

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 1-316-268-4555
 City of Wichita Sewer 1-316-268-4073
 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 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.
- 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.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- 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 laws.
- The Water Distribution Division shall field locate water valve one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades.
- The Contractor shall notify the consultant engineer and Tom Mason with the City at 316-268-4574 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 is 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 U.S.G.S. Datum (NAVD88).
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat top of the mound shall be 0.4 foot below the top to the manhole.
- Geotechnical report available upon request.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- All storm sewer lines in this project are private storm sewer. City maintenance of storm sewer ends at right-of-way last structure within easement or right-of-way line.
- Any sidewalk, drive approach, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- 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.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Site Restoration".
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- All areas disturbed during construction shall be seeded by site contractor.
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

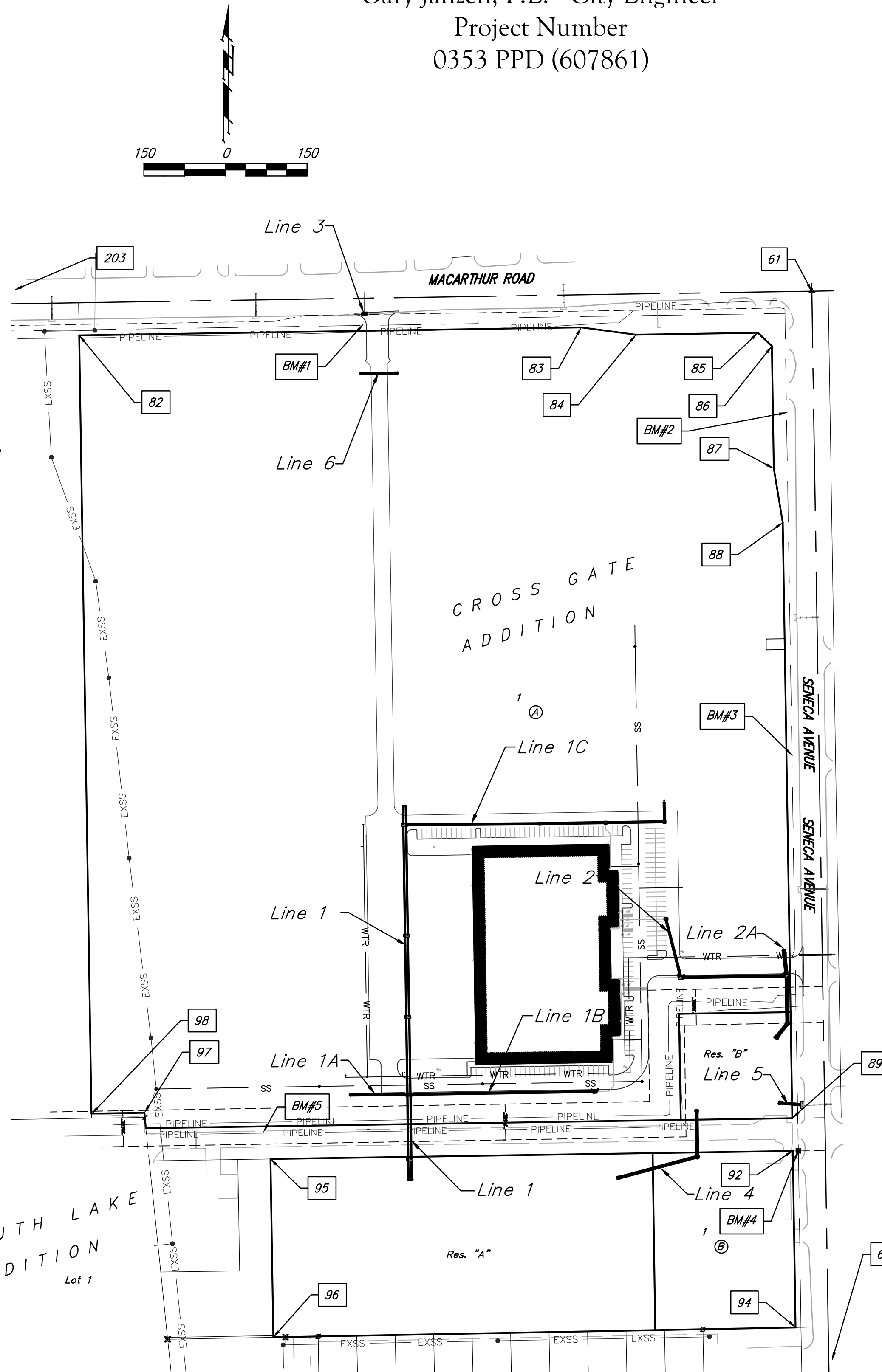
BENCHMARKS:

- BM #1: CHISELED CROSS AT BACK OF SIDEWALK, 825.7' W. & 48' S. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.78 NAVD88
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STORM SEWER IMPROVEMENTS to serve CROSS GATE ADDITION

MacArthur Road & Seneca Avenue
CITY OF WICHITA, KANSAS

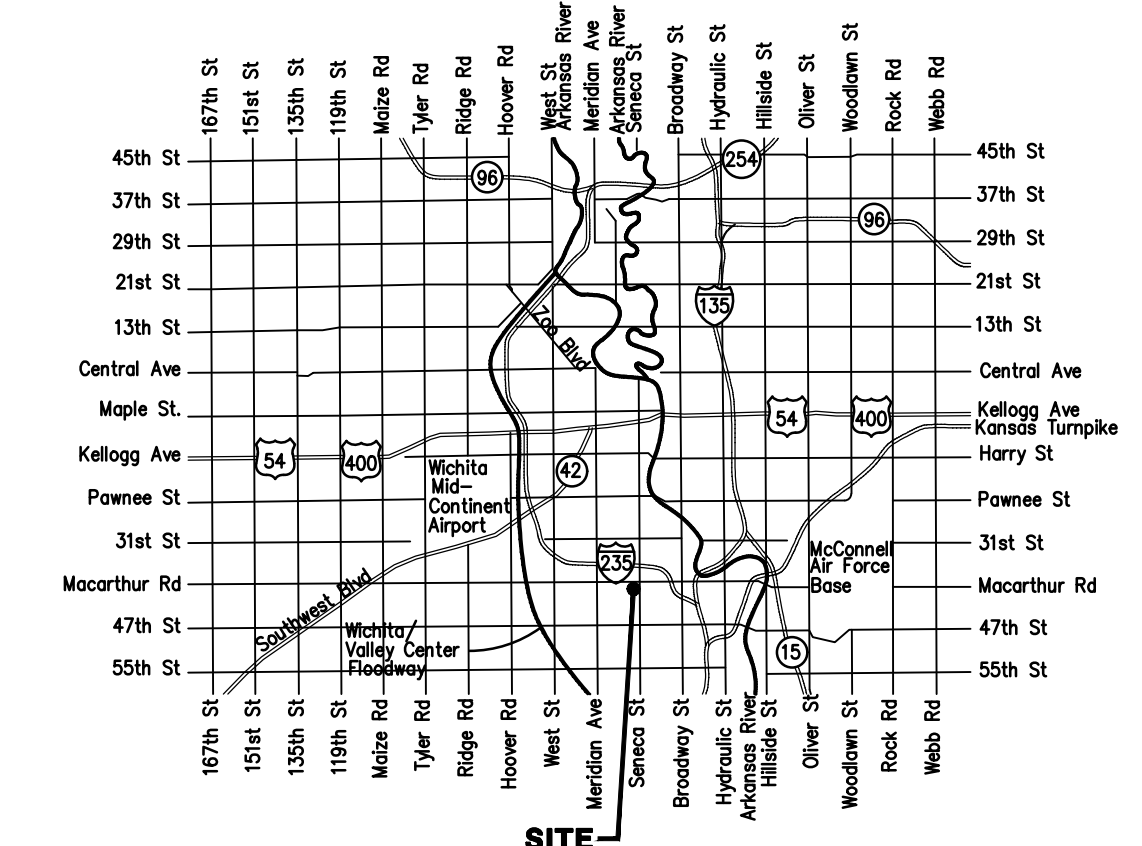
Gary Janzen, P.E. City Engineer
Project Number
0353 PPD (607861)



AS BUILT PLANS Contractor: Pearson Construction Sheet Index

- Title Sheet 1
- Modified Drop Inlet Detail 2
- Line 1 3-4
- Line 1A 5
- Line 1B 6
- Line 1C 7
- Lines 2 & 2A 8
- Lines 3 & 4 9
- Lines 5 & 6 10
- Basin Design 11
- Ref. Erosion Control Plan 12
- Ref. Grading Plan 13
- Copy of Plat 14

*SWS Details (SW-103, SW-109, SW-111, SW-201, SW-301, SW-303, SW-401, SW-501 thru SW505) are available at City of Wichita web site at <http://www.wichita.gov/Government/Departments/PWU/Pages/Regulations.aspx>



Vicinity Map

Point Table				
#	LOCATION	Northing	Easting	Elevation
1	BM1-CROSS	1,662,348.53	1,643,878.06	1,278.78
2	BM2-CROSS	1,662,186.83	1,644,657.41	1,278.94
3	BM3-CROSS	1,661,556.32	1,644,666.91	1,278.31
4	BM4-CROSS	1,660,821.29	1,644,679.42	1,277.48
5	BM5-CROSS	1,660,862.82	1,643,694.73	1,277.58
60	1/2" IP	1,659,769.43	1,644,744.72	1,275.52
61	3/4" IP (SECT)	1,662,409.59	1,644,702.88	1,279.64
82	BRF	1,662,328.34	1,643,355.99	
83	BRF	1,662,342.90	1,644,278.88	
84	BRF	1,662,329.48	1,644,379.11	
85	BRF	1,662,333.02	1,644,604.08	
86	BRF	1,662,308.42	1,644,629.47	
87	BRF	1,662,083.45	1,644,633.04	
88	BRF	1,661,983.70	1,644,649.62	
89	BRF	1,660,888.15	1,644,666.98	
92	BRF	1,660,827.93	1,644,667.94	
94	BRF	1,660,503.18	1,644,673.08	
95	BRF	1,660,813.07	1,643,707.79	
96	BRF	1,660,485.00	1,643,712.87	
97	BRF	1,660,898.07	1,643,475.96	
98	BRF	1,660,896.48	1,643,378.60	
203	th-1-2	1,662,367.84	1,642,055.37	

Stormwater Narrative & Certification

This improvements were prepared in accordance with the current Storm Water Management Regulations as set forth in the City of Wichita's Storm Water Management Ordinance 16.32 and the policies/ guidelines presented in the Wichita/Sedgwick County Storm Water Manual.

Site Area: 2,178,870 sq. ft. (±50.02 acres)
 Area Disturbed: 757,000 sq. ft. (±17.38 acres)
 Prop. Impervious Area: 271,430 sq. ft. (±6.23 acres)

WQv = Provided (Reserve A & B Basins) 337,150 ft³
 Required this phase 36,460 ft³
 Future Phases 135,010 ft³

Site Detention Requirements: Extended Dry Detention / Infiltration Basins in Reserve A & B will reduce peak runoff volume and flow rates below existing calculated rates. See Approved Drainage Plan for Cross Gate Addition.

Water Quality Requirements: The proposed improvements will retain Water quality volume and infiltrate this volume at Reserve A & B. The improvements have been developed to exceed the WQv established in Ord. 16.32. See Approved Drainage Plan for Cross Gate Addition.

Downstream Channel Protection: Downstream channel protection is to be addressed with the infiltration of runoff at Basins in Reserve A & B. Downstream will not receive any additional runoff volume from this and future development from this Addition. See Approved Drainage Plan for Cross Gate Addition.

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

Engineering *Rebecca Duff* 9/21/16
 Stormwater *Joe Hubble PE* 9/28/16

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).

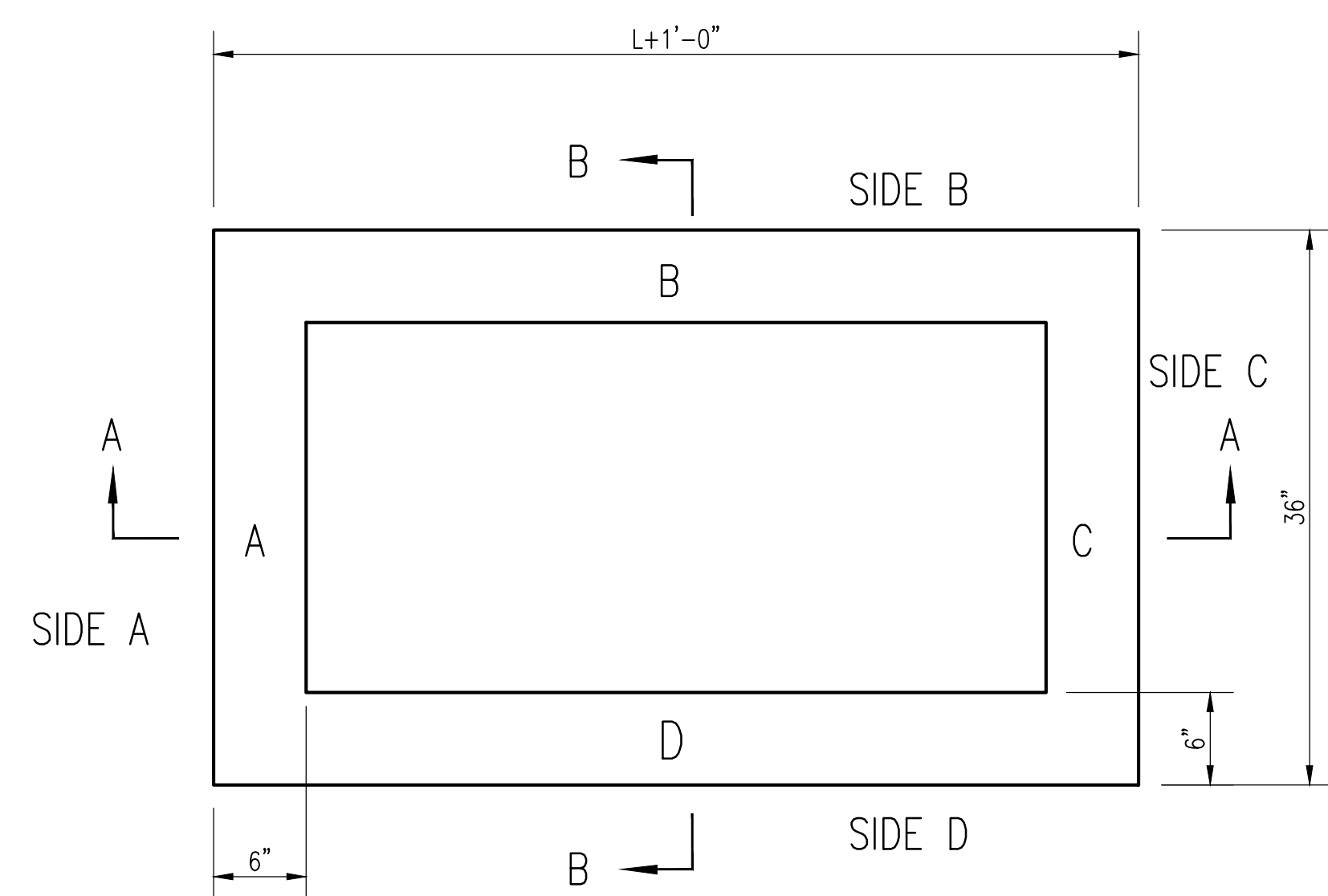
An approved copy of these plans signed by City staff are required on-site.



