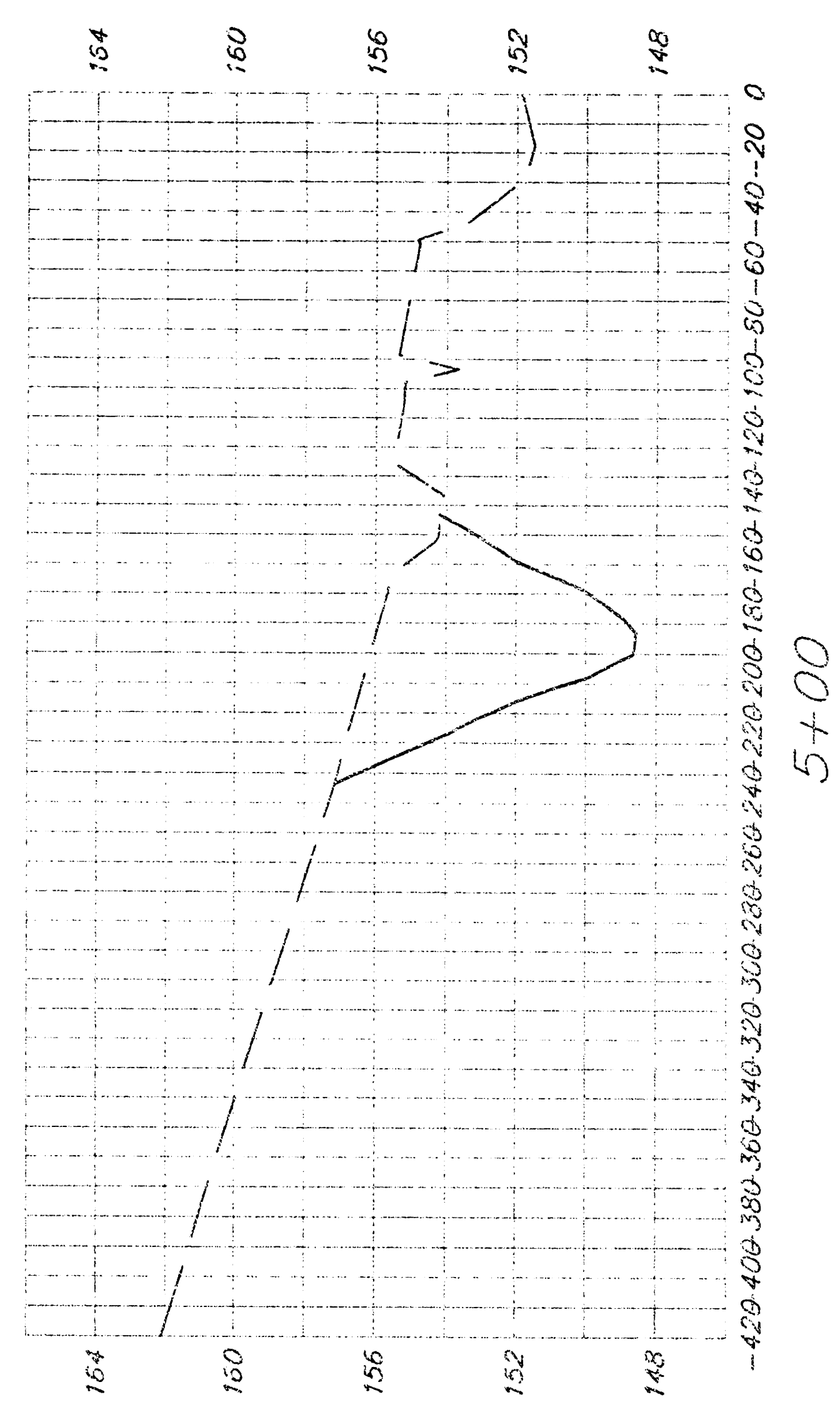
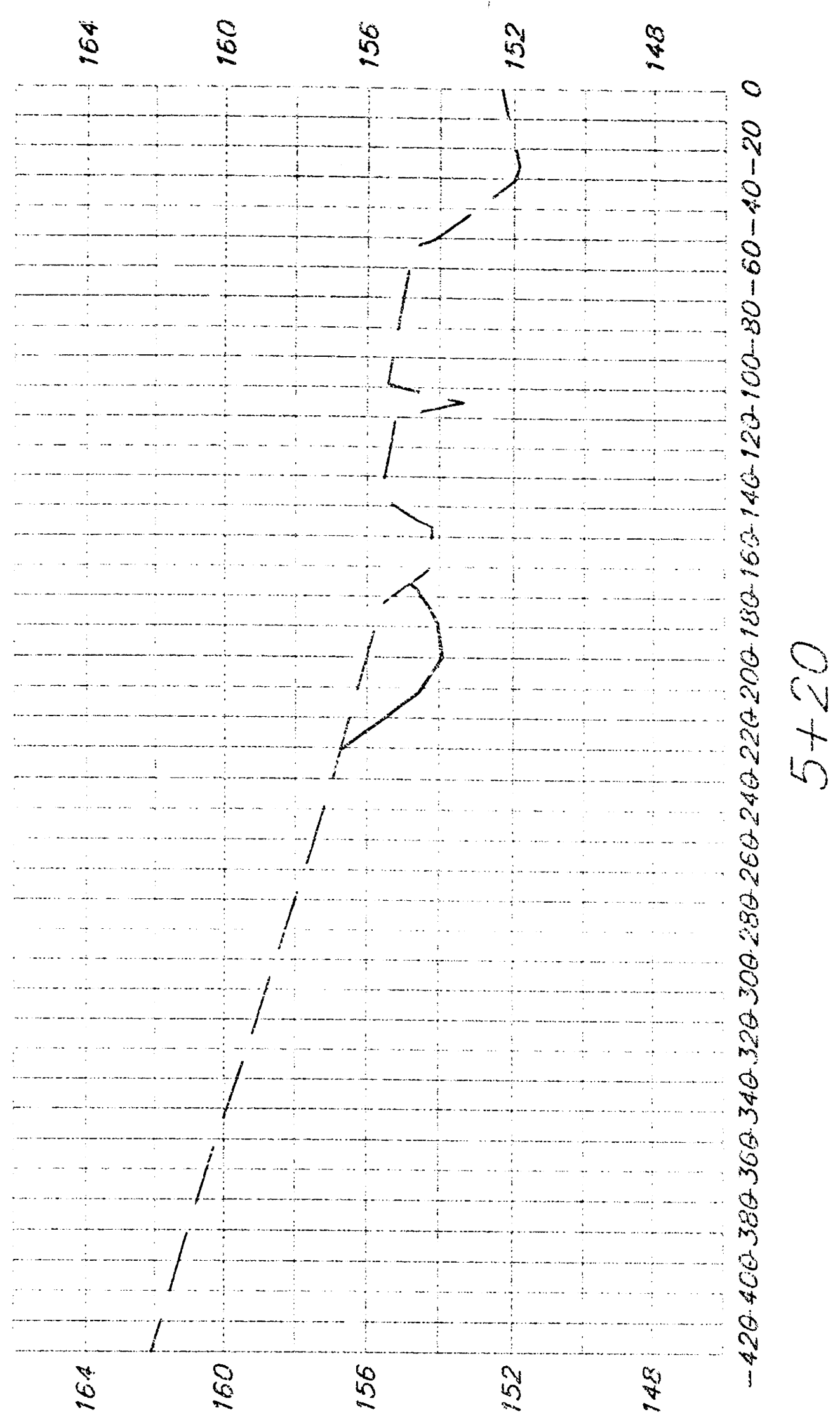
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