STORMWATER DRAIN #417
to serve
BROOKFIELD ADDITION - PHASE I
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
Project Number 468 - 85177
OCA Number 751555

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) 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
Aquila Energy	1-800-303-0357
AT&T	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
Conoco Phillips Pipeline Co.	1-877-267-2290
Southern Star Pipeline Co.	529-6600
Kinder-Morgan Pipeline Co.	1-888-844-5658

2. 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.

3. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain 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.

4. 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.

5. 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.

6. 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.

7. 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 "Maintain Existing BMP's."

8. All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.

9. All areas disturbed during construction shall be seeded as shown on sheet 11.

10. The Developer for this project is Ritchie Development (316) 684-7300

Storm Water Certification:
These construction plans 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.

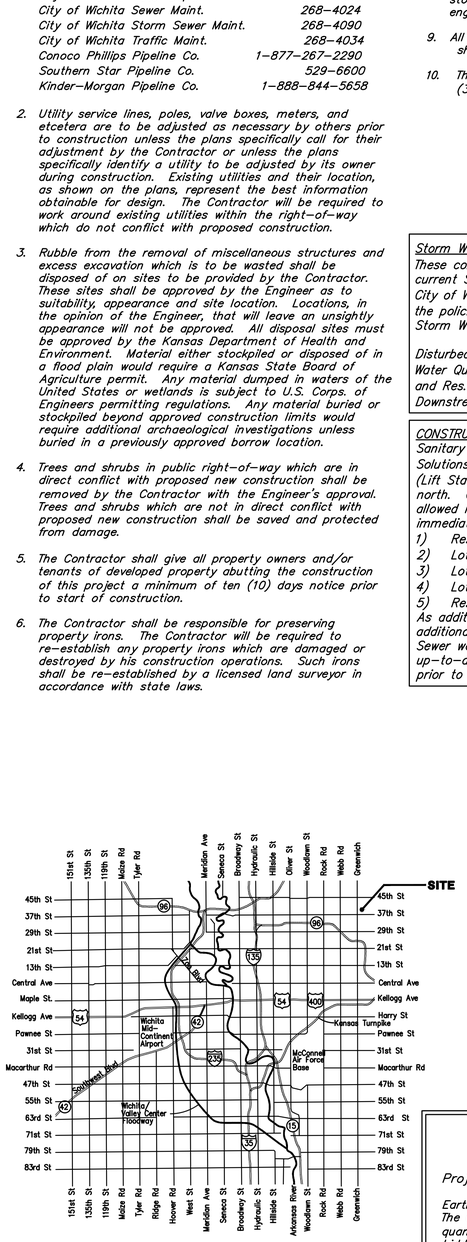
Disturbed Area = 90.0 ac.
Water Quality Treatment: Provided by ponds in Res. "H" and Res. "J".
Downstream Channel Protection: Provided by pond in Res. "H".

CONSTRUCTION SEQUENCE:
Sanitary sewer construction is currently progressing by Utility Solutions of Kansas (internal sewer) and by McCullough Excavation (Lift Station and Mains) with completion occurring from south to north. Grading, Water Line, and Storm Sewer construction will be allowed in the following areas and adjacent street rights-of-way immediately.