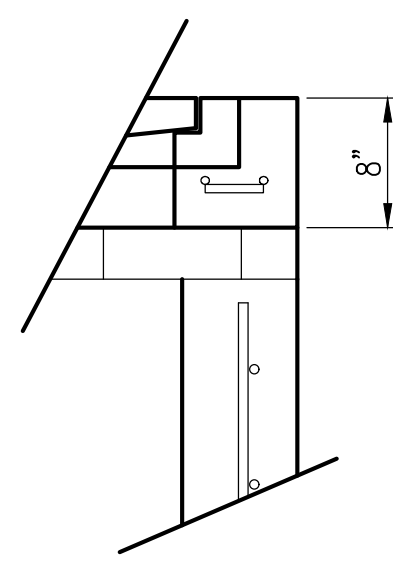
August 2016

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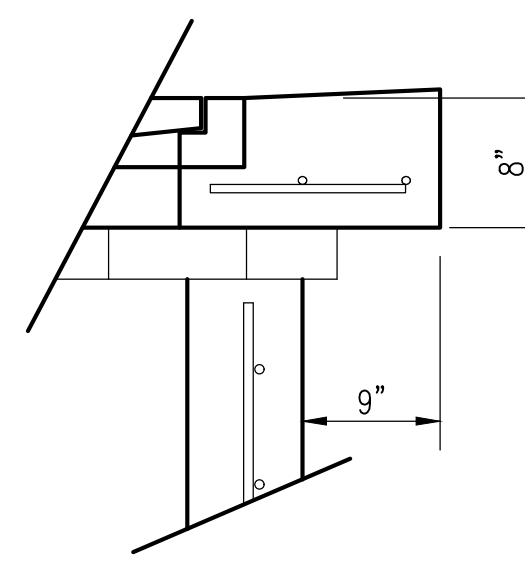
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TOP VIEW

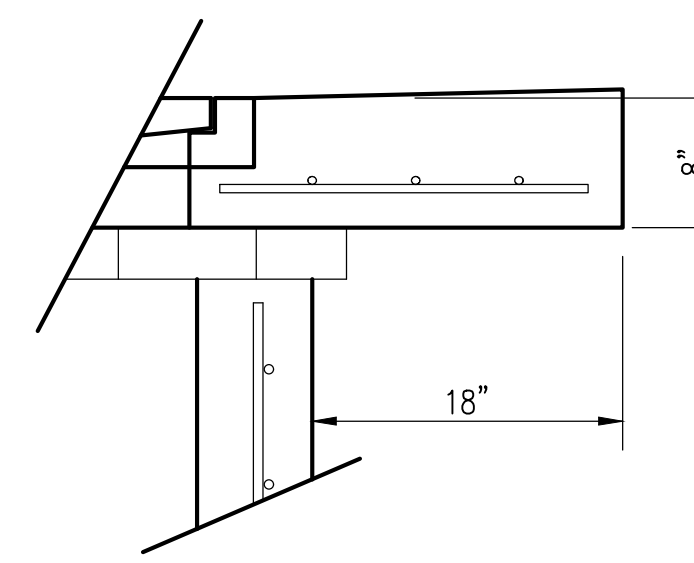


FLUSH STYLE TOP
NO APRON



9" APRON

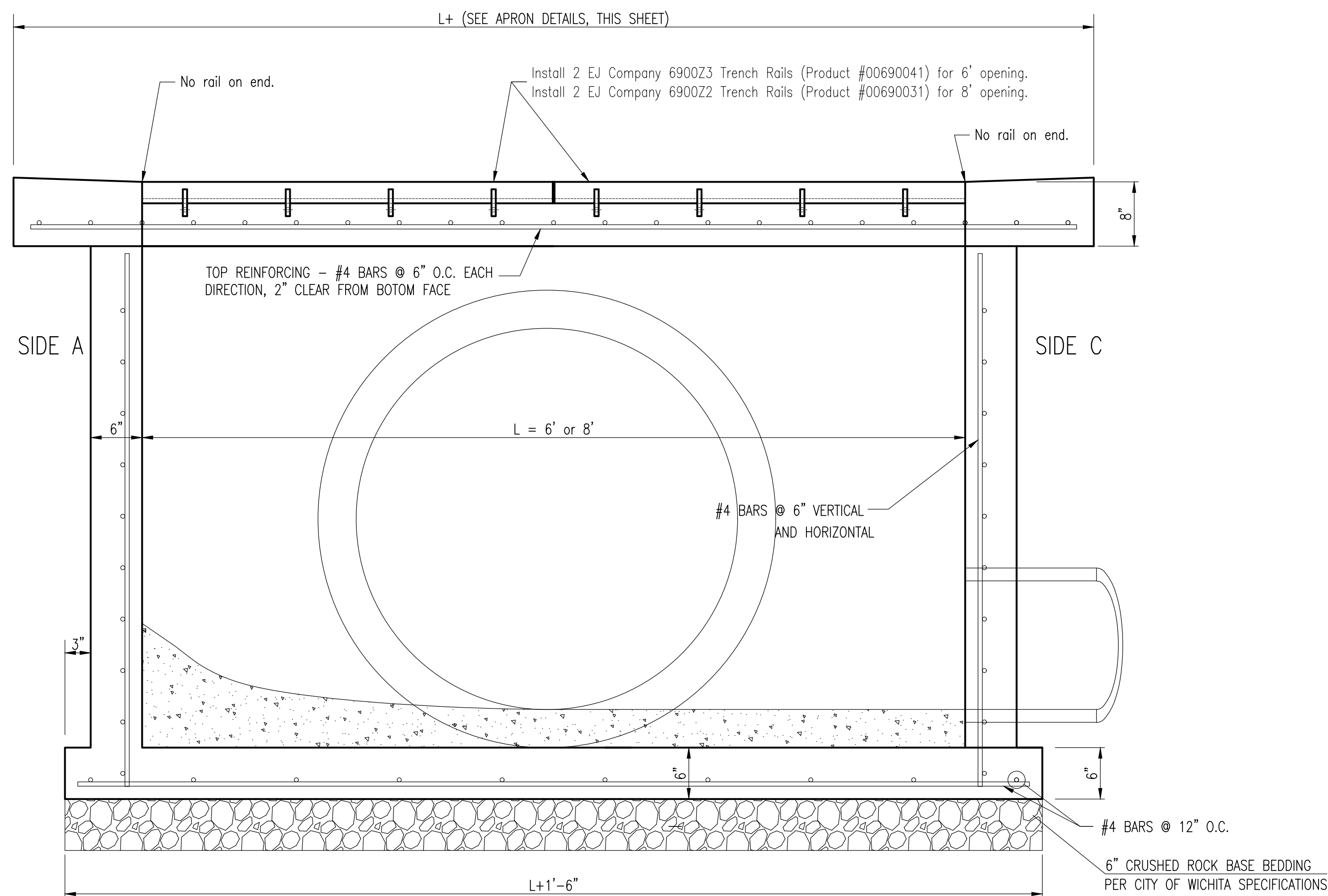
* APRON TO EXTEND ON ALL 4 SIDES OF INLET.
DESIGNER TO DESIGNATE APRON SIZE.



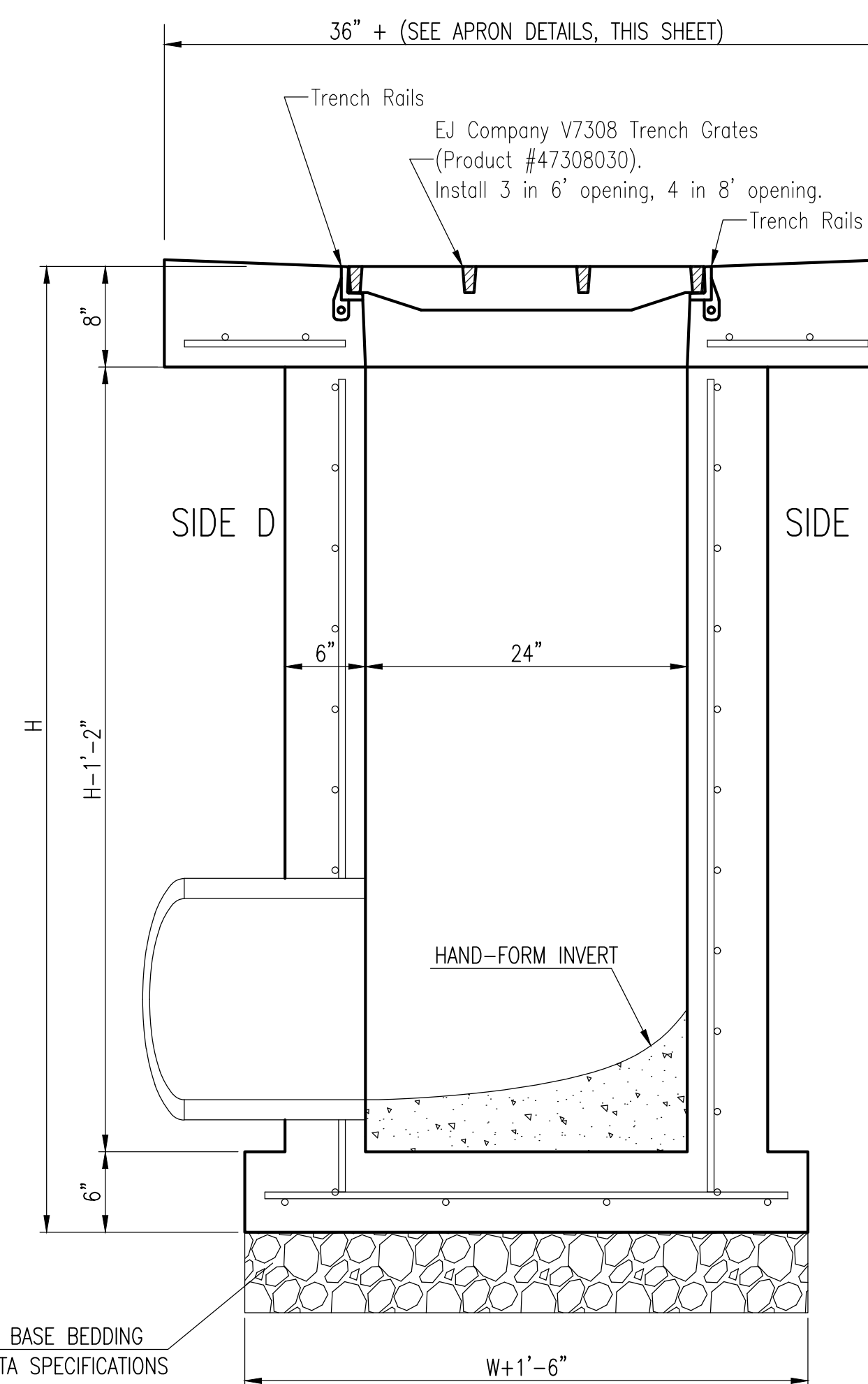
18" APRON

GENERAL NOTES

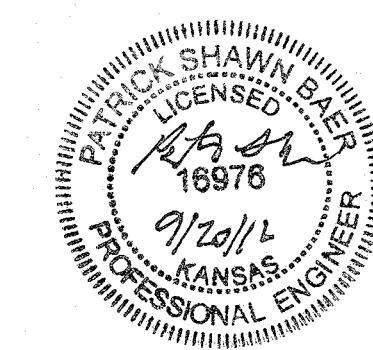
1. GRATE FRAME TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK. CONCRETE USED FOR INLET CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
2. INLET INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE INLET WILL BE SELF CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.
3. THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL. SPACE BETWEEN PIPE WALL AND STRUCTURE OPENING TO BE FILLED WITH NON SHRINK GROUT.
4. SEE DETAILS FOR INLET TRENCH RAIL AND GRATE.
5. CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN INLET WALL SHALL BE GROUTED FLUSH TO THE INLET WALL WITH HYDRAULIC CEMENT AFTER THE INLET IS IN PLACE. LIFTING HOLES THRU THE INLET WALL WILL NOT BE ACCEPTED.



SECTION "A-A"



SECTION "B-B"
SIDE OUTLET



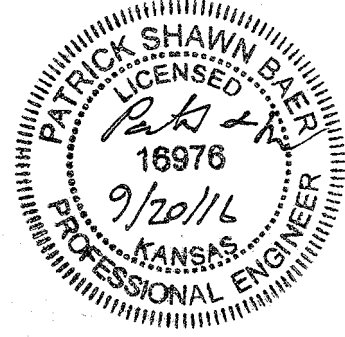
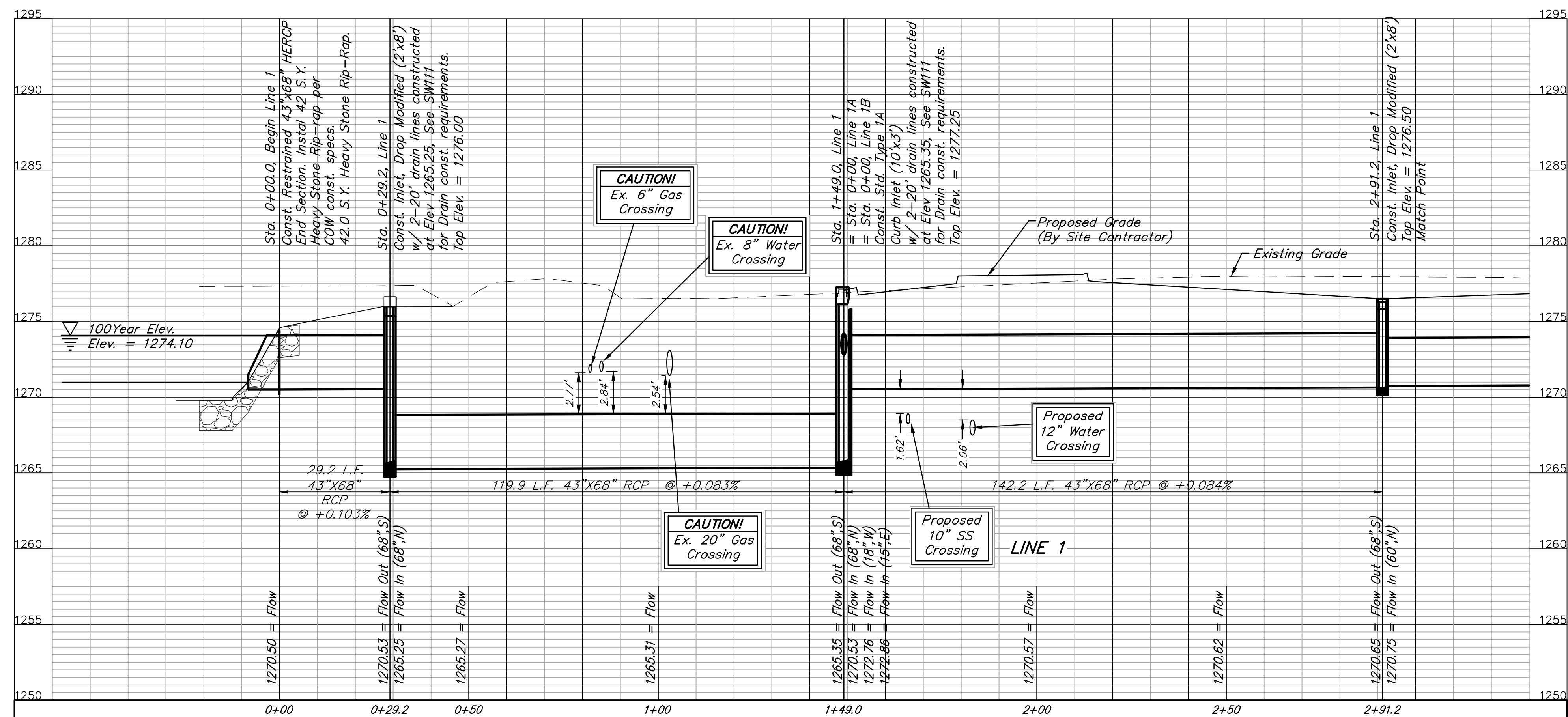
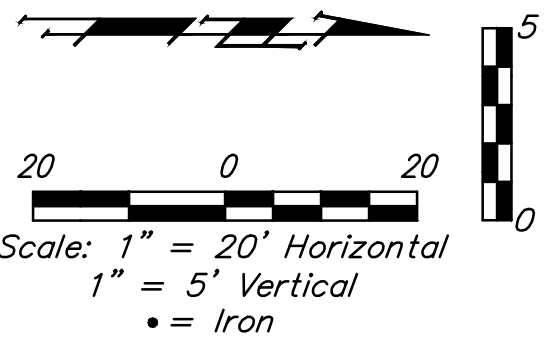
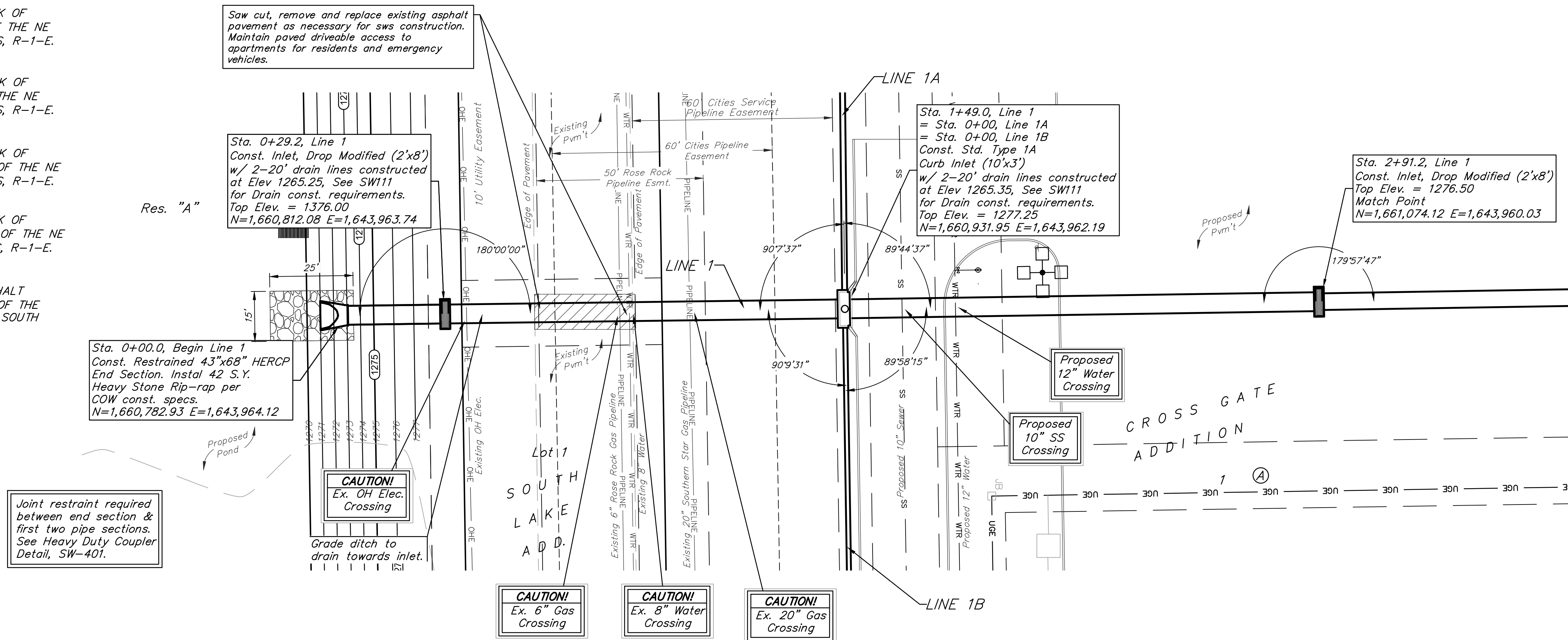
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CROSS GATE ADDITION
LINE 1
 SWS IMPROVEMENTS