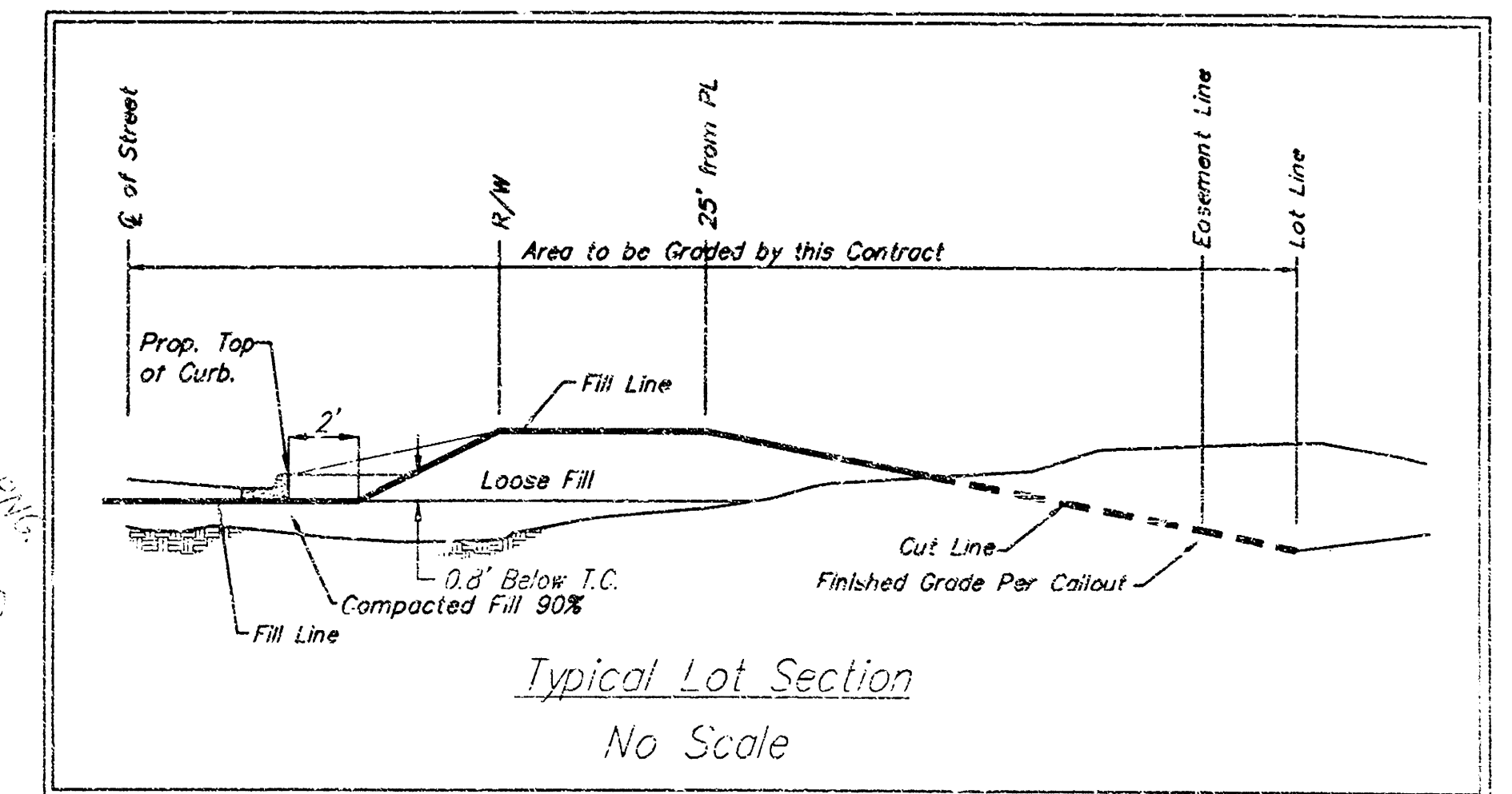
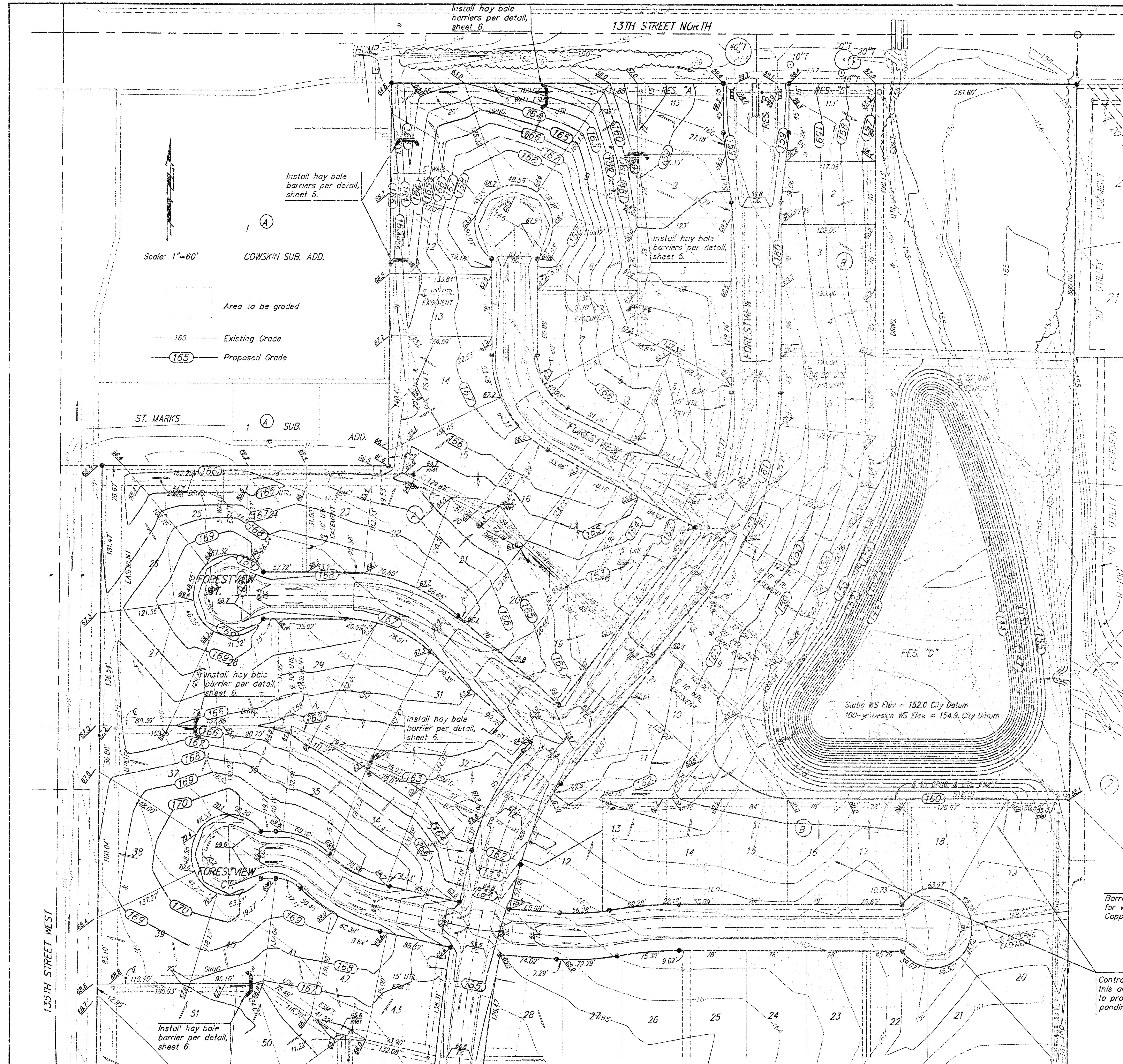