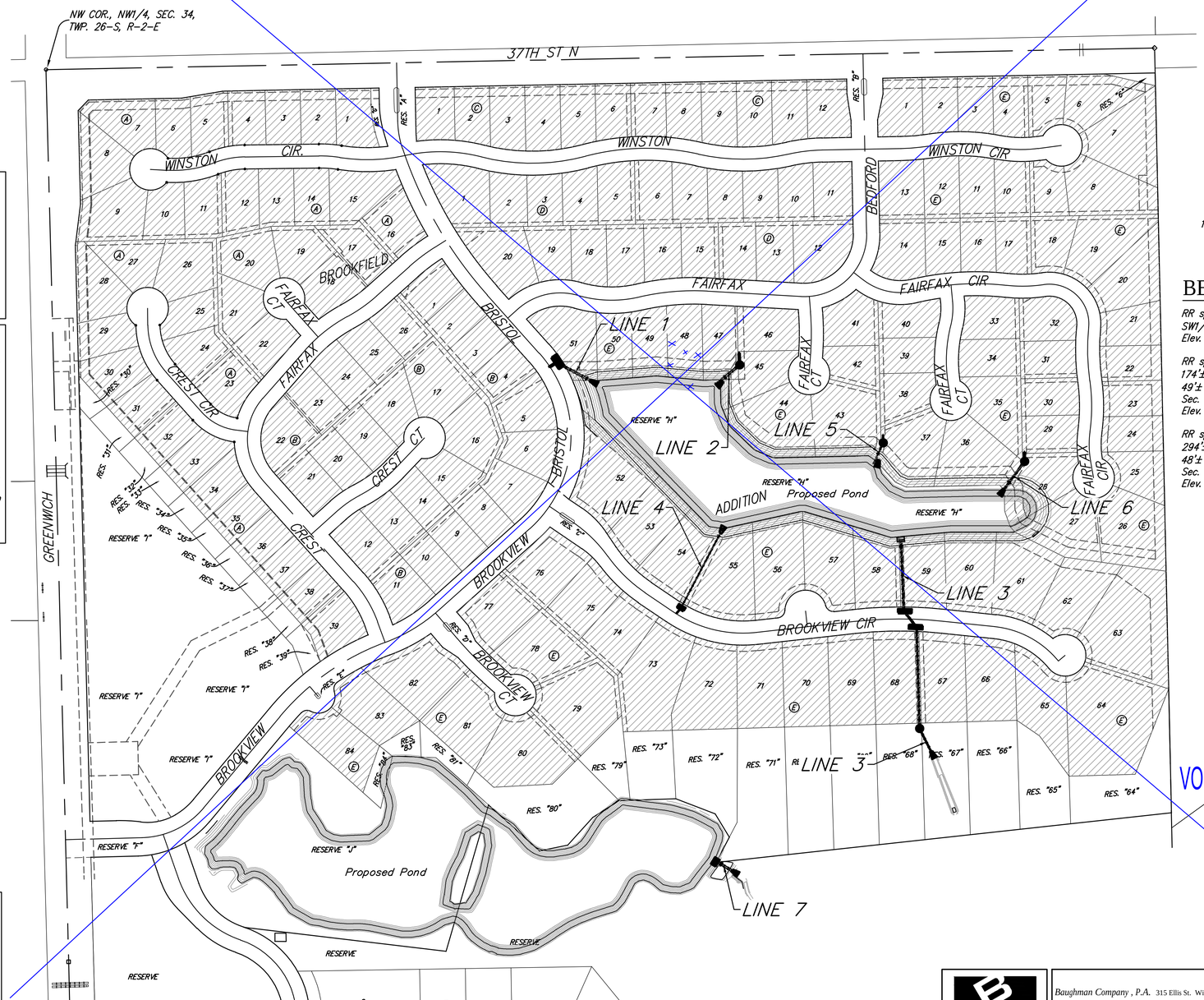
1) Reserve "J" pond excavation
2) Lots 39, Blk A
3) Lots 6-11, Blk B
4) Lots 52-84, Blk E
5) Reserve "H" pond excavation except near Lots 45-51, Blk E.

As additional parts of the sanitary sewer project are completed, additional area will be available for Grading, Water Line, and Storm Sewer work. Bidding Contractors may contact Engineer for up-to-date schedule and phasing of the Sanitary Sewer project prior to bid letting.

SHEET INDEX



Vicinity Map



VOID - SEE SHEET 1R

150 0 150
Scale: 1" = 150'
• = Iron

BENCHMARKS

RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88

EARTH WORK TOTALS (Unadjusted)

	C.Y. EXCAVATION	C.Y. FILL
Project Totals	216,257	199,422

Earthwork Quantities reflect the best available topography. The Contractor shall satisfy himself with the earthwork quantities as bid for L.S. bid item "Grading, Mass" prior to bidding. No additional payments or change orders for earthwork will be accepted.

BENEFIT DISTRICT

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0145
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

STORMWATER DRAIN #417
to serve
BROOKFIELD ADDITION - PHASE I
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
Project Number 468 - 85177
OCA Number 751555

AS BUILT PLANS
Contractor: Unruh Excavating
Inspector: David VanSickle, Baughman Co.
As Builts by: KEK, 2/21/18

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) 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
Aquila Energy	1-800-303-0357
AT&T	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
Conoco Phillips Pipeline Co.	1-877-267-2290
Southern Star Pipeline Co.	529-6600
Kinder-Morgan Pipeline Co.	1-888-844-5658

2. 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.

3. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain 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.

4. 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.

5. 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.

6. 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.

7. 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 "Maintain Existing BMP's."