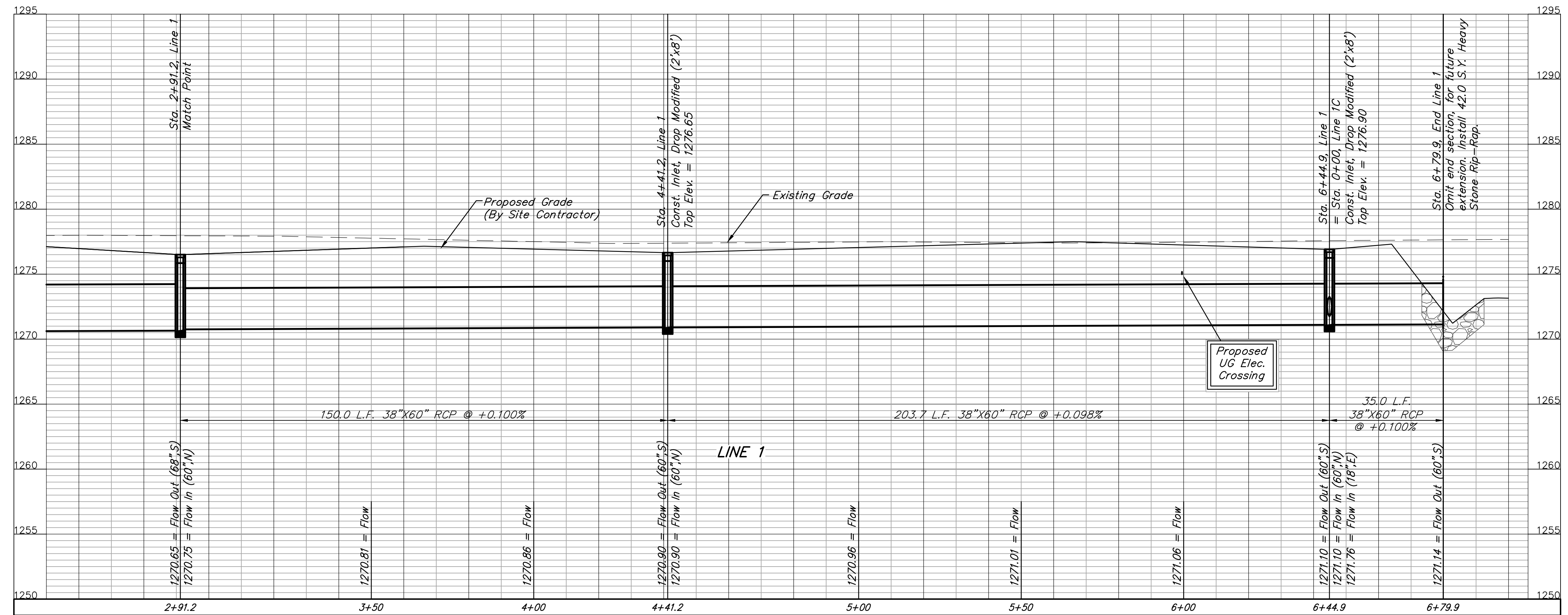
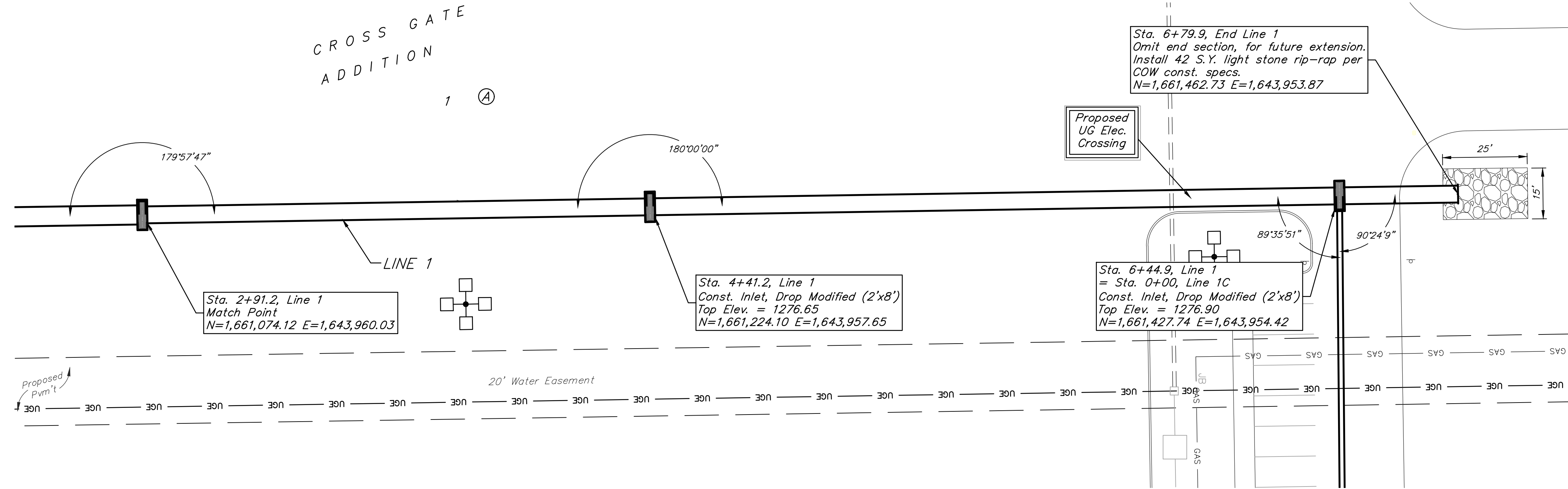
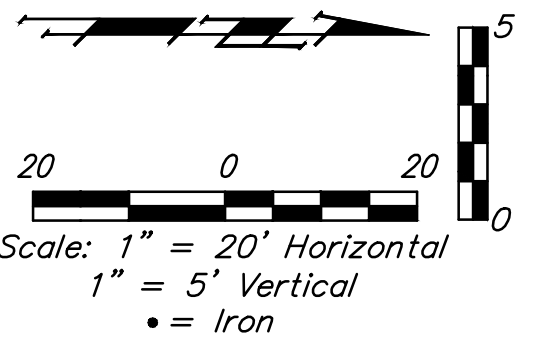
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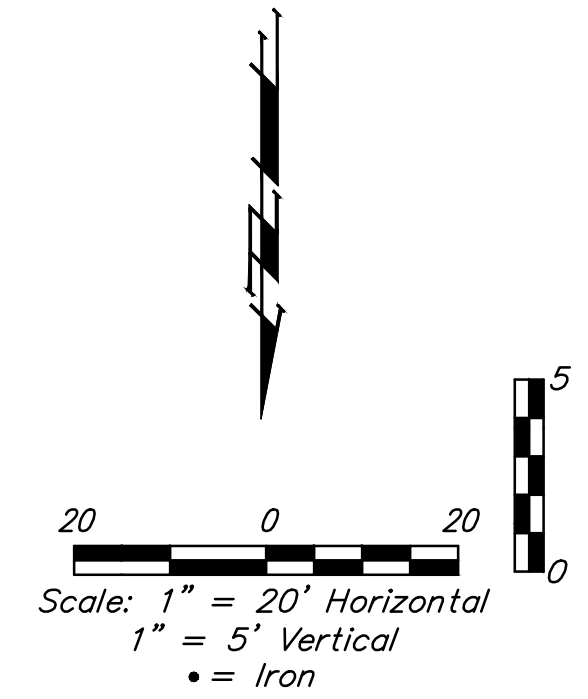
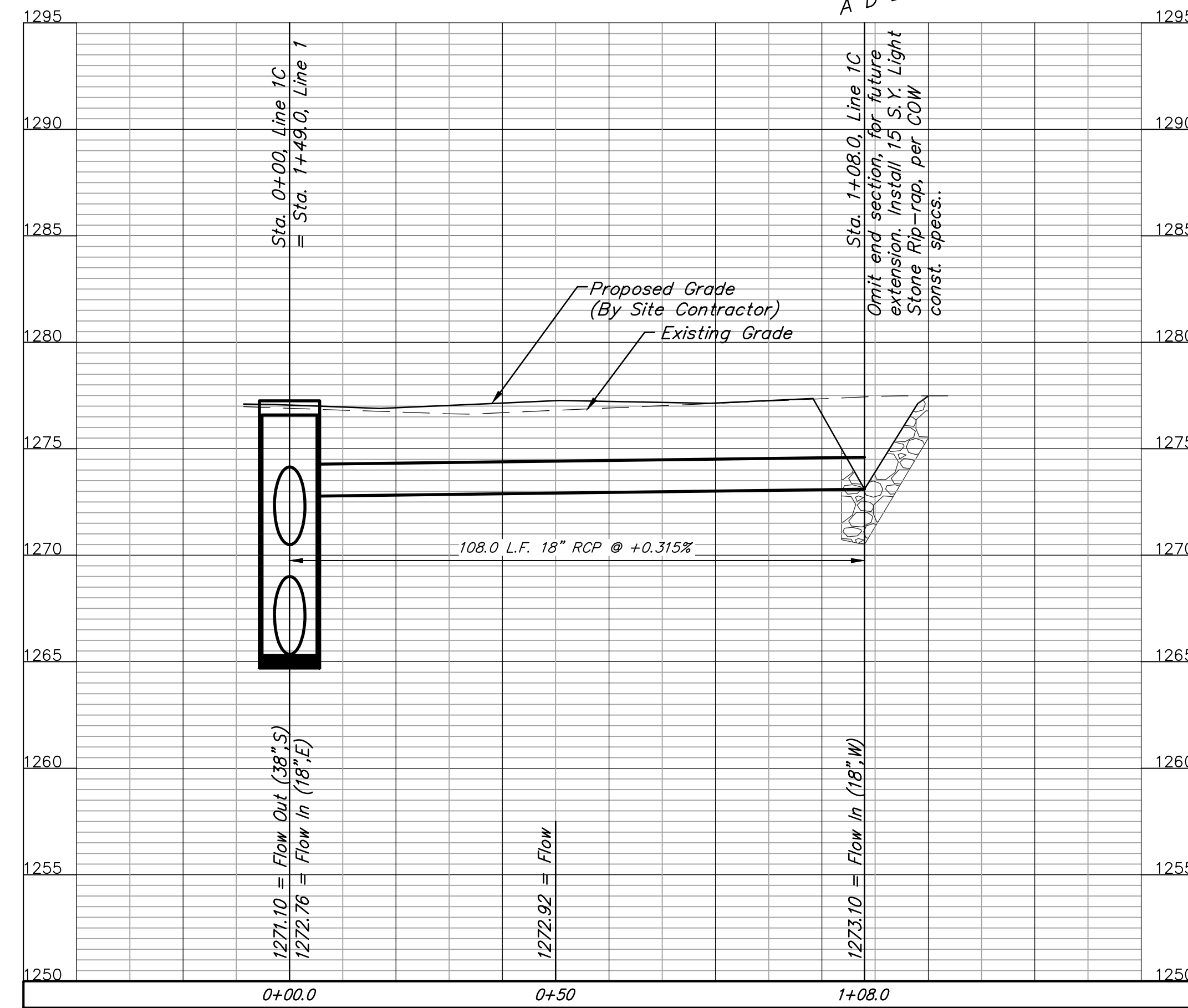
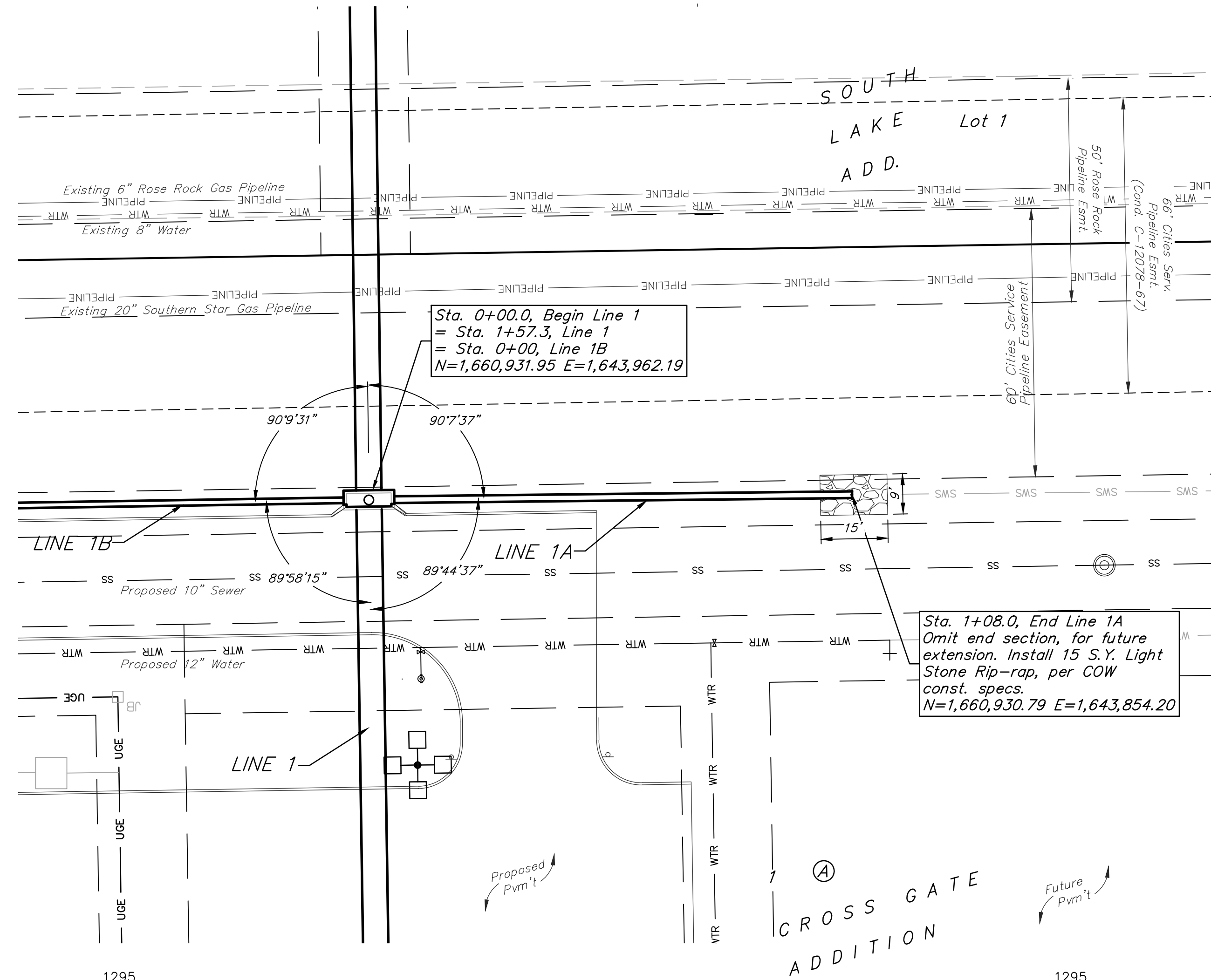
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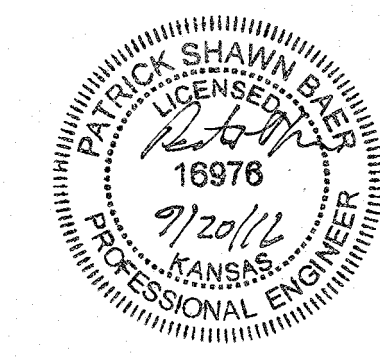
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CROSS GATE ADDITION
LINE 1A
 SWS IMPROVEMENTS



BENCHMARKS:

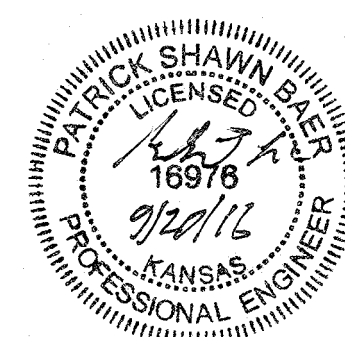
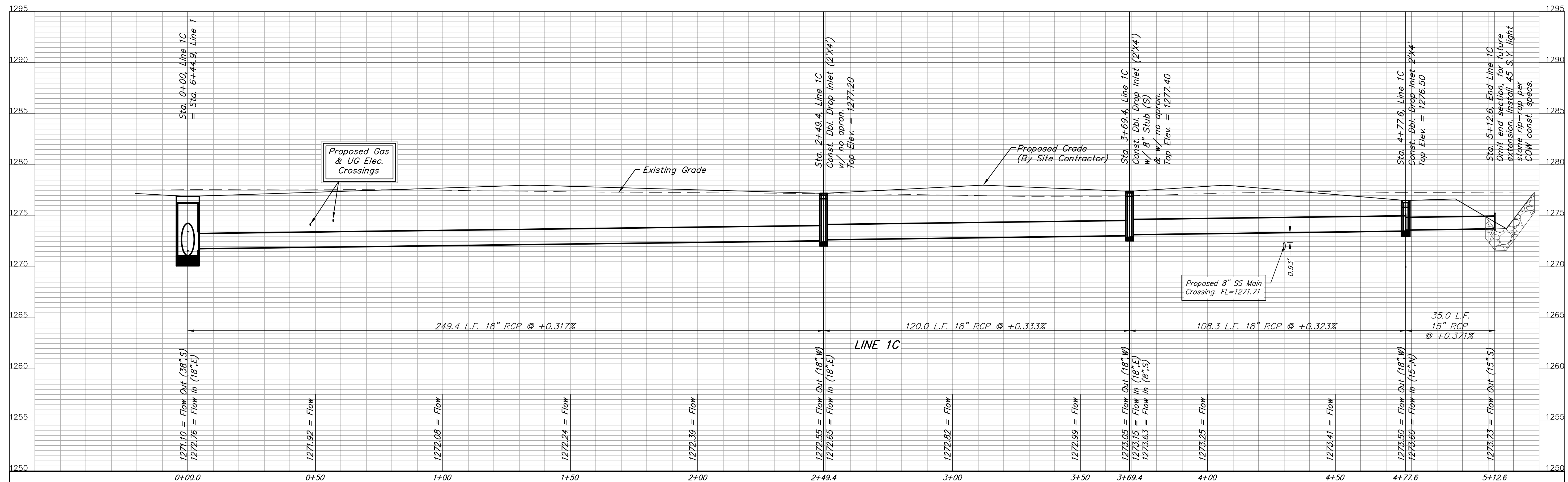
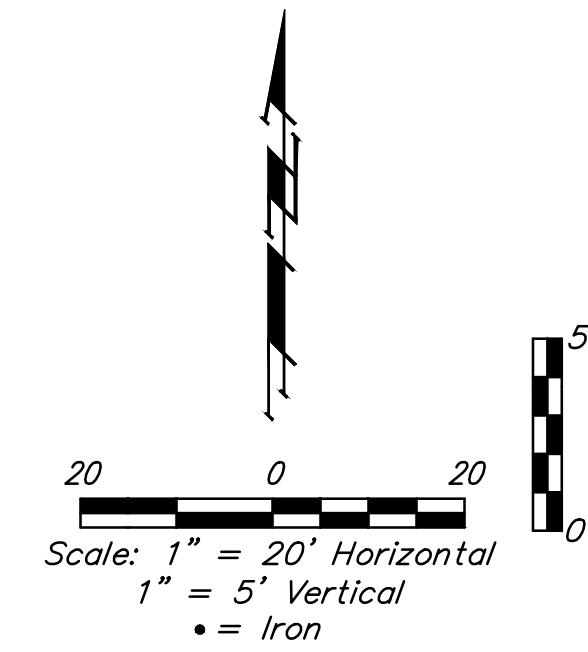
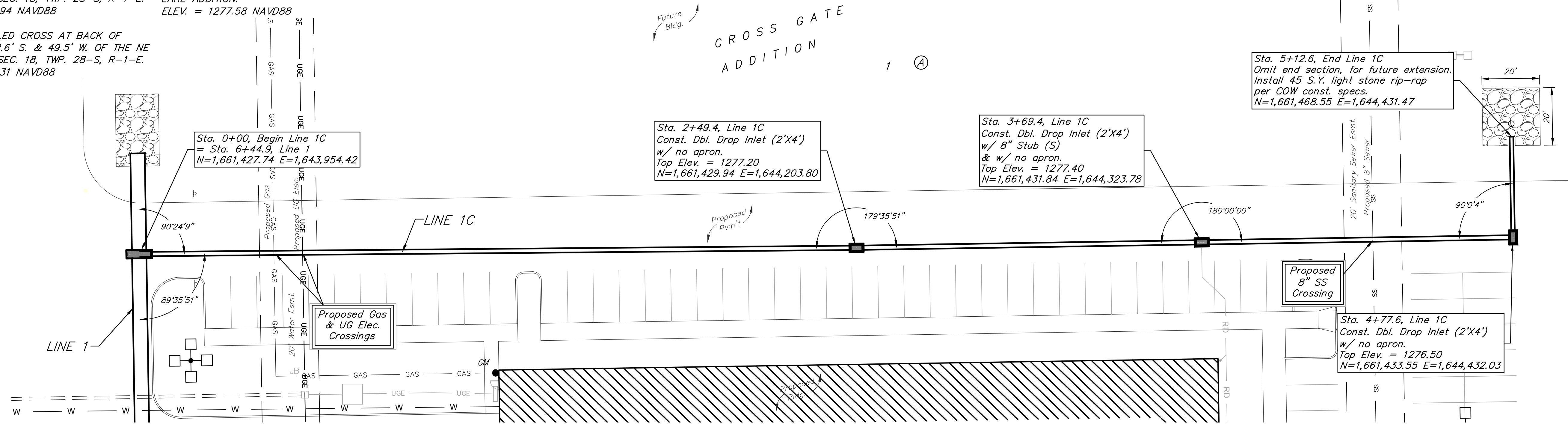
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CROSS GATE ADDITION
LINE 1C
 SWS IMPROVEMENTS

Baughman Company, P.A.
 115 E. Main, Suite 201, Wichita, KS 67201
 P: 316.262.2111 F: 316.262.2149
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SHEET
7
14

BENCHMARKS:
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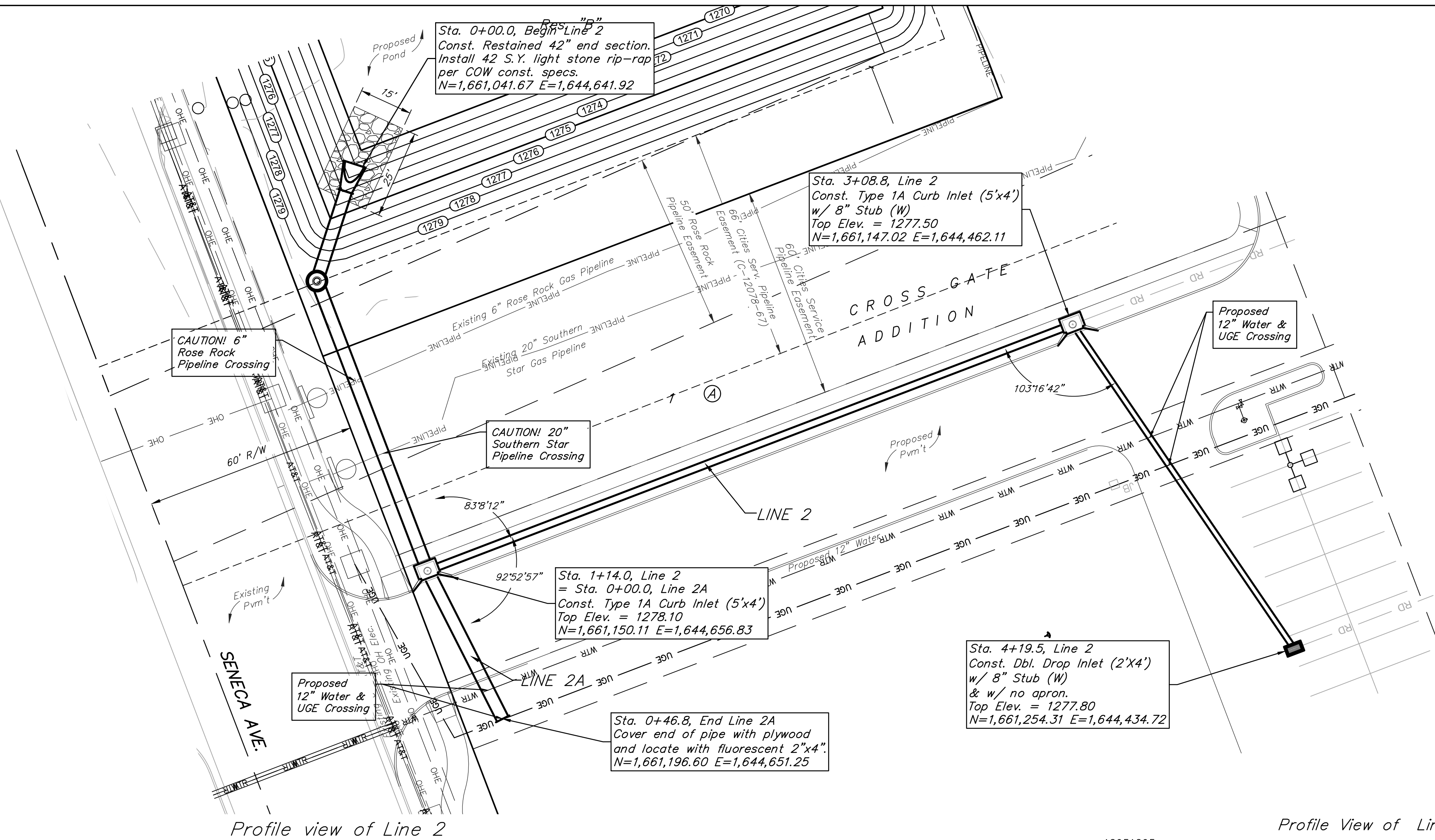
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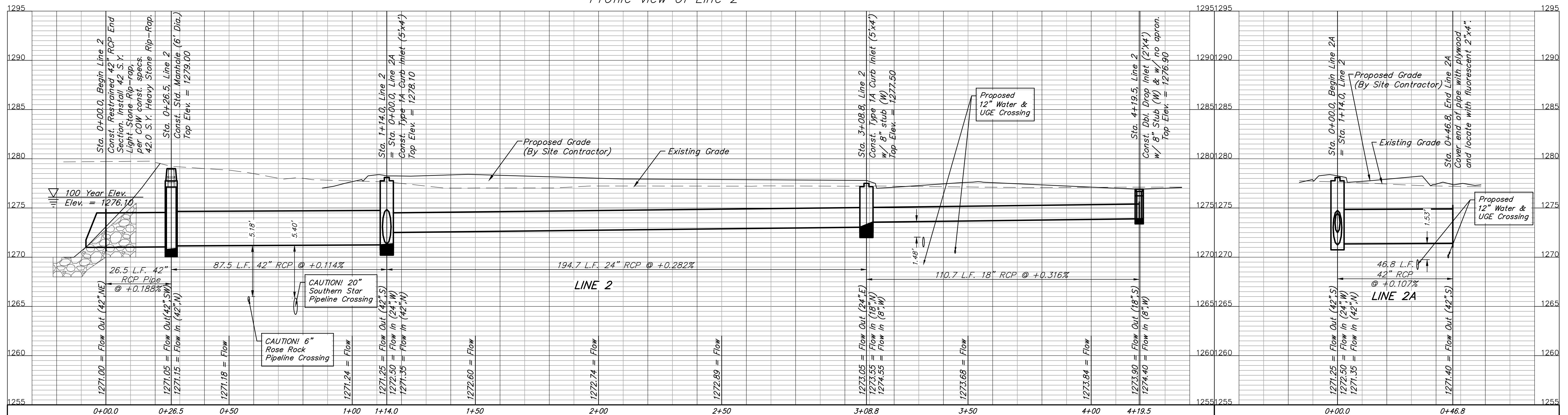
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Joint restraint required between end section & first two pipe sections. See Heavy Duty Coupler Detail, SW-401.



Profile view of Line 2

Profile View of Line 2A



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 1515 E. Main, Suite 201, Topeka, KS 66604
 781-863-1111
 www.baughmanpa.com

LINES 2 & 2A
 SWS IMPROVEMENTS

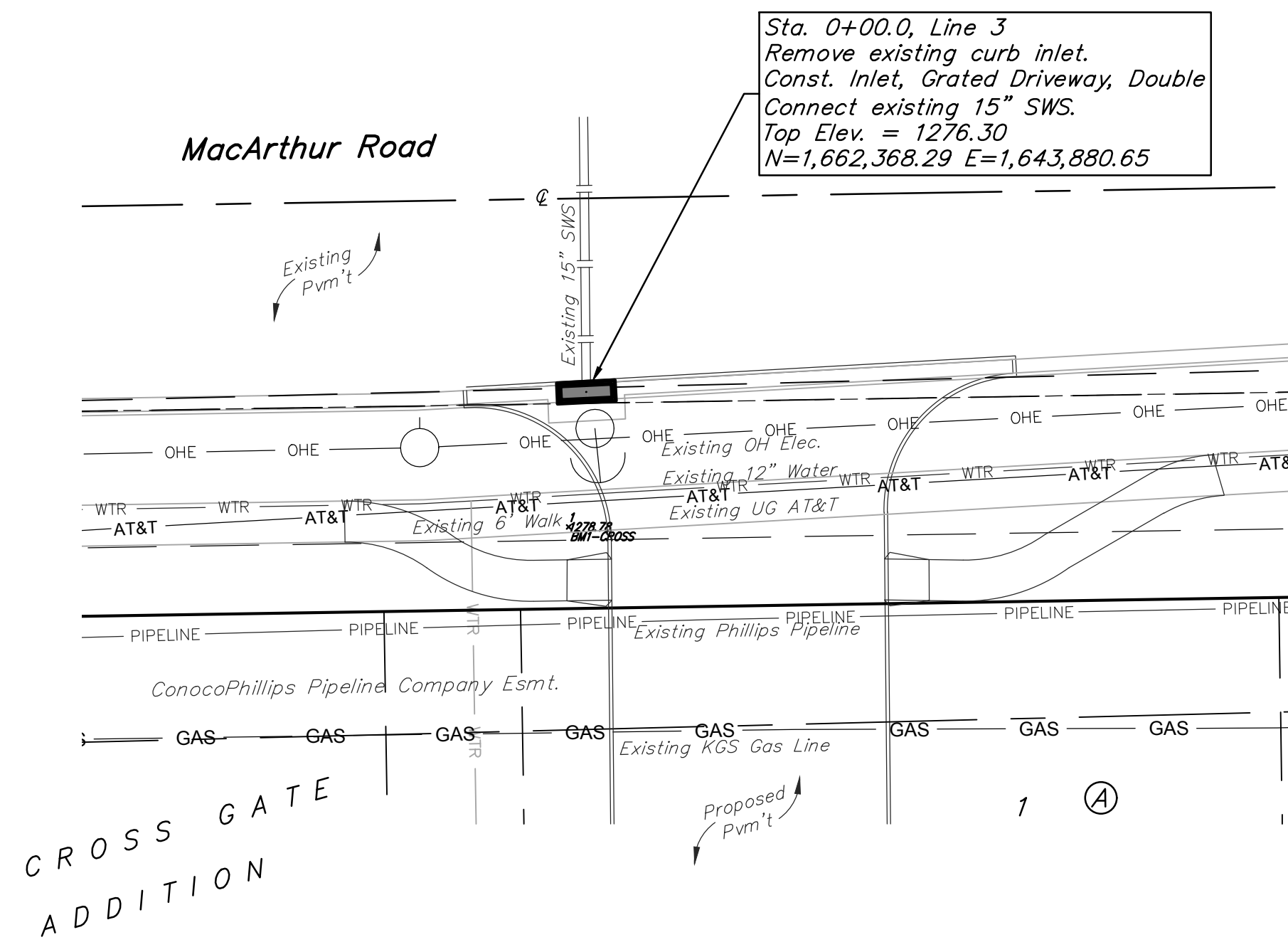
BENCHMARKS:
 BM #1: CHISELED CROSS AT BACK OF SIDEWALK, 825.7' W. & 48' S. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.78 NAVD88

BM #2: CHISELED CROSS AT BACK OF SIDEWALK, 222' S. & 49' W. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.94 NAVD88