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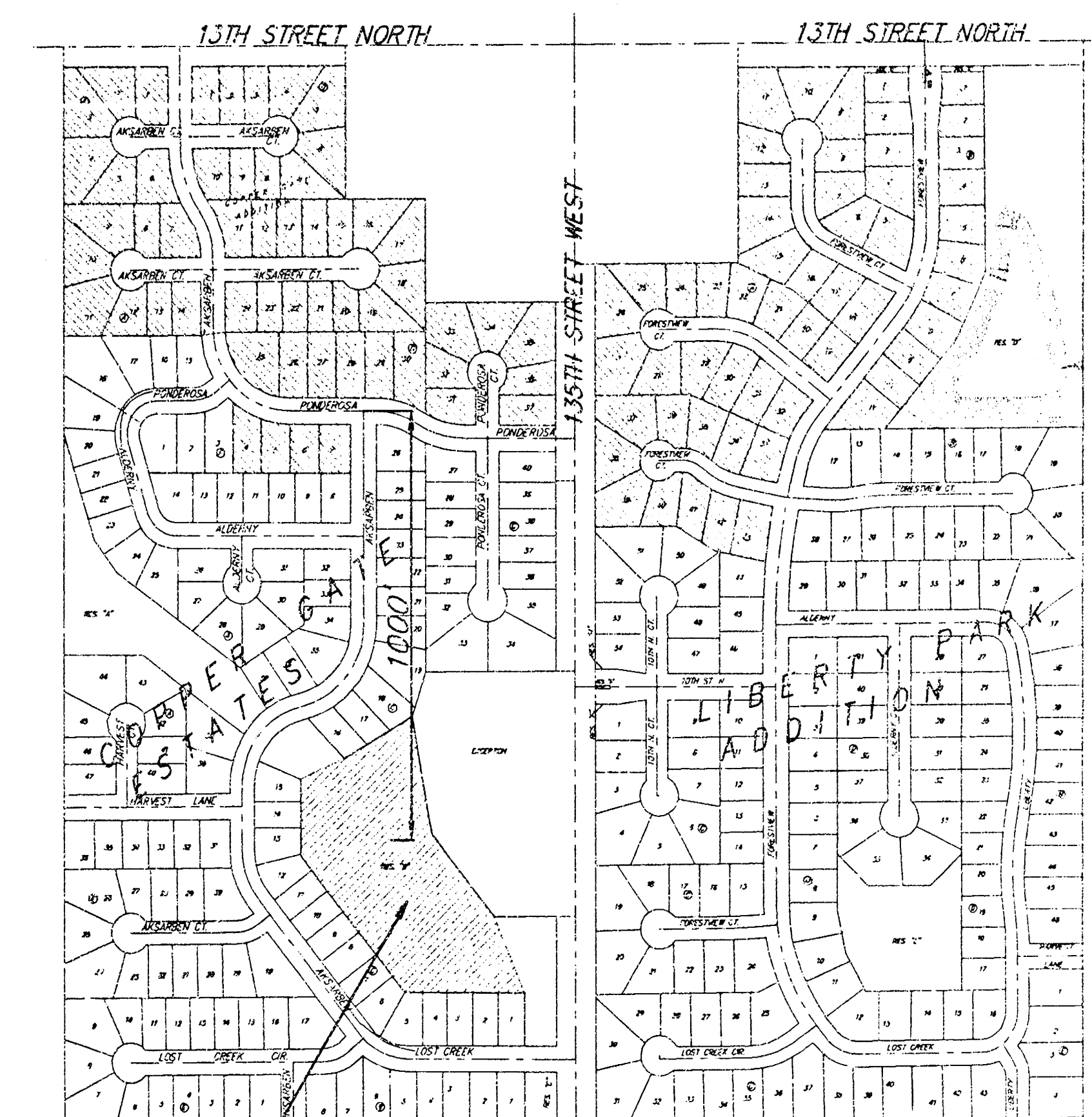