8. All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.

9. All areas disturbed during construction shall be seeded as shown on sheet 11.

10. The Developer for this project is Ritchie Development (316) 684-7300

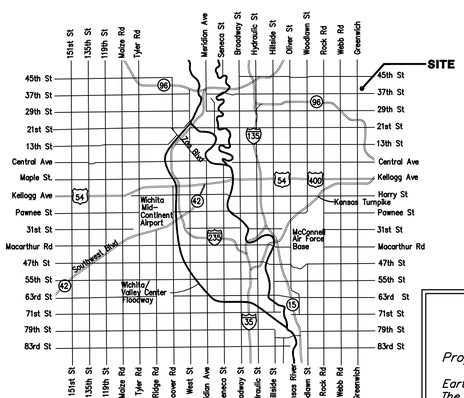
Storm Water Certification:
These construction plans were prepared in accordance with the current Storm Water Management Regulations as set forth in the City of Wichita's Storm Water Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Storm Water Manual.

Disturbed Area = 90.0 ac.
Water Quality Treatment: Provided by ponds in Res. "H" and Res. "J".
Downstream Channel Protection: Provided by pond in Res. "H".

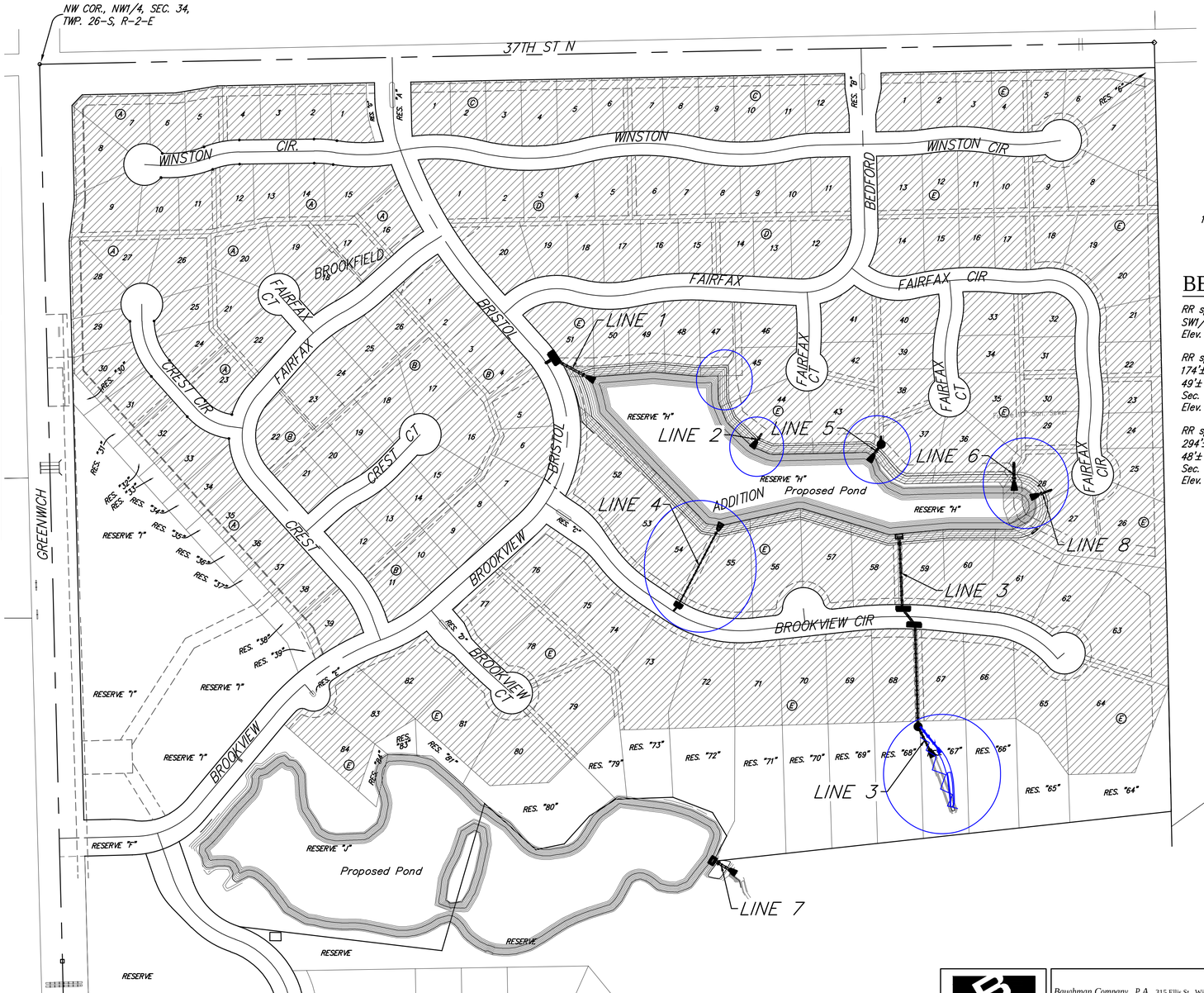
CONSTRUCTION SEQUENCE:
Sanitary sewer construction is currently progressing by Utility Solutions of Kansas (internal sewer) and by McCullough Excavation (Lift Station and Mains) with completion occurring from south to north. Grading, Water Line, and Storm Sewer construction will be allowed in the following areas and adjacent street rights-of-way immediately.
1) Reserve "J" pond excavation
2) Lots 39, Blk A
3) Lots 6-11, Blk B
4) Lots 52-84, Blk E
5) Reserve "H" pond excavation except near Lots 45-51, Blk E.