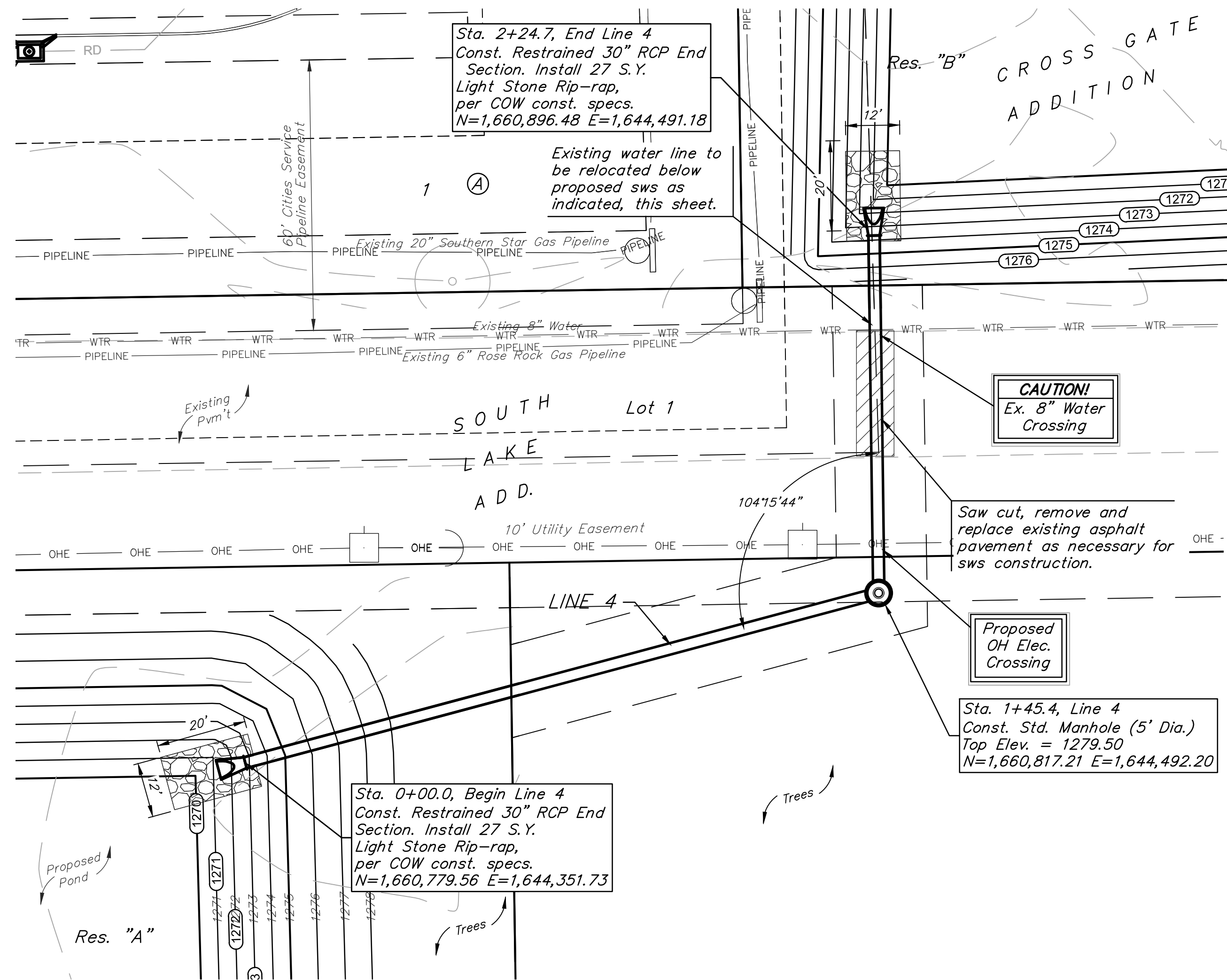
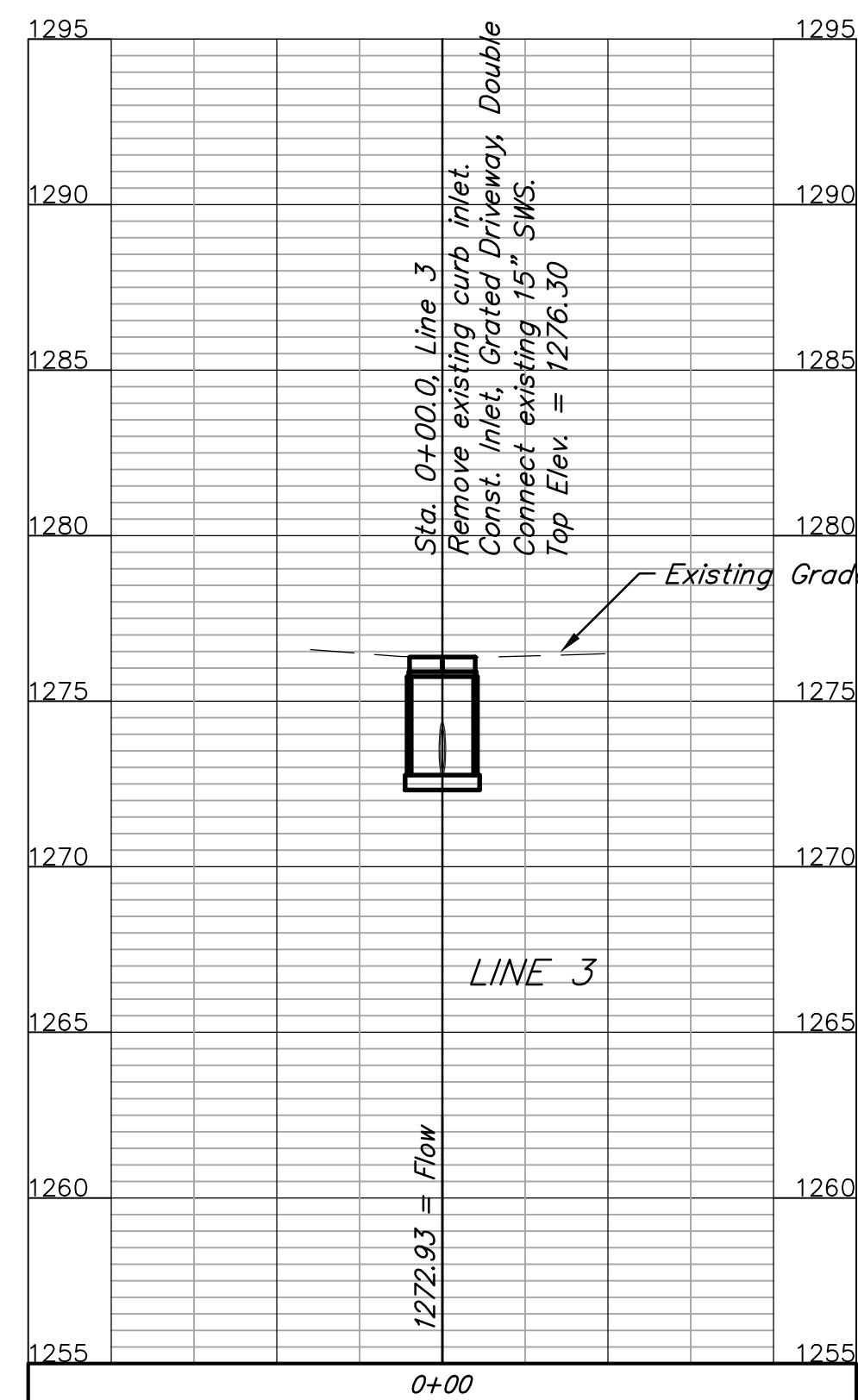
BM #3: CHISELED CROSS AT BACK OF SIDEWALK, 852.6' S. & 49.5' W. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.31 NAVD88

BM #4: CHISELED CROSS AT BACK OF SIDEWALK, 1587.7' S. & 48.6' W. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1277.48 NAVD88

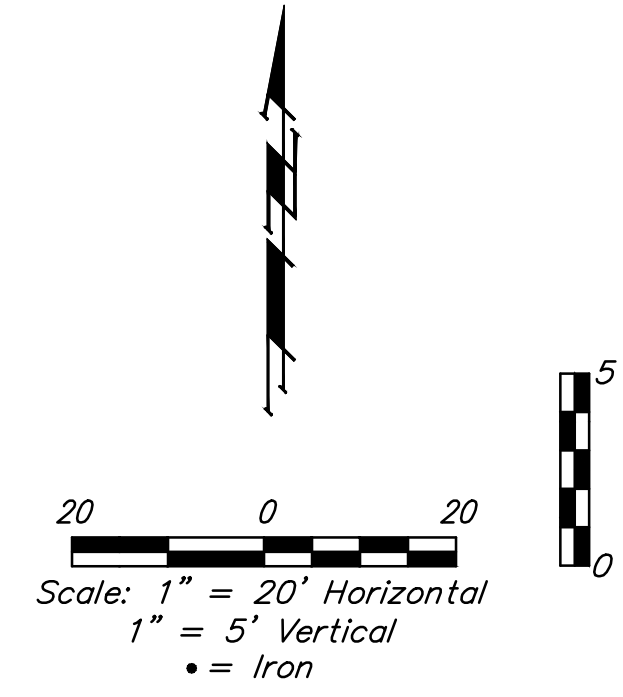
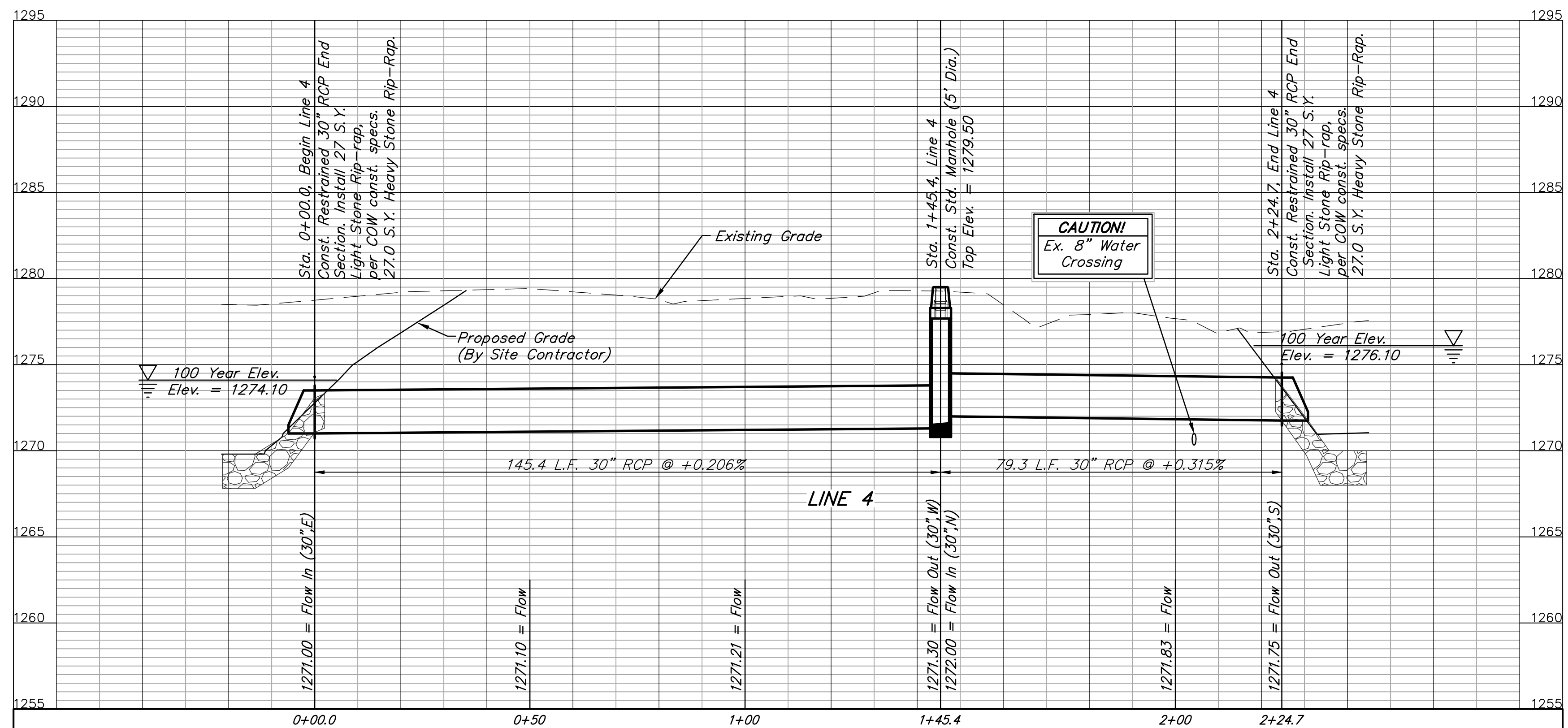
BM #5: TOP OF MAGNAIL IN ASPHALT PAVEMENT, 982.5' W. & 10.1' S. OF THE MOST EASTERLY NE COR., LOT 1, SOUTH LAKE ADDITION. ELEV. = 1277.58 NAVD88



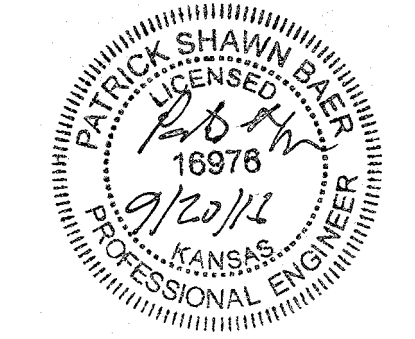
Profile View of Line 3



Profile View of Line 4



Joint restraint required between end section & first two pipe sections. See Heavy Duty Coupler Detail, SW-401.



Baughman Company, P.A.
 1515 E. Main, Wichita, KS 67211 P: 316-262-2111 F: 316-262-2149
 JAMES H. BAUGHMAN, LICENSED PROFESSIONAL ENGINEER
 1515 E. Main, Wichita, KS 67211 P: 316-262-2111 F: 316-262-2149

CROSS GATE ADDITION
LINES 3 & 4
 SWS IMPROVEMENTS

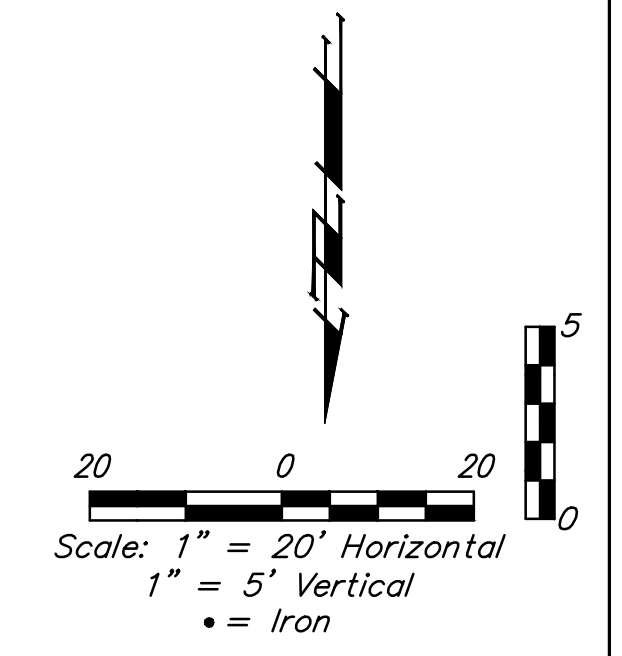
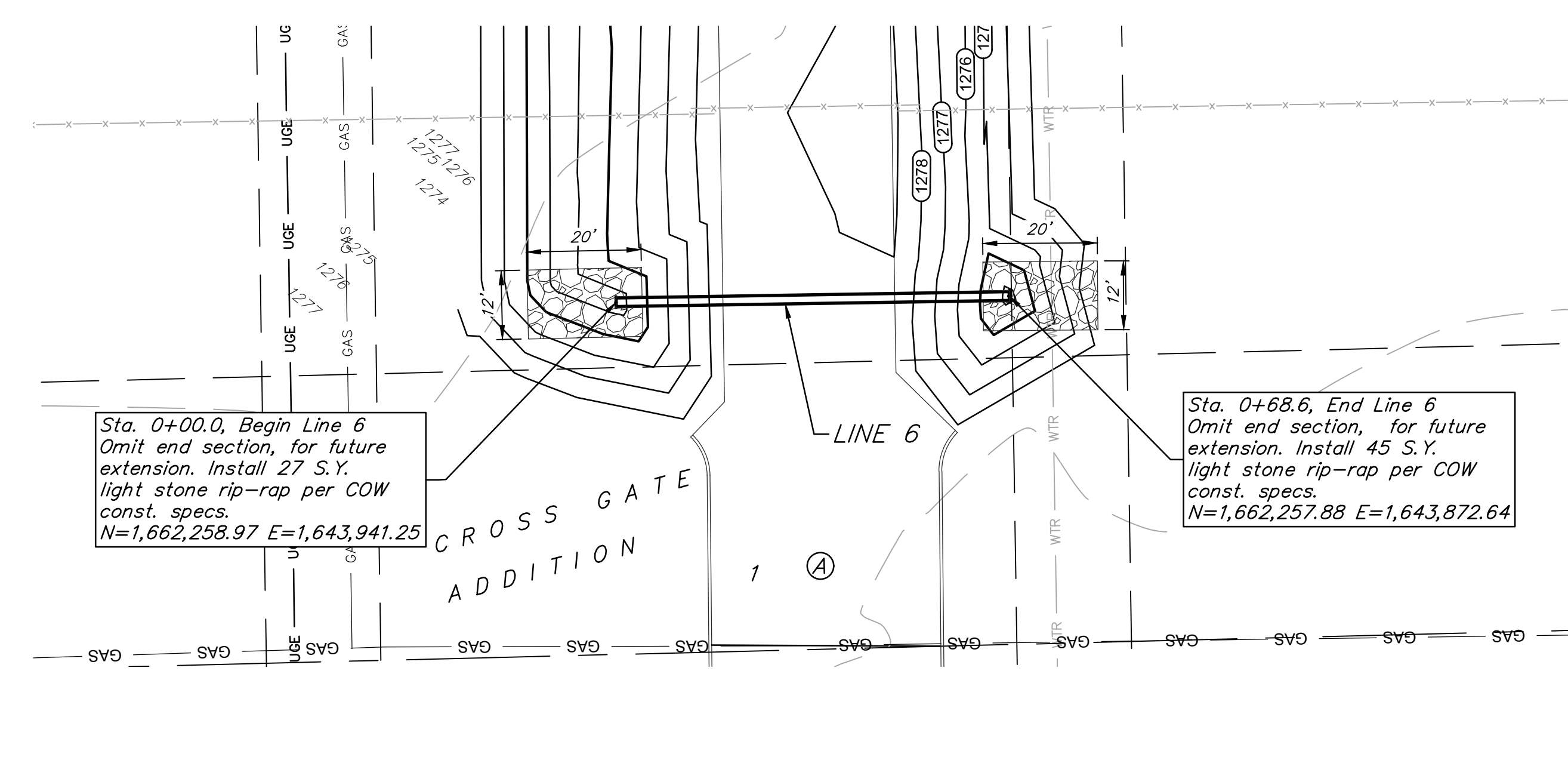
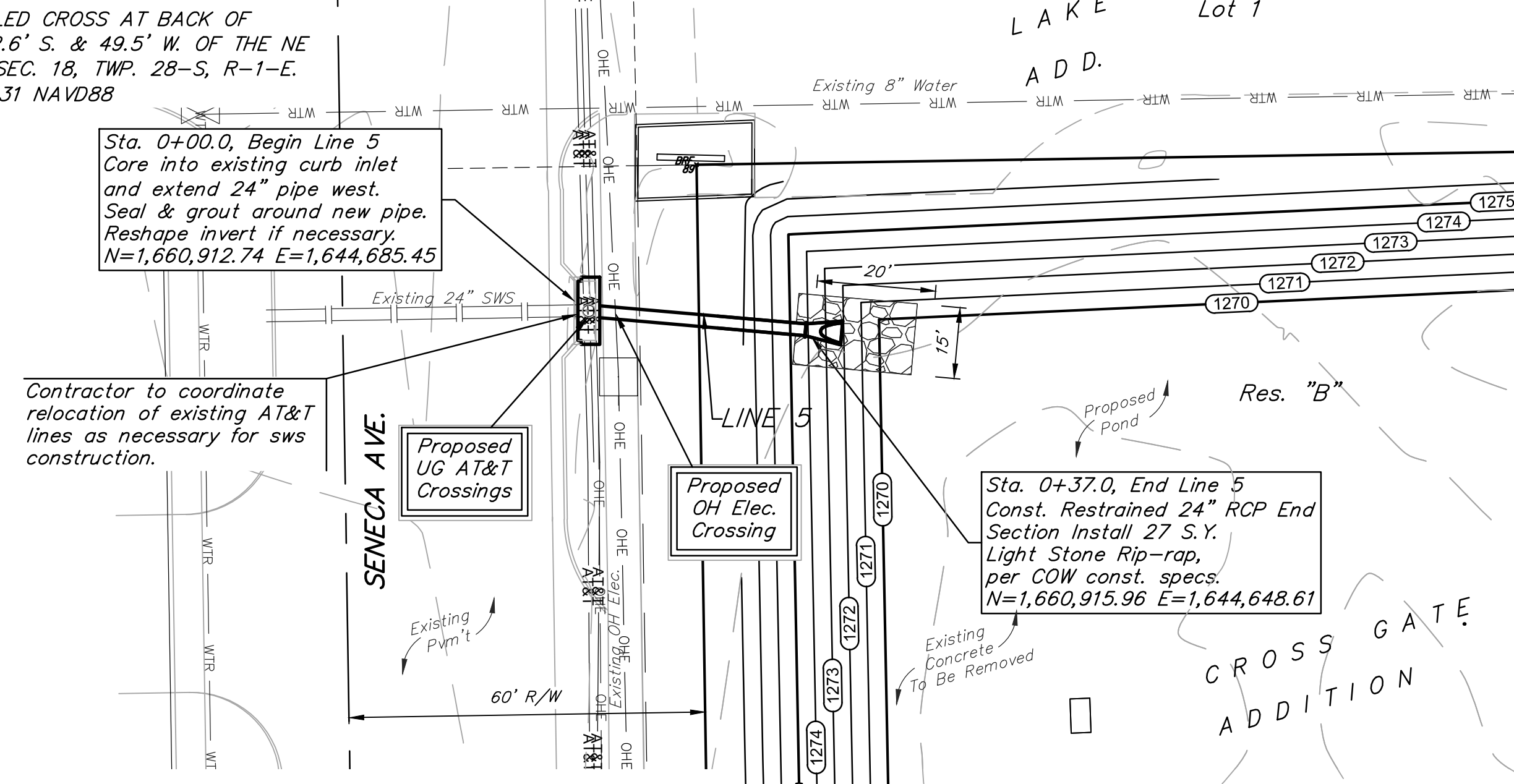
BENCHMARKS:
 BM #1: CHISELED CROSS AT BACK OF SIDEWALK, 825.7' W. & 48' S. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.78 NAVD88