EARTH WORK TOTALS

	C.Y. Excavation	C.Y. Fill
Mass Grading	9,826	39,975
Pond Construction	42,000	353
Total	51,826	40,328

Stockpile excess material as directed by engineer out of easements and right-of-way. Earthwork quantities are for reference only. All cost associated with mass grading shall be incidental to lump sum bid item "Mass Grading".

- Contractor to strip top 3" of soil before mass grading and stockpile. Top soil stockpile to be redistributed over entire disturbed area excluding street right-of-way and ponds to achieve planned grade.
- Compaction of 90% shall be obtained in all fill areas.
- It shall be the Contractor's responsibility to protect the sanitary sewer and water distribution system during mass grading. Any damage done to these systems by Contractor or subcontractor shall be repaired at no additional cost to the project.
- Area shall be seeded as indicated on pond plan.



Borrow Area to be Used for work Performed in Copper Gate Estates

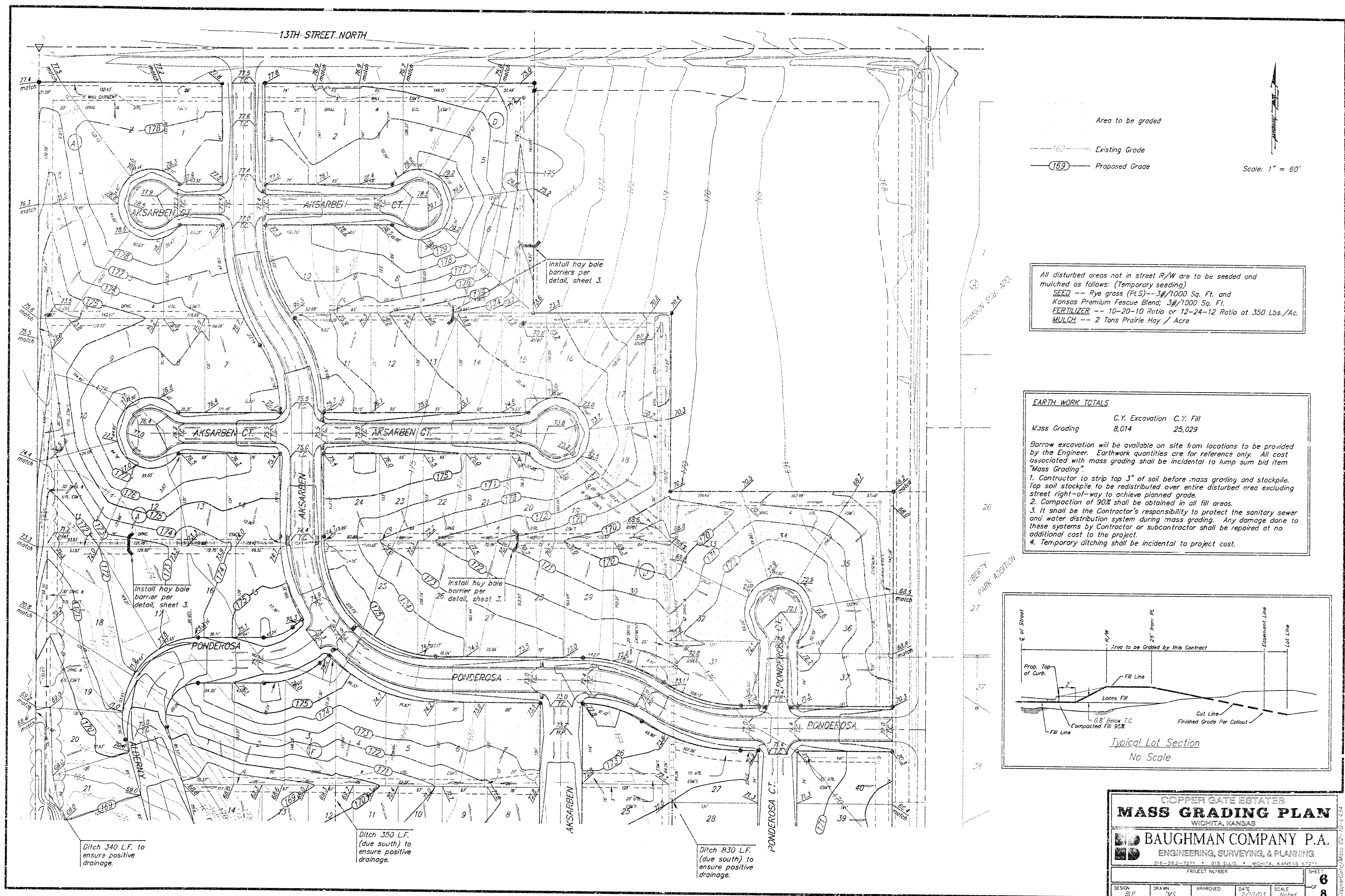
Contractor Shall use care in grading this area to ensure positive grade to proposed pond and prevent ponding of water in lots.

LIBERTY PARK ADDITION - PHASE 1 MASS GRADING PLAN WICHITA, KANSAS

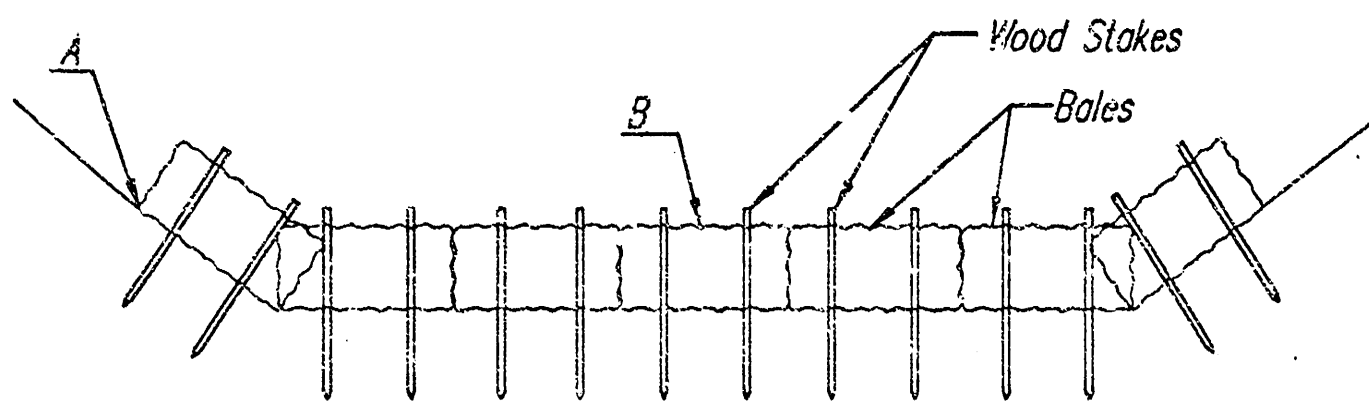
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

DESIGN	DRAWN	APPROVED	DATE	SCALE
HBW	TMS		2/10/03	Noted

SHEET
5
OF
8



NOTE: Point A must be higher than Point B so that water flows over the bales and not around them.



STRAW BALE DITCH CHECKS

Material Specification:

Bale ditch checks may be constructed of wheat straw, oat straw, prairie hay, or bromegrass hay that is free of weeds declared noxious by the Kansas State Board of Agriculture. The stakes used to anchor the bales should be a hardwood material with the following minimum dimensions: 2" square (nominal) by 4' long. Optional: The downstream scour apron should be constructed of a double-netted straw erosion-control blanket at least 6' wide. Optional: The metal landscape staples used to anchor the erosion-control blanket should be at least 8" long.