BM #2: CHISELED CROSS AT BACK OF SIDEWALK, 222' S. & 49' W. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.94 NAVD88

BM #3: CHISELED CROSS AT BACK OF SIDEWALK, 852.6' S. & 49.5' W. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.31 NAVD88

BM #4: CHISELED CROSS AT BACK OF SIDEWALK, 1587.7' S. & 48.6' W. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1277.48 NAVD88

BM #5: TOP OF MAGNAIL IN ASPHALT PAVEMENT, 982.5' W. & 10.1' S. OF THE MOST EASTERLY NE COR., LOT 1, SOUTH LAKE ADDITION. ELEV. = 1277.58 NAVD88



Sta. 0+00.0, Begin Line 5
 Core into existing curb inlet
 and extend 24" pipe west.
 Seal & grout around new pipe.
 Reshape invert if necessary.
 N=1,660,912.74 E=1,644,685.45

Contractor to coordinate
 relocation of existing AT&T
 lines as necessary for sws
 construction.

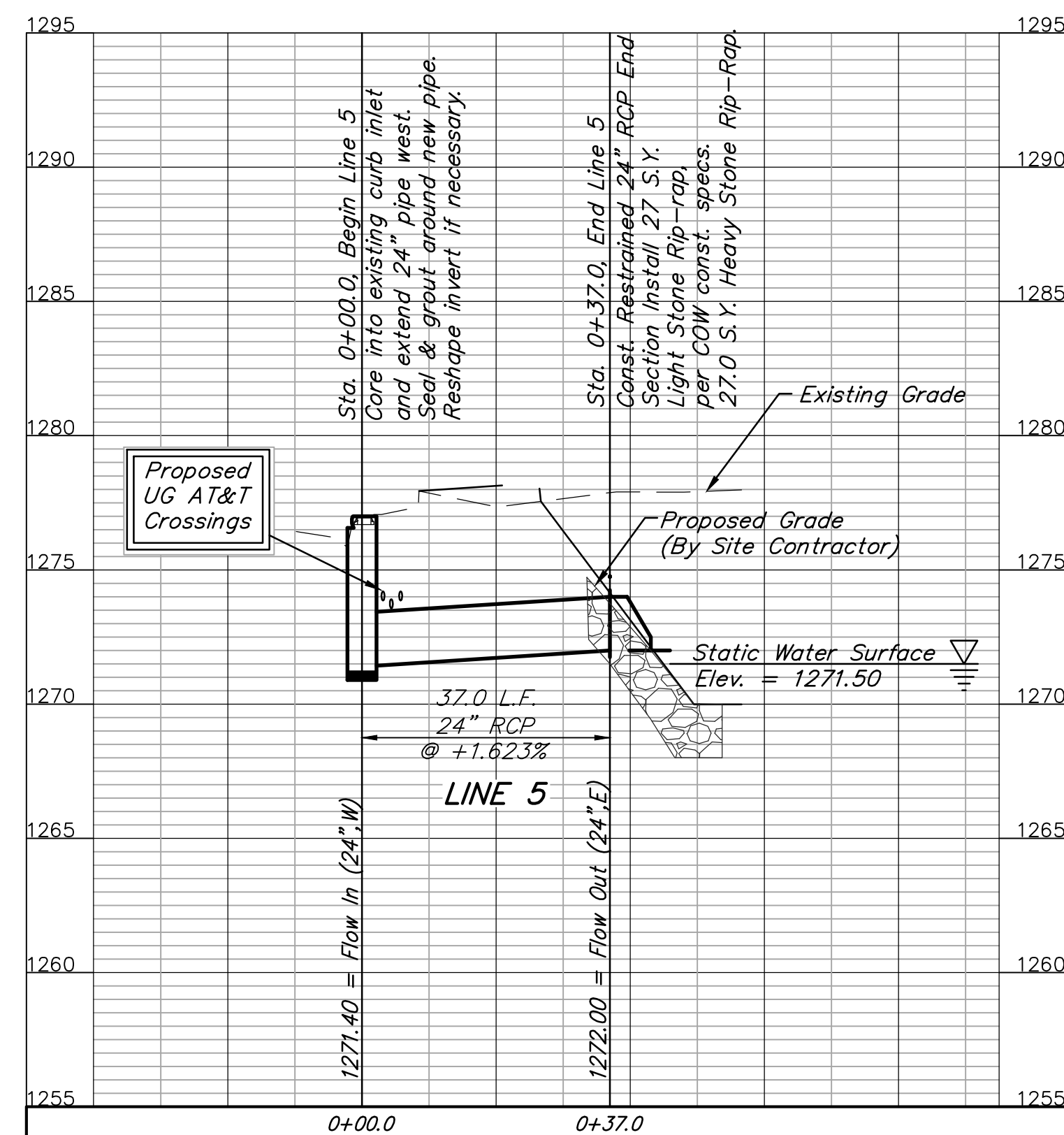
Sta. 0+37.0, End Line 5
 Const. Restrained 24" RCP End
 Section Install 27 S.Y.
 Light Stone Rip-rap,
 per COW const. specs.
 N=1,660,915.96 E=1,644,648.61

Sta. 0+00.0, Begin Line 6
 Omit end section, for future
 extension. Install 27 S.Y.
 light stone rip-rap per COW
 const. specs.
 N=1,662,258.97 E=1,643,941.25

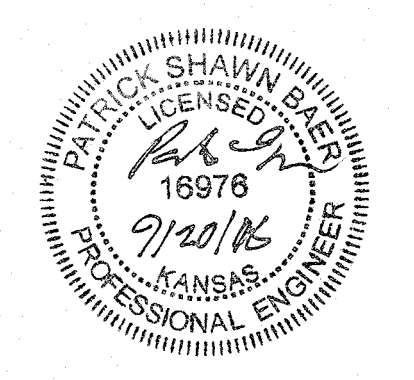
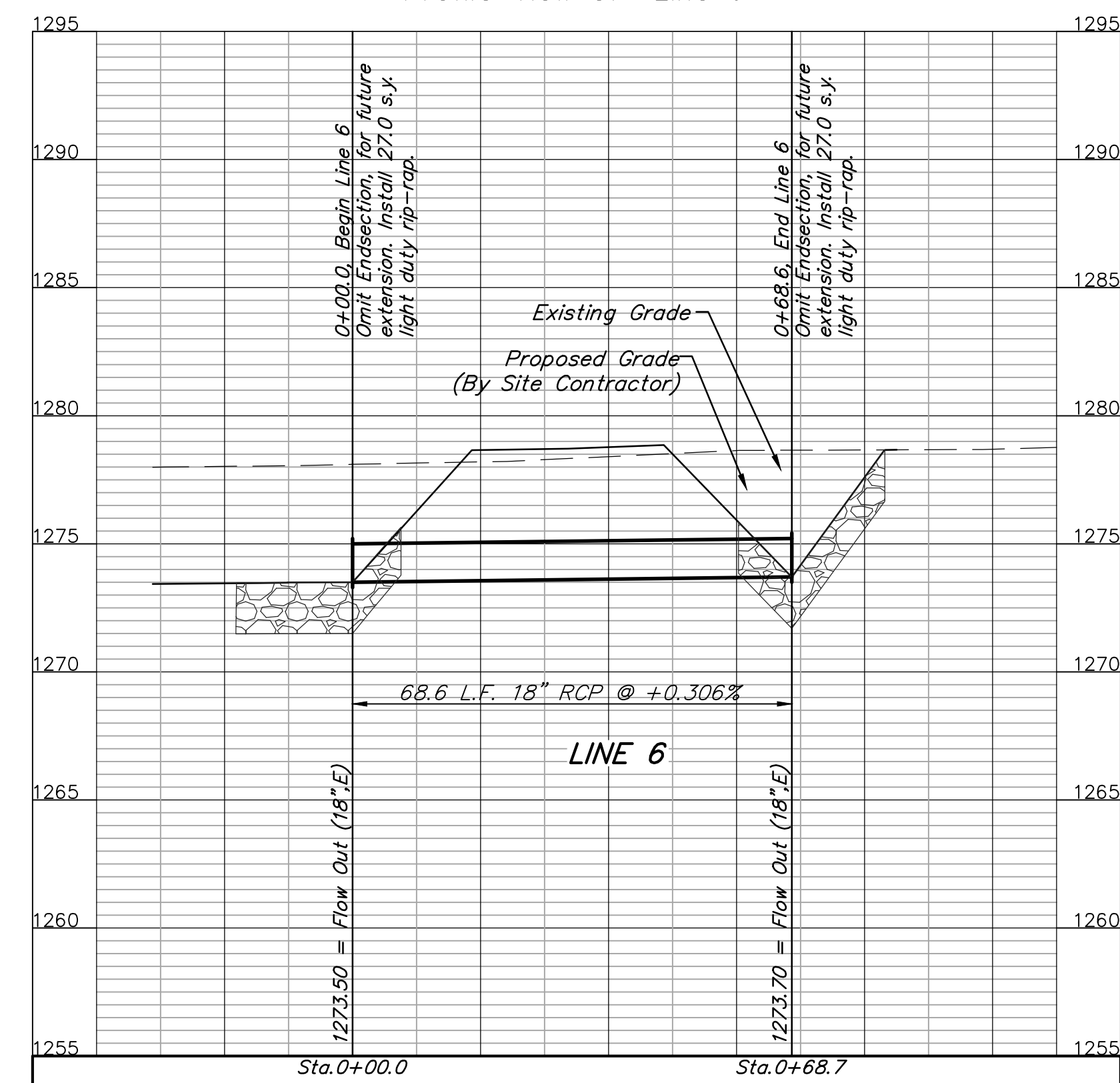
Sta. 0+68.6, End Line 6
 Omit end section, for future
 extension. Install 45 S.Y.
 light stone rip-rap per COW
 const. specs.
 N=1,662,257.88 E=1,643,872.64

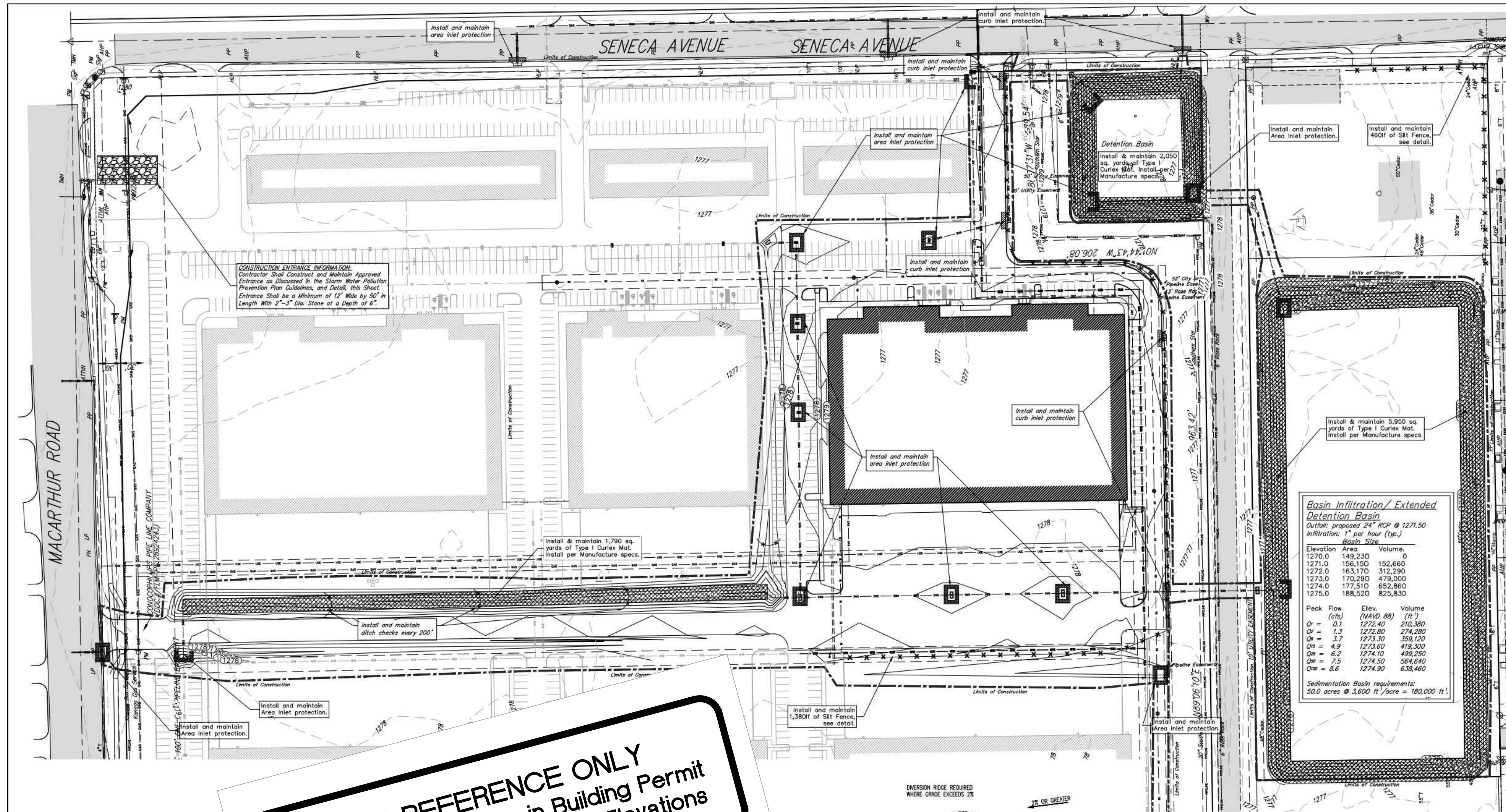
Joint restraint required
 between first two pipe
 sections (both ends).
 See Heavy Duty Coupler
 Detail, Sheet SW-401.