Placement:

Bale ditch checks should be placed perpendicular to the flowline of the ditch. The ditch check should extend far enough so that the ground level at the ends of the check is higher than the top of the lowest center bale. This prevents water from flowing around the check. Checks should not be placed in ditches where high flows are expected. Rock checks should be used instead. Bales should be placed in ditches with slopes of 6% or less. For slopes steeper than 6%, rock checks should be used. The following table provides check spacing for a given ditch grade:

Ditch grade (%)	Check Spacing (feet)
0.5	200
1.0	200
2.0	100
3.0	65
4.0	50
5.0	40
6.0	30

Proper installation method:

Excavate a trench perpendicular to the ditch flowline that is 4" deep and a bale's width wide. Extend the trench in a straight line along the entire length of the proposed ditch check. Place the soil on the upstream side of the trench—it will be used later. Optional: On the downstream side of the trench, roll out a length of erosion-control blanket (scour apron) equal to the length of the trench. Place the upstream edge of the erosion-control blanket along the bottom upstream edge of the trench. The erosion control blanket should be anchored in the trench with one row of 8" landscape staples placed on 18" centers. The remainder of the erosion-control blanket (the portion that is not lying in the trench) will serve as the downstream scour apron. This section of the blanket should be anchored to the ground with 8" landscape staples placed around the perimeter of the blanket on 18" centers. The remainder of the blanket should be anchored using two evenly spaced rows of 8" landscape staples on 18" centers placed perpendicular to the flowline of the ditch. Place the bales in the trench, making sure that they are butted tightly. Two stakes should be driven through each bale along the centerline of the ditch check, approximately 6" to 8" in from the bale ends. Stakes should be driven at least 12" into the ground. Once all the bales have been installed and anchored, place the excavated soil against the upstream side of the check and compact it. The compacted soil should be no more than 3" to 4" deep and extend upstream no more than 24".

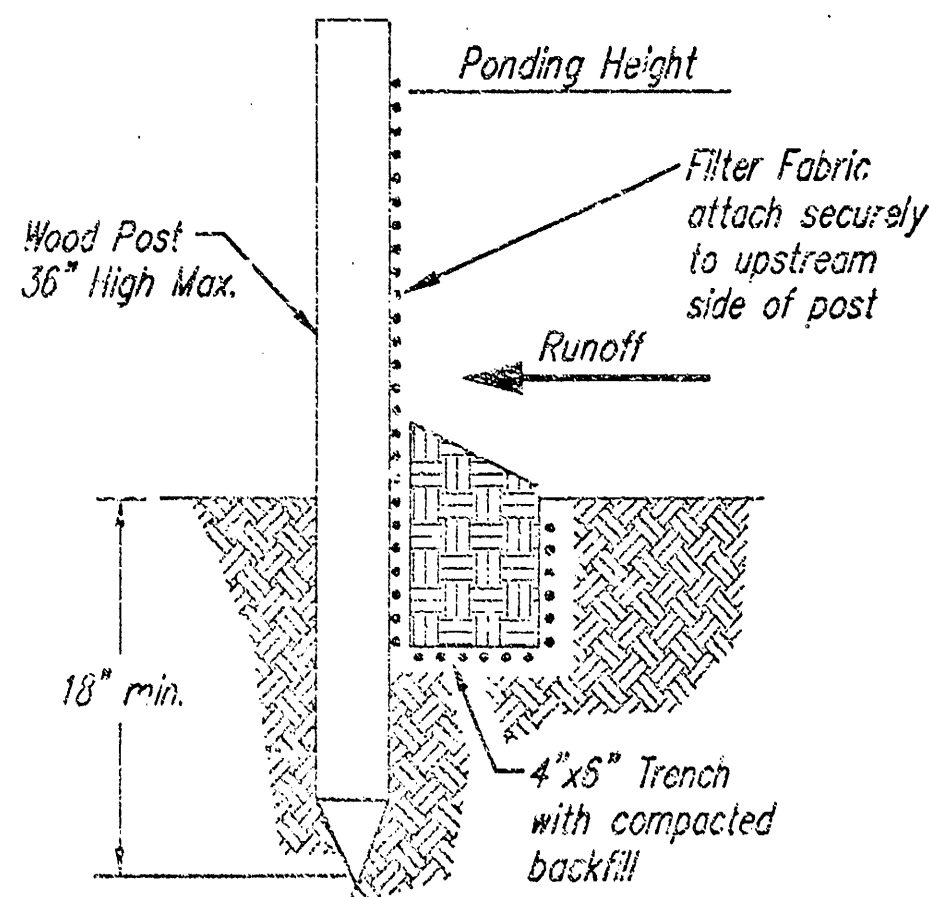
List of common placement/installation mistakes to avoid:

Do not place a bale ditch check directly in front of a culvert outlet. It will not stand up to the concentrated flow. Do not place bale ditch checks in ditches that will likely experience high flows. They will not stand up to concentrated flow. Follow prescribed ditch-check spacing guidelines. If spacing guidelines are exceeded, erosion will occur between the ditch checks. Do not allow water to flow around the ditch check. Make sure that the ditch check is long enough so that the ground level at the ends of the check is higher than the top of the lowest center bale. Do not place bale ditch checks in channels with shallow soils underlain by rock. If the check is not anchored sufficiently, it will wash out. Bale ditch checks must be dug into the ground. Bales at ground level do not work because they allow water to flow under the check.

Inspection and Maintenance:

Bale ditch checks should be inspected every 7 days and within 24 hours of a rainfall of 1/2" or more. The following is a list of questions that should be addressed during each inspection:

Does water flow around the ditch check?
Does water flow under the ditch check?
Does water flow through spaces between abutting bales?
Are any bales and/or scour aprons (optional) dislodged?
Are bales decomposing due to age and/or water damage?
Does sediment need to be removed from behind the ditch check?



SILT FENCE BARRIERS

Material Specification:

Silt fence fabric should conform to the AASHTO M288 96 silt fence specification. The posts used to support the silt fence fabric should be a hardwood material with the following minimum dimensions: 2" square (nominal) by 4' long. Silt fence fabric should be attached to the wooden posts with staples, wire, zip ties, or nails.

Placement:

A slope barrier should be used at the toe of a slope when a ditch does not exist. The slope barrier should be placed on nearly level ground 5' to 10' away from the toe of a slope. The barrier is placed away from the toe of the slope to provide adequate storage for settling out sediment. When practicable, silt fence slope barriers should be placed along contours to avoid a concentration of flow. Silt fence slope barriers can also be placed along right-of-way fence lines to keep sediment from crossing onto adjacent property. When placed in this manner, the slope barrier will not likely follow contours.

Proper installation method:

Excavate a trench the length of the planned slope barrier that is 6" deep by 4" wide. Make sure that the trench is excavated along a single contour. When practicable, slope barriers should be placed along contours to avoid a concentration of flow. Place the soil on the upslope side of the trench for later use. Roll out a continuous length of silt fence fabric on the downslope side of the trench. Place the edge of the fabric in the trench starting at the top upslope edge. Line all three sides of the trench with the fabric. Backfill over the fabric in the trench with the excavated soil and compact. After filling the trench, approximately 24" to 36" of silt-fence fabric should remain exposed. Lay the exposed silt fence upslope of the trench to clear an area for driving in the posts. Just downslope of the trench, drive posts into the ground to a depth of at least 18". Place posts no more than 4' apart. Attach the silt fence to the anchored post with staples, wire, zip ties, or nails.

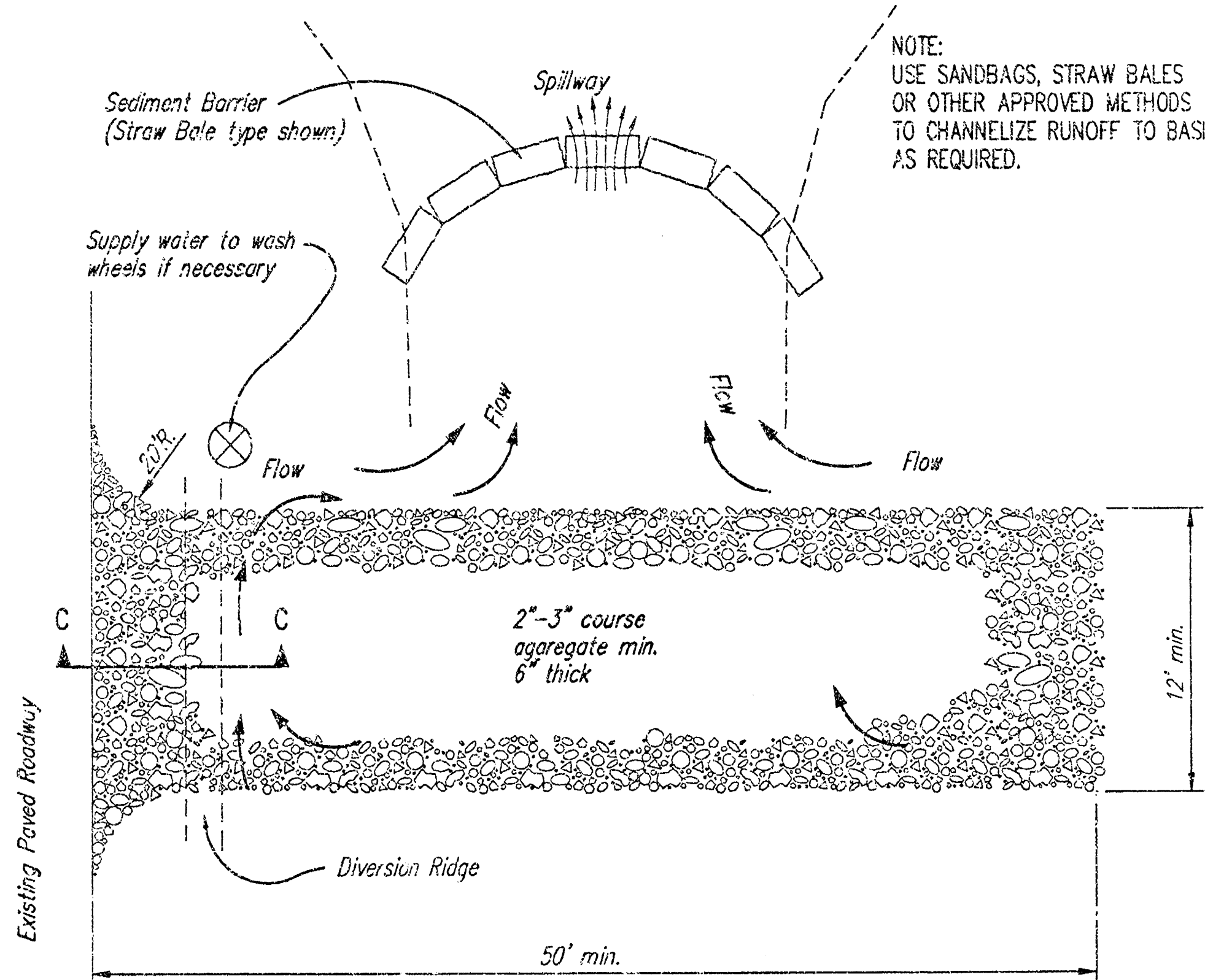
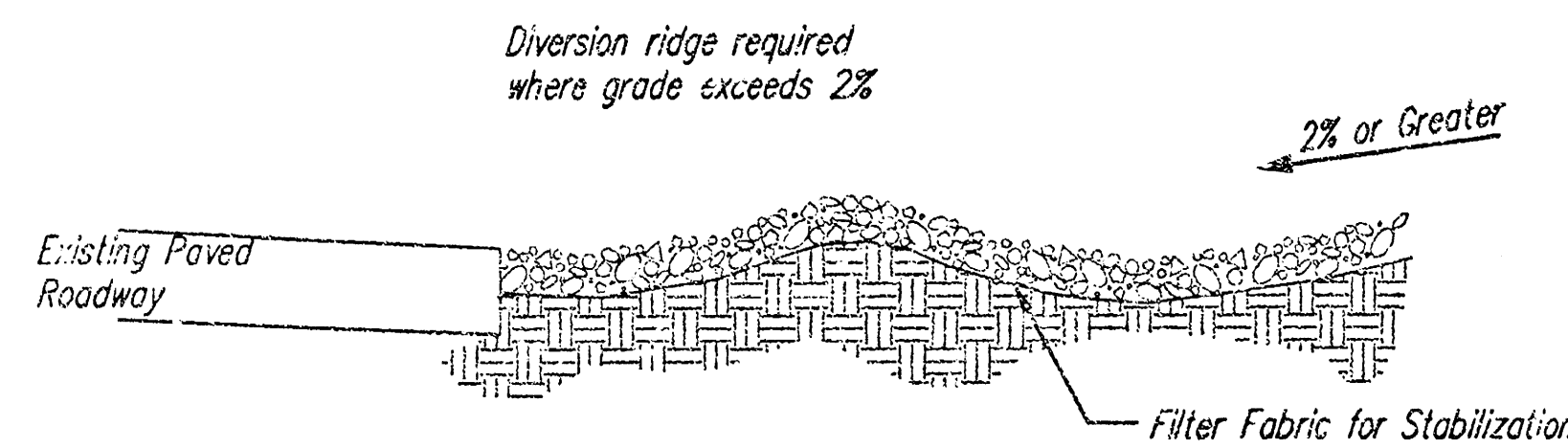
List of common placement/installation mistakes to avoid:

When practicable, do not place silt fence slope barriers across contours. Slope barriers should be placed along contours to avoid a concentration of flow. When the flow concentrates, it overtops the barrier and the silt fence slope barrier quickly deteriorates. Do not place silt-fence posts on the upslope side of the silt fence fabric. In this configuration, the force of the water is not restricted by the posts, but only by the staples (wire, zip ties, nails, etc.). The silt fence will rip and fail. Do not place silt fence slope barriers in areas with shallow soils underlain by rock. If the barrier is not sufficiently anchored, it will wash out. Silt fence slope barriers must be dug into the ground—silt fence at ground level does not work because water will flow underneath.