Profile View of Line 5



Profile View of Line 6

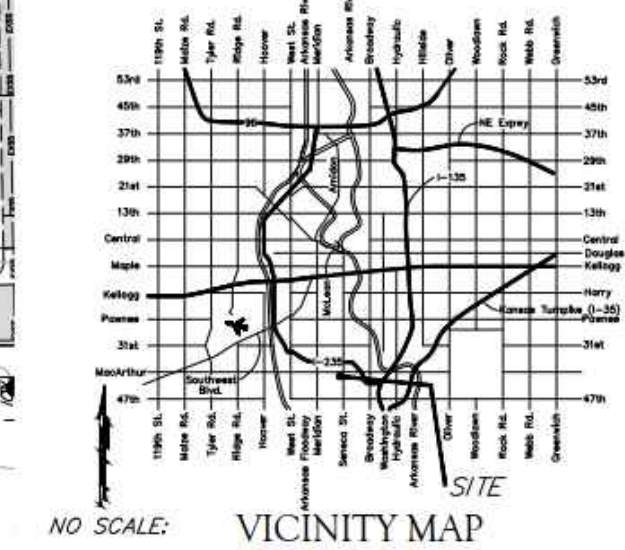
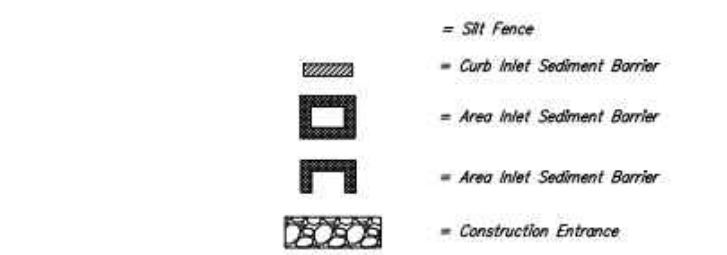




EROSION CONTROL NOTES

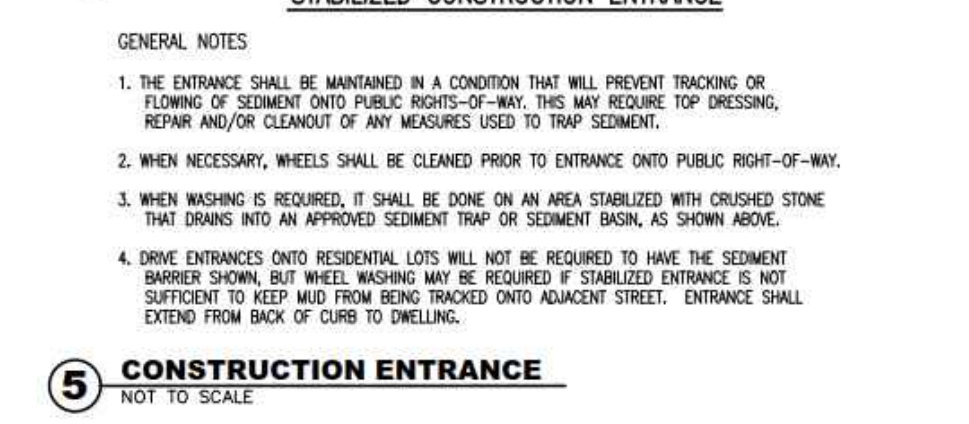
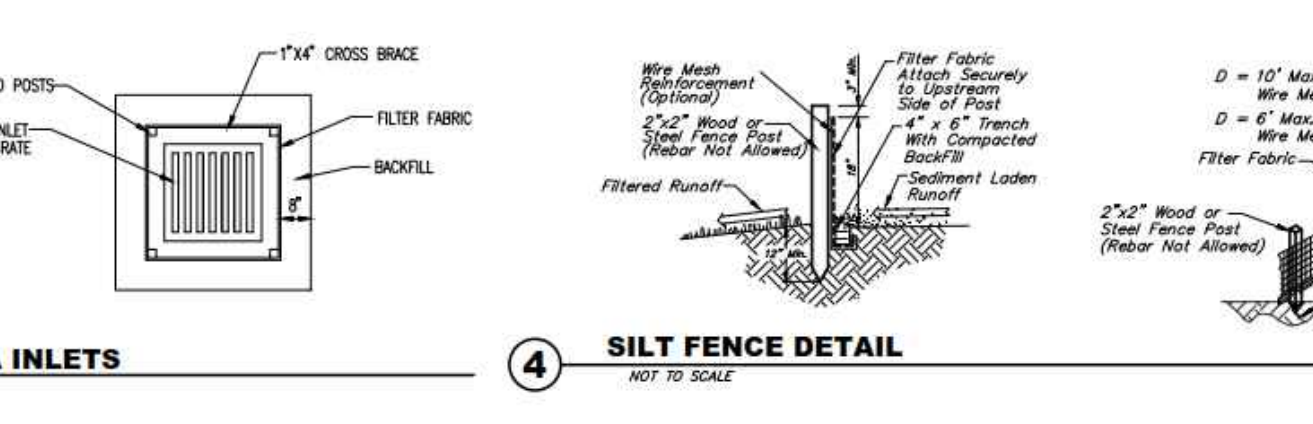
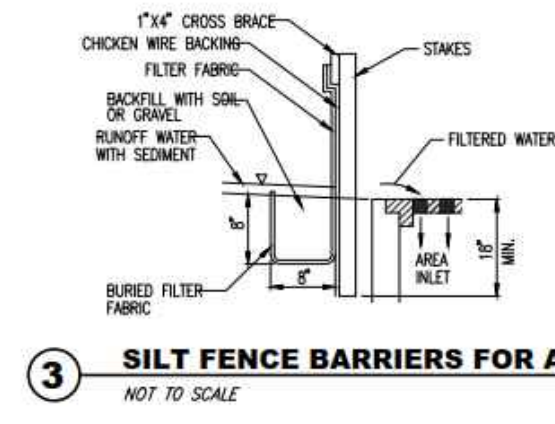
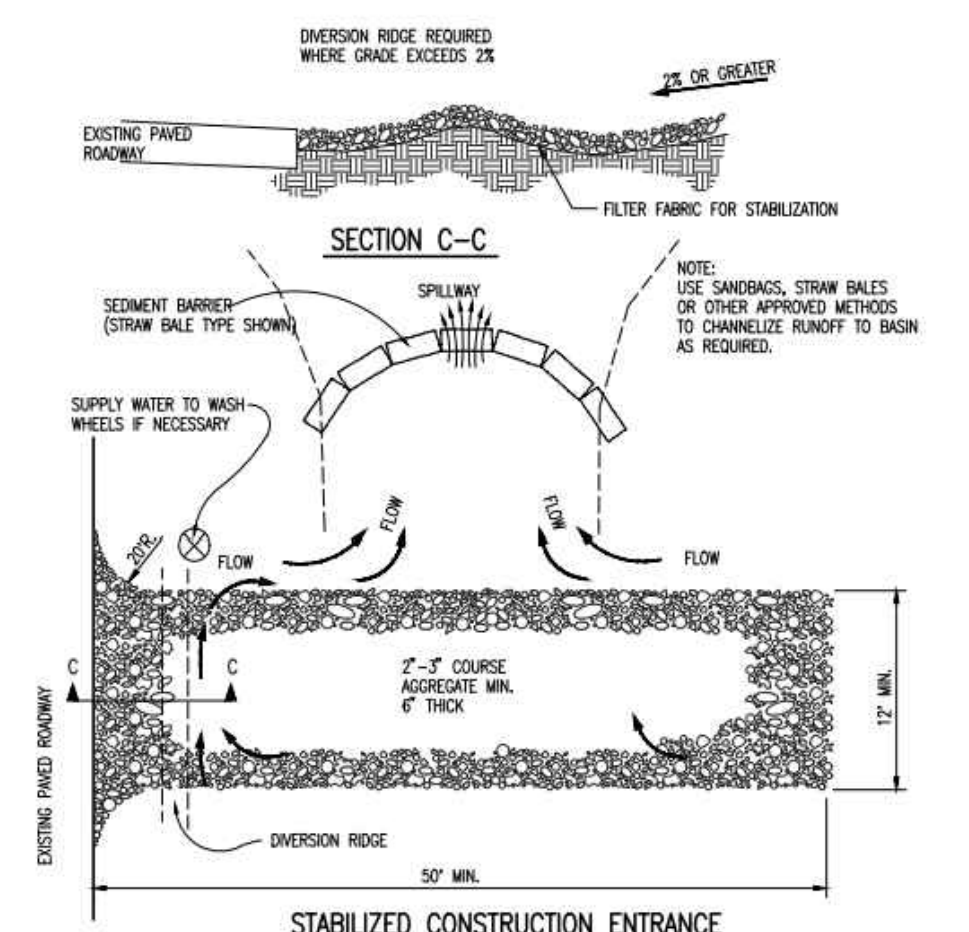
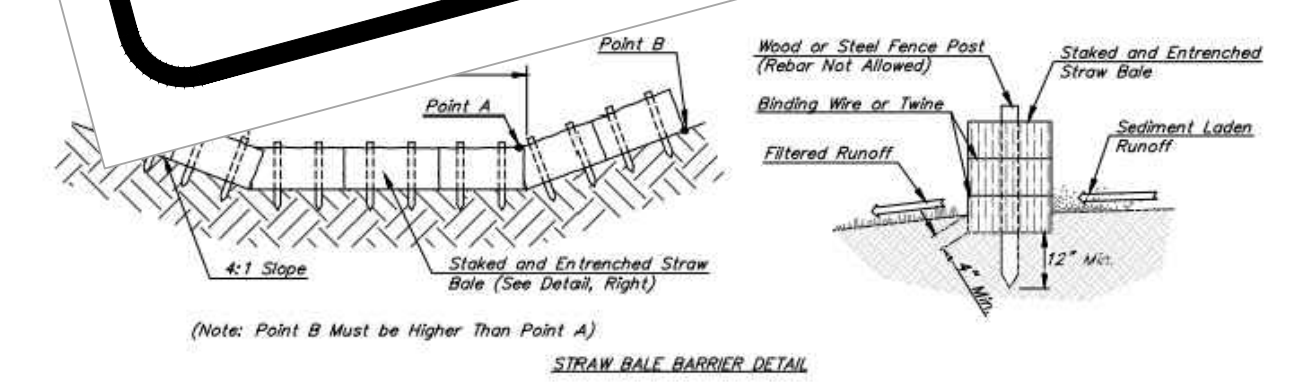
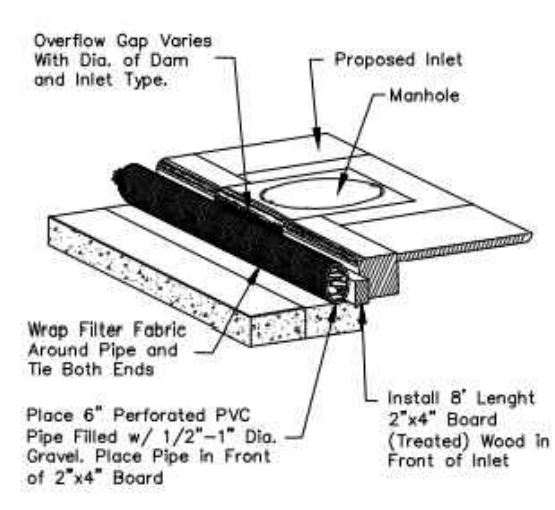
- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (See #11).
- All exposed areas shall be seeded as specified within 21 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, including straw mulch, crimped in place per industry standards.
- 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 nightfall, the pipe ends shall be covered with filter fabric.
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be hydroseeded with a Bermuda / Perennial Ryegrass Seed Mix. See Mass Grading specification sheet for seed mixture rate requirements.
- This SWPP Plan should be in Job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may 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 changes to plan.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- An NPDES Permit Application has been submitted for this property. A copy of this application must be kept at the job site for the duration of the construction process.
- Silt Fence is to be constructed to encompass 15' outside the Fair Cloth Skimmers at Sediment Basins 1, 2, & 3. Install Fair Cloth Skimmer per manufacturers specifications. Install maintain skimmer & silt fence per SWPPP requirements.
- The Contractor is not allowed to import or export soil from this site. See site plans for stock pile requirements for this site.
- Contractor is responsible to maintain existing temporary and permanent erosion control measure during construction. If the existing channels have evidence of erosion, contractor is to restore channel to proposed grades and install curve type 1 TRM to maintain channel until permanent vegetation is established.

EROSION CONTROL LEGEND



FOR REFERENCE ONLY
Refer to Grading Plan in Building Permit
Construction Documents for Elevations
NOT TO SCALE

EROSION CONTROL PLAN
Scale 1" = 60'-0"



- GENERAL NOTES**
- 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.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - 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.
 - 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.

Baughman Company, P.A.
1515 E. 15th St., Suite 100, Lawrence, KS 66044
P: 785.842.2271 F: 785.842.2272
www.baughmanpa.com

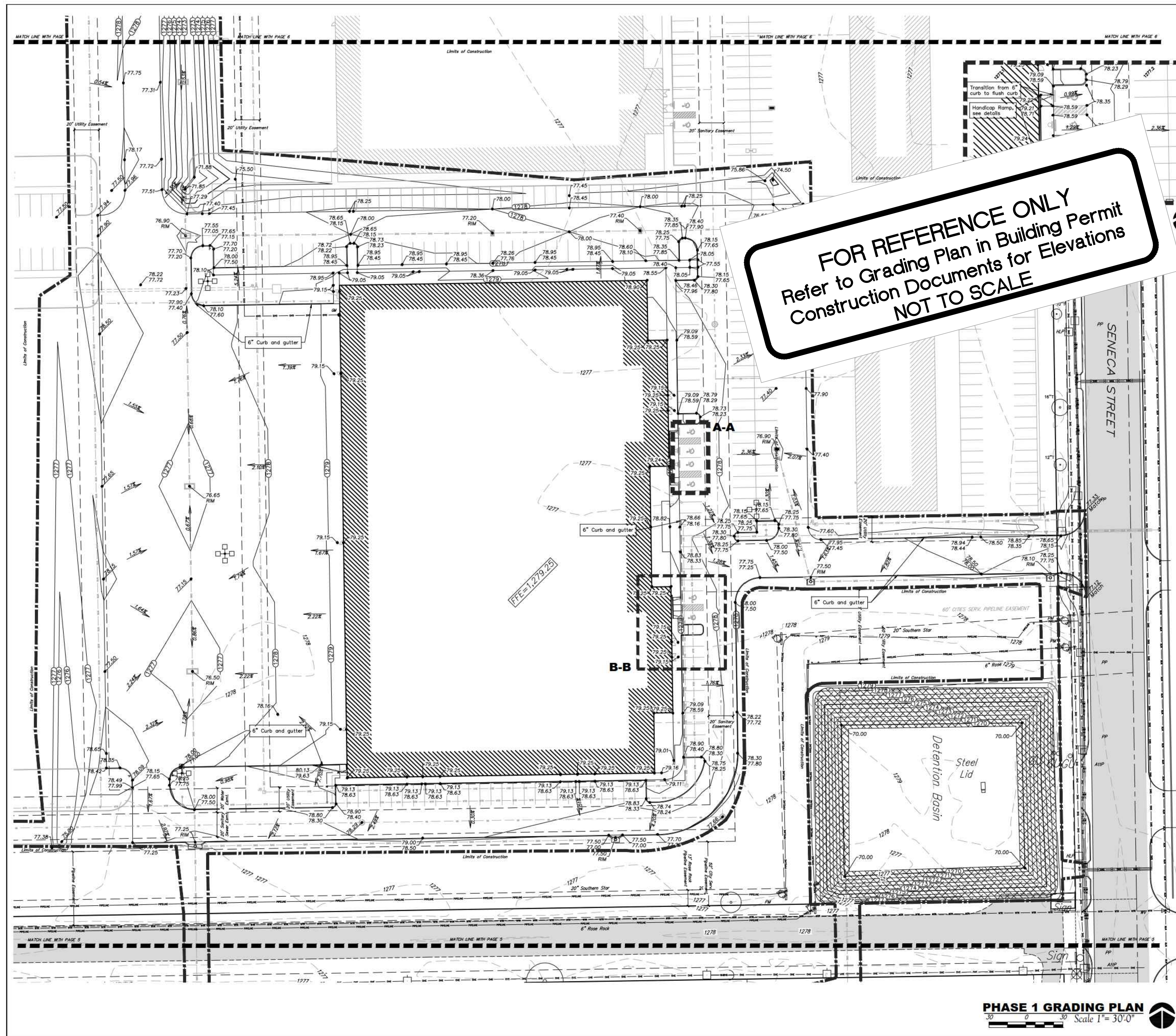
Let 1 Block A Cross-section Addition
Erosion Control Plan
Iron Horse Man. Park



SHEET 7 OF 8

Baughman Company, P.A.
1515 E. 15th St., Suite 100, Lawrence, KS 66044
P: 785.842.2271 F: 785.842.2272
www.baughmanpa.com

CROSS GATE ADDITION
REFERENCE EROSION CONTROL PLAN
SWS IMPROVEMENTS



LEGAL DESCRIPTION

Lot 1, Block A, Cross Gate Addition, Wichita, Sedgewick County Kansas.