Inspection and Maintenance:

Silt fence slope barriers should be inspected every 7 days and within 24 hours of a rainfall of 1/2" or more. The following is a list of questions that should be addressed during each inspection:

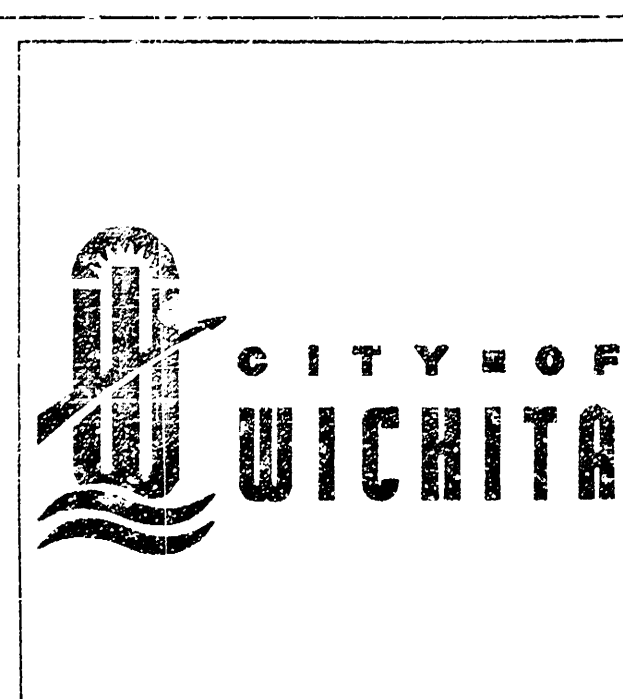
Are there any points along the slope barrier where water is concentrating?
Does water flow under the slope barrier?
Do the silt fences sag excessively?
Has the silt fence torn or become detached from the posts?
Does sediment need to be removed from behind the slope barrier?



STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
4. DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.



SOIL EROSION BMP DETAILS

CHRISTOPHER M. CARRIER, P.E.
STORM WATER ENGINEER

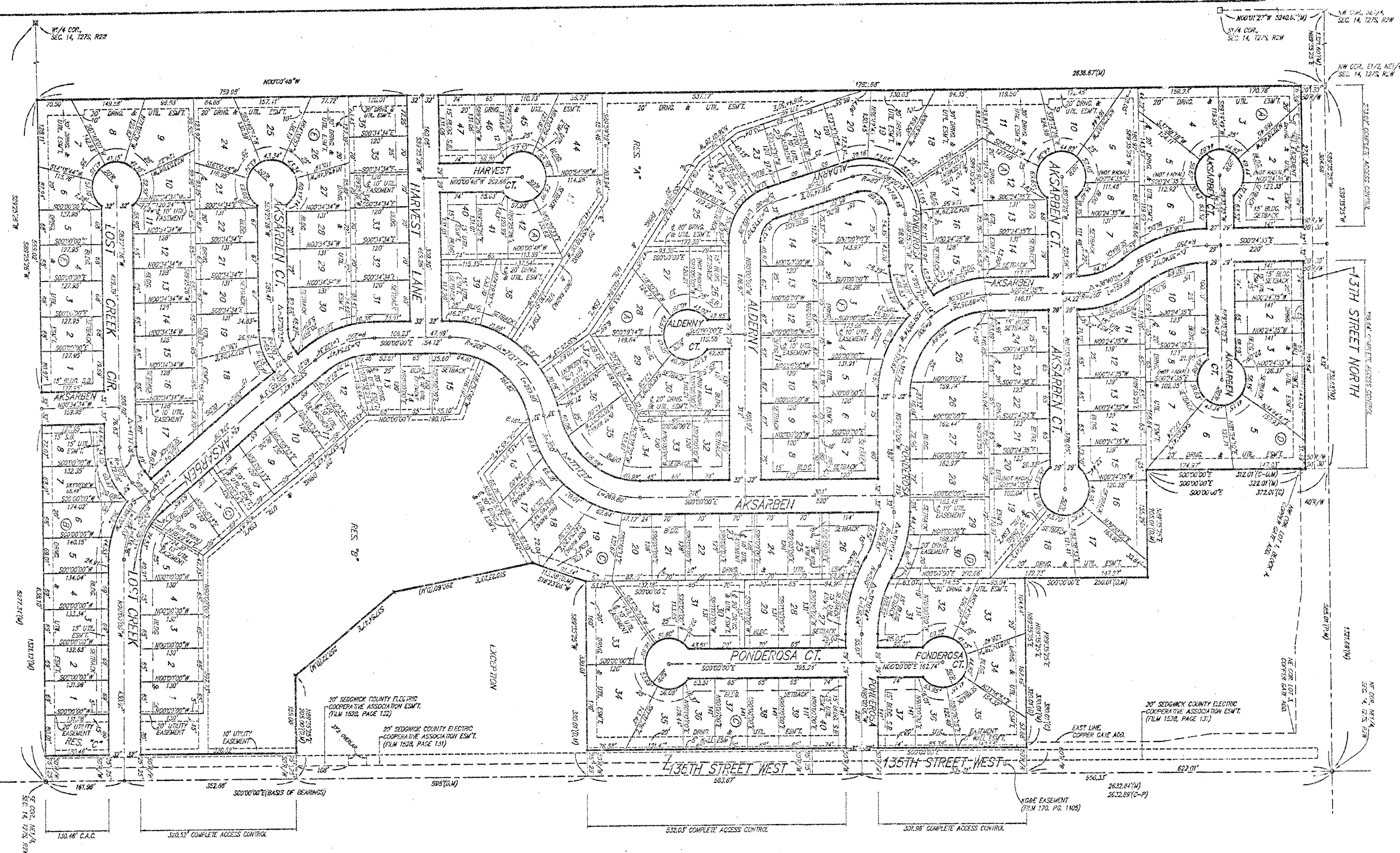
PROJECT NUMBER
1314 PPS (607861)

DCA NO.

DATE
JAN 2003

SHEET 7 OF 8

COPPER GATE ESTATES
WICHITA, SEDGWICK COUNTY, KANSAS



MATERIAL BUILDING AND ELEVATIONS FOR LOFTS 20 THROUGH 22, THE STRUCTURES		
LOFT	BLOCK	ELEVATION
		QTY DATA
20	A	178.0
21, 22	A	169.0
23, 24	A	165.0
25, 27	A	167.0
26, 27, 28		166.0
42	A	167.0
43	A	168.0
44	A	169.0
1	B	165.0
1-16	C	165.0

(State of Kansas) SS Wm. Hathorn Company P.A., Surveyors in
Sevier County) distressed county and state do hereby certify that we have surveyed and
platted COPPER CREEK ESTATE¹, Wichita, Sevier County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: The E¹/₂ of the NE¹/₄ of Sec. 14, Twp. 37-
R-2-W of the 6th P.M., Sevier County, Kansas, EXCEPT that part
or Corner lot 4. In addition, Sevier County, Kansas, and EIGHTY that part
or lot NE¹/₄ detached as follows, commencing at the NW corner of said
NE¹/₄; thence S09D00'00" along the west line of said NE¹/₄ 629.00 feet
to a point of iron; thence S89°45'55" E 158.00 feet to the NW corner
of said NE¹/₄; 360.01 feet to a point of iron; thence S02°25'
20.00 feet, thence S37°42' E, 207.72 feet to a point 218.00 feet south
of the north line of said NE¹/₄; as measured parallel with the east line of
said NE¹/₄; thence S89°45'25" E parallel with the north line of said NE¹/₄
203.00 feet to a point of iron; thence N45°E 358.00 feet to the point of beginning,
THENCE WITH said lot of Lot 2, Block 3, in said Copper Creek Addition, and
THENCE WITH said west part of Lot 1, in said Copper Creek Addition, as follows:
Beginning at the most easterly corner common to said Lots 1 and 2;
thence S59°55'25" W along the north line of said Lot 2, 203.00 feet - 1;
the NW corner of said Lot 2, thence S07D00'00" W along the west line of
said Lot 2, 200.01 feet to the SW corner of said Lot 2; thence S59°55'25"
along the south line of said Lot 1, 335.01 feet to the SW corner of said
Lot 1; thence N00D00'00" along the west line of said Lot 1, 666.69 feet;
thence N69°55'25" E 203.01 feet to a point 202.00 feet northerly distant
east of the west line of said Lot 2; thence S20D00'00" E, 200.01 feet;
thence N69°55'25" E, 200.01 feet to a point on the east line of said Lot 1;
thence S00D00'00" along the east line of said Lot 1, 236.69 feet to the
point of beginning, all being subject to road rights-of-way of record.

All being situated in the NE¹/₄ of Sec. 14, Twp. 27-S-
R-2-W of the 6th P.M., Sevier County, Kansas

Existing public easements and distributions
being recorded by water of R.S.4, 12-0-24(2).

know all men by these presents that we the undersigned, have caused the land to be surveyed according to be patented by the State of South Carolina, and reserved to be known as "CORPORALES ESTATES," within Seaboard County, Arkansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to for the use of the public. Reserves 1st, 4th, and 5th are hereby reserved for open space, landscaping, barns, drainage purposes, lakes, streambeds, and utilities as confined to easements. Reserve 2nd is hereby reserved for open space, drainage purposes, landscaping, barns, streambeds, and utilities as confined to easement. Reserves 3rd, 4th, 5th, and 6th shall be owned and maintained by the land owners association for the addition. Access granted shall be as depicted on the face of the plat and are hereby granted to the City of Milledge, Arkansas. The Milledge Building Dept. Reserves for the interest opening to the structures shall be as indicated on the face of the plat.

(State of Kansas) SS The foregoing instrument acknowledged before
Seelye Creek County, Kansas, on this _____ day of _____, 2012, by Paul E. Kelsey, President of
me, this _____ city of _____, 2012, by Paul E. Kelsey, President of
Kelsey Investments, Inc., a Kansas corporation, on behalf of the
corporation.

My App'l Exp. _____, Notary Public

This not of "COPPER CREE ESTATES," Weitha, Sedgwick County, Kansas has been submitted to and approved by the Weitha-Sedgwick County Metropolitan Area Planning Commission, Weitha, Kansas.

Dated this _____ day of _____, 2012.

Michelle Sedgwick County Metropolitan Area Planning Commission

_____ , Chief
J. D. McInnis

Michael E. Luchak
_____, Secretary

At the direction of the City Council

Chris Charkas City Manager

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2022

on this _____ day of _____, 2002. Forwarded in accordance with A.S.A. 58-2005

Heidi L. Arellano, U.S. #1746
Deputy County Supervisor
Siskiyou County, Oregon

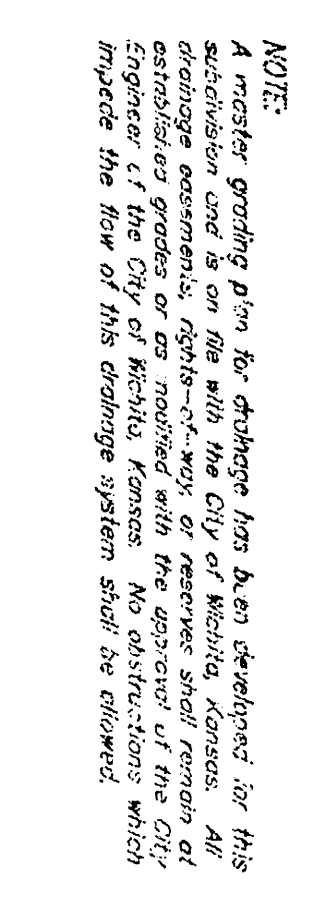
Filed on transfer rec'd this _____ day
of _____, 2002.

State of Kansas) SS This is to certify that the plot has been
Seaford County) the office of the Registrar of Deeds, this _____ day
had for record in _____ of _____ 2002 of _____ o'clock _____ and is duly recorded
of _____

Dan Price County Clerk

BAUGIMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
510-260-7227 • 515 E. 11th • WILMINGTON, DELAWARE 19801

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Ba

Michael D. Conway
Michael G. Conway

A circular library stamp from the University of California, Berkeley. The text "UNIVERSITY OF CALIFORNIA" is curved along the top inner edge, and "BERKELEY" is curved along the bottom inner edge. In the center, the number "18-971" is printed. A handwritten number "972" is written below the center.

Michael G. Cor

1164

Kelsey Investments, Inc.

Paul E. Kelsey, President

Paul E. Kelsey, President

Inc., on behalf of the corporation.

1844

Legacy Bank

or legacy bank, on behalf of the bank.

SECRET
M. DECEMBER
1964

County Metropolitan Area Planning Commission

At the direction of the City Council

2002.

2002.

2002 at _____ o'clock _____ M; and is duly recorded.

Linda Kizzire

ENGINEERING, SURVEYING, & PLANNING
216-215-7271 • 216, PL. 8 • WOODDALE, ILLINOIS 60067