BENCHMARKS

- Chisled cross at back of sidewalk, 825.7' W. & 48' S. of the NE cor. NE1/4, sec. 18, Twp. 28-S, R-1-E. ELEV. = 1278.78 nov88
- Chisled cross at back of sidewalk, 222' S. & 49' W. of the NE cor. NE1/4, sec. 18, Twp. 28-S, R-1-E. ELEV. = 1278.94 nov88
- Chisled cross at back of sidewalk, 852.6' S. & 49.5' W. of the NE cor. NE1/4, sec. 18, Twp. 28-S, R-1-E. ELEV. = 1278.31 nov88
- Chisled cross at back of sidewalk, 1587.7' S. & 48.6' W. of the NE cor. NE1/4, sec. 18, Twp. 28-S, R-1-E. ELEV. = 1277.48 nov88

Top of manhole in asphalt pavement, 982.5' W. & 10.1' S. of the most easterly NE cor. lot 1, South Lake Addition. ELEV. = 1277.58 nov88

GRADING NOTES

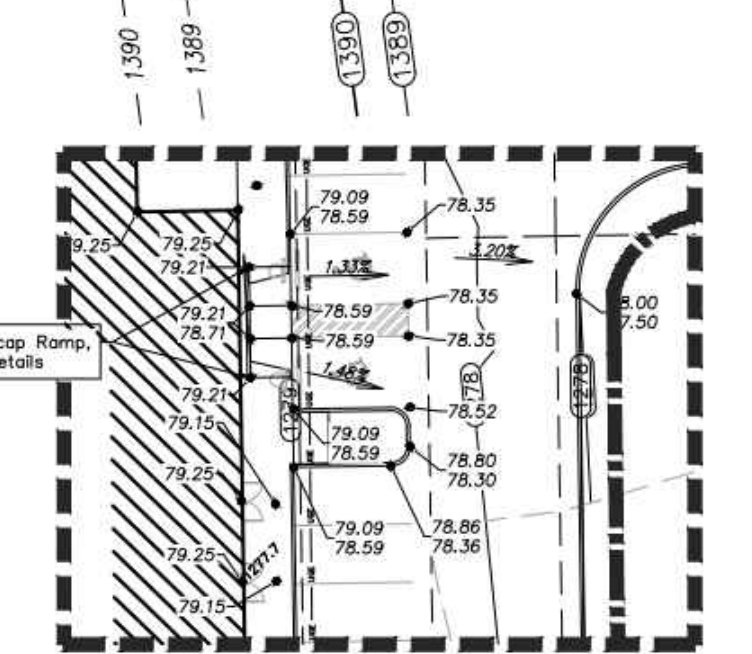
- Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
 - Kansas Gas Service (Gas).....1-888-482-4950
 - Black Hills Energy (Gas).....1-800-303-0357
 - Westar Energy (Electric).....363-8650
 - Gas Communications (Telecommunication).....282-4270
 - AT&T (Telecommunication).....268-2759
 - City of Wichita Water Dept. (Water).....268-4663
 - City of Wichita Sewer Maint.(San. Sewer).....268-4024
 - City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4090
 - City of Wichita Traffic Maint.(Trat. Control).....268-4034
 - Conoco Pipeline Co. (Petroleum).....1-800-331-2551
 - Williams Pipeline Co. (Petroleum).....529-6600
 - Phillips Pipeline Co. (Petroleum).....1-800-324-9696
- 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 the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- 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. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project". The storm sewer system shall be designed separately, and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%) Notify Landscape Architect of any discrepancies prior to forming of walks.
- Landscape Areas adjacent to Building shall be set 4" Below FFE, unless otherwise noted. At areas adjacent to the building and sidewalk, landscape shall be graded to match the sidewalk section and drain away from the building. Transition landscape to match sidewalk to 4" below with a slope not exceeding 1/12.

FOR REFERENCE ONLY
 Refer to Grading Plan in Building Permit
 Construction Documents for Elevations
 NOT TO SCALE

LAYOUT LEGEND

--- (dashed)	Electric Underground
--- (dotted)	Electric Overhead
--- (solid)	Water Line
--- (long dash)	Gas Line
--- (short dash)	Petroleum Pipeline
--- (dash-dot)	Storm Water Sewer Pipe
--- (dotted)	Sanitary Sewer Line
--- (dash-dot-dot)	Telecommunication (AT&T)
--- (dotted)	Telecommunication (Cov)
--- (thick solid)	Limits of Construction

Existing Contours Proposed Contours



DETAIL B-B
 Scale 1" = 20'0"

PHASE 1 GRADING PLAN
 Scale 1" = 30'0"

Baughman Company, P.A.
 1518 E. S. Wichita, KS 67211 P: 316-262-2171 F: 316-262-0149
 1518 W. S. Wichita, KS 67211 P: 316-262-2171 F: 316-262-0149
 1518 N. S. Wichita, KS 67211 P: 316-262-2171 F: 316-262-0149
 1518 E. S. Wichita, KS 67211 P: 316-262-2171 F: 316-262-0149

Lot 1 Block A Crossgate Addition
Phase 2 Grading Plan
Iron Horse Man. Park



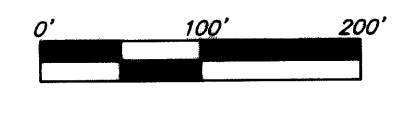
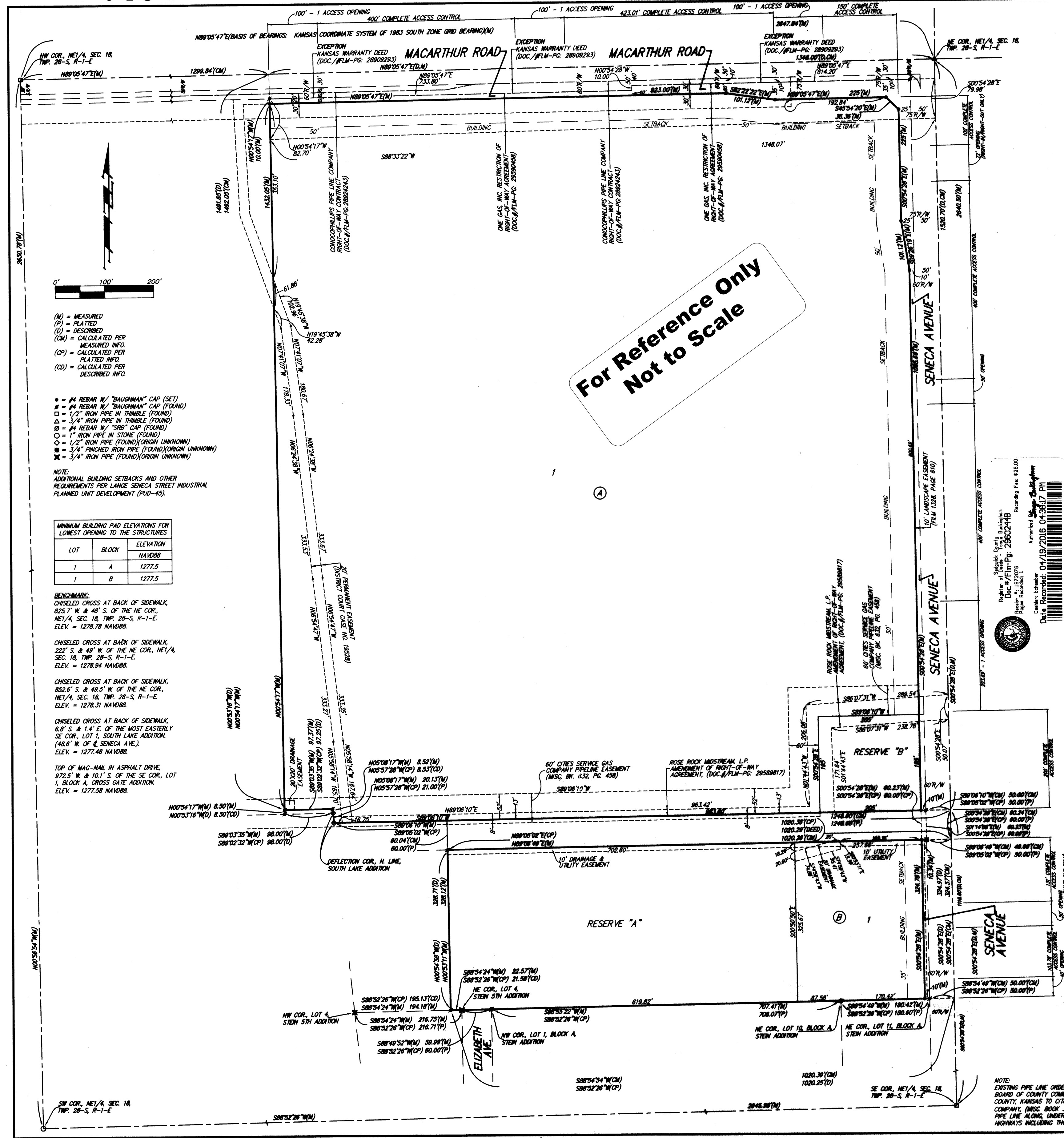
SHEET **4**
 OF **8**

Baughman Company, P.A.
 1518 E. S. Wichita, KS 67211 P: 316-262-2171 F: 316-262-0149
 1518 W. S. Wichita, KS 67211 P: 316-262-2171 F: 316-262-0149
 1518 N. S. Wichita, KS 67211 P: 316-262-2171 F: 316-262-0149
 1518 E. S. Wichita, KS 67211 P: 316-262-2171 F: 316-262-0149

CROSS GATE ADDITION
REFERENCE
GRADING PLAN
 SWS IMPROVEMENTS

SHEET **13**
 OF **14**

CROSS GATE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CK) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON PIPE W/ THIMBLE (FOUND)
- = 3/4" IRON PIPE W/ THIMBLE (FOUND)
- = #4 REBAR W/ "SRB" CAP (FOUND)
- = 1" IRON PIPE IN STONE (FOUND)
- = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = 3/4" PINCHED IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER LANGE SENECA STREET INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD-4S).

LOT	BLOCK	ELEVATION NAVD83
1	A	1277.5
1	B	1277.5

BENCHMARKS:
CHISELED CROSS AT BACK OF SIDEWALK, 825.7' W. & 48.5' S. OF THE NE COR., NE 1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1276.78 NAVD83.
CHISELED CROSS AT BACK OF SIDEWALK, 222.5' S. & 48.5' W. OF THE NE COR., NE 1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.94 NAVD83.
CHISELED CROSS AT BACK OF SIDEWALK, 852.5' S. & 48.5' W. OF THE NE COR., NE 1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.31 NAVD83.
CHISELED CROSS AT BACK OF SIDEWALK, 6.8' S. & 1.4' E. OF THE MOST EASTERLY SE COR., LOT 1, SOUTH LAKE ADDITION, (48.8' W. OF SENECA AVE.). ELEV. = 1277.48 NAVD83.

TOP OF MAG-NAIL IN ASPHALT DRIVE, 972.5' W. & 161.5' S. OF THE SE COR., LOT 1, BLOCK A, CROSS GATE ADDITION. ELEV. = 1277.58 NAVD83.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
afforeaid county and state do hereby certify that we have surveyed and
platted "CROSS GATE ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as a portion of the Northeast Quarter of Section 18,
Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick
County, Kansas described as Beginning of the northeast corner of said
Northeast Quarter; thence S00°54'28"E (assumed), along the east line of
said Northeast Quarter, 1520.70 feet to a point 1118.80 feet north of the
southeast corner of said Northeast Quarter, also being the northeast
corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick
County, Kansas; thence S89°15'02"W, along the north line of Lot 1, in
said South Lake Addition, 1248.68 feet to a deflection point in the north
line of said Lot 1; thence N05°57'28"W, along an easterly line of said Lot 1
extended north, 28.53 feet; thence S89°12'32"W, parallel with the
northern most north line of said Lot 1, and 8.50 feet normally distant
north of the northern most north line of said Lot 1, 97.25 feet; thence
N00°53'16"W, 1491.65 feet to a point on the north line of said Northeast
Quarter, said point being 1348.00 feet west of the northeast corner of
said Northeast Quarter; thence N89°15'47"E, along the north line of said
Northeast Quarter, 1348.00 feet to the Point of Beginning, EXCEPT that
part deeded to the City of Wichita by Kansas Warranty Deed filed on
DOC. #FLM-PC: 28908293, all being subject to Road Rights of Way of
Record, TOGETHER with a portion of the Northeast Quarter of Section 18,
Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick
County, Kansas described as commencing at the northeast corner of said
Northeast Quarter; thence S00°54'28"E (assumed), along the east line of
said Northeast Quarter, 1580.70 feet, to a point 1059.80 feet north of the
southeast corner of said Northeast Quarter, also being the southeast
corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick
County, Kansas and for a point of beginning; thence continue S00°54'28"E,
along the east line of said Northeast Quarter, 324.97 feet to the
northeast corner of Stein Addition, Wichita, Sedgwick County, Kansas;
thence S88°52'26"W, along the north line of said Stein Addition, and Stein
5th Addition, Wichita, Sedgwick County, Kansas, 1020.25 feet; thence
N00°54'58"W, perpendicular to the northern most south line of Lot 1 in
said South Lake Addition, 328.71 feet, to a point on the northern most
south line of Lot 1 in said South Lake Addition; thence N89°15'02"E, along
the northern most south line of Lot 1 in said South Lake Addition,
1020.29 feet calculated per deed, and 1020.38 feet calculated per plat to
the Point of Beginning, subject to Road Rights of Way of record.

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

Mitchell A. Conroy
Michael G. Conroy, Surveyor
Date of Survey: 04/19/2016 01:53:17 PM
Doc. # FLM-PC: 28902418
Page: 1 of 1
Register: Sedgwick County, Kansas
Authorized: 04/19/2016 01:53:17 PM

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Reserves and Streets, to be known as "CROSS
GATE ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is
hereby granted as indicated for the construction and maintenance of all
public utilities. The drainage and utility easement is hereby granted as
indicated for drainage purposes and the construction and maintenance of
all public utilities. The drainage easements are hereby granted as
indicated for drainage purposes. The streets are hereby dedicated to and
for the use of the public. Reserve "A" is hereby reserved for landscaping,
open space, lakes, drainage purposes, utilities as confined to easement,
and communication systems and related appearances as confined to
easement. Reserve "B" is hereby reserved for landscaping, open space,
lakes, drainage purposes and pipelines and related appearances as
confined to easement. Reserves "A" and "B" shall be owned and
maintained by the owner of Lot 1, Block A. Access controls shall be as
depicted on the face of the plat and are hereby granted to the City of
Wichita, Kansas. The permitted opening locations shall be as determined
by the City Engineer of the City of Wichita, Kansas. The Minimum Building
Pad Elevations for the lowest opening to the structures shall be as
indicated on the face of the plat.

TORS, LLC, a Kansas limited liability company
Jeff M. Lange
Jeff M. Lange, President
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 11th day of March, 2016, by Jeff M. Lange, President of
TORS, LLC, a Kansas limited liability company, on behalf of the company.

Kathy A. Thomas
Kathy A. Thomas, Notary Public
My App. Exp. 4-16-16

NOTE:
EXISTING K.G.B.E. RIGHT-OF-WAY EASEMENT,
(MSC. BOOK 284, PAGE 251), IS OF
UNDETERMINED WIDTH AND MAY AFFECT ALL
PART, OR NONE OF CROSS GATE ADDITION.

NOTE:
EXISTING 5' S.W.B. RIGHT-OF-WAY
EASEMENT, (FLM 158, PAGE 673),
AFFECTS PART OF RESERVE "A" AND PART
OF LOT 1, BLOCK B, CROSS GATE ADDITION.

NOTE:
A drainage plan has been developed for the plat and
of drainage easements, rights-of-way, or reserves shall
remain of established grades or as modified with the
approval of the applicable City or County Engineer and
unobstructed to allow for the conveyance of stormwater.

This plat of "CROSS GATE ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 4th day of JUNE, 2015.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Carol Chapman Neugent
Carol Chapman Neugent, Chair
Dale Miller
Dale Miller, Secretary

This plat approved and all dedications
shown hereon, accepted by the City Council of the City of Wichita,
Kansas, this 5th day of April, 2016.
Jeff Longwell
Jeff Longwell, Mayor
Karen Sublett
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 15th day of April, 2016.
Tricia L. Robello
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 18th day
of April, 2016.
Kelly B. Arnold
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 15th day
of April, 2016 and is a block of "M", and is duly recorded.
Tonya Buckingham
Tonya Buckingham, Register of Deeds

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

James D. Ashcraft
James D. Ashcraft, Sr. VP
(Title)

State of Kansas) SS The foregoing instrument acknowledged by
Sedgwick County) me, this 11th day of March, 2016, by *James D. Ashcraft*
of KS StateBank, on behalf of the bank.
Brianne D. Copeland
Brianne D. Copeland, Notary Public
My App. Exp. 5/16/16

Baughman Company, P.A.
115 Elm St., Wichita, KS 67211 P 316.262.0149
F 316.262.0148
www.baughmanpa.com
REGISTERED PROFESSIONAL SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS
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CROSS GATE ADDITION
Copy of PLAT
SANITARY SEWER IMPROVEMENTS