As additional parts of the sanitary sewer project are completed, additional area will be available for Grading, Water Line, and Storm Sewer work. Bidding Contractors may contact Engineer for up-to-date schedule and phasing of the Sanitary Sewer project prior to bid letting.

SHEET INDEX



Vicinity Map



150 0 150
Scale: 1" = 150'
• = Iron

BENCHMARKS

RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88

EARTH WORK TOTALS (Unadjusted)

	C.Y. EXCAVATION	C.Y. FILL
Project Totals	216,257	199,422

Earthwork Quantities reflect the best available topography. The Contractor shall satisfy himself with the earthwork quantities as bid for L.S. bid item "Grading, Mass" prior to bidding. No additional payments or change orders for earthwork will be accepted.

BENEFIT DISTRICT

1R

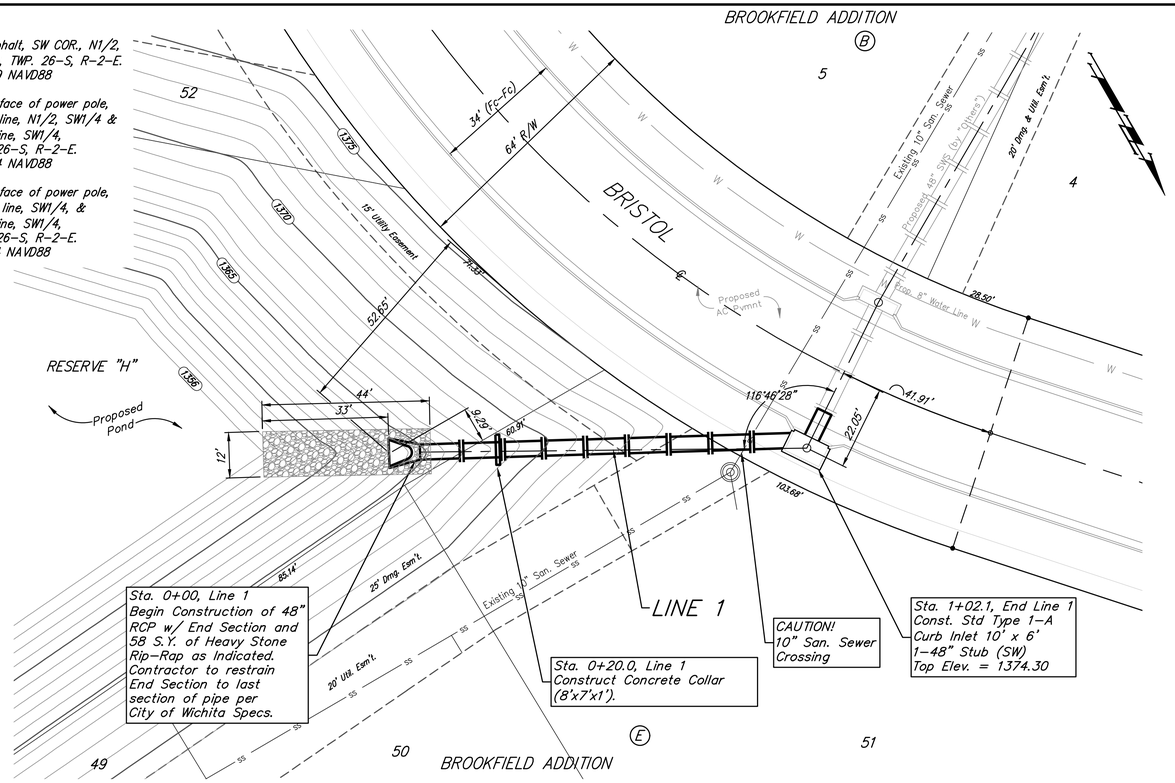
Baughman
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0145
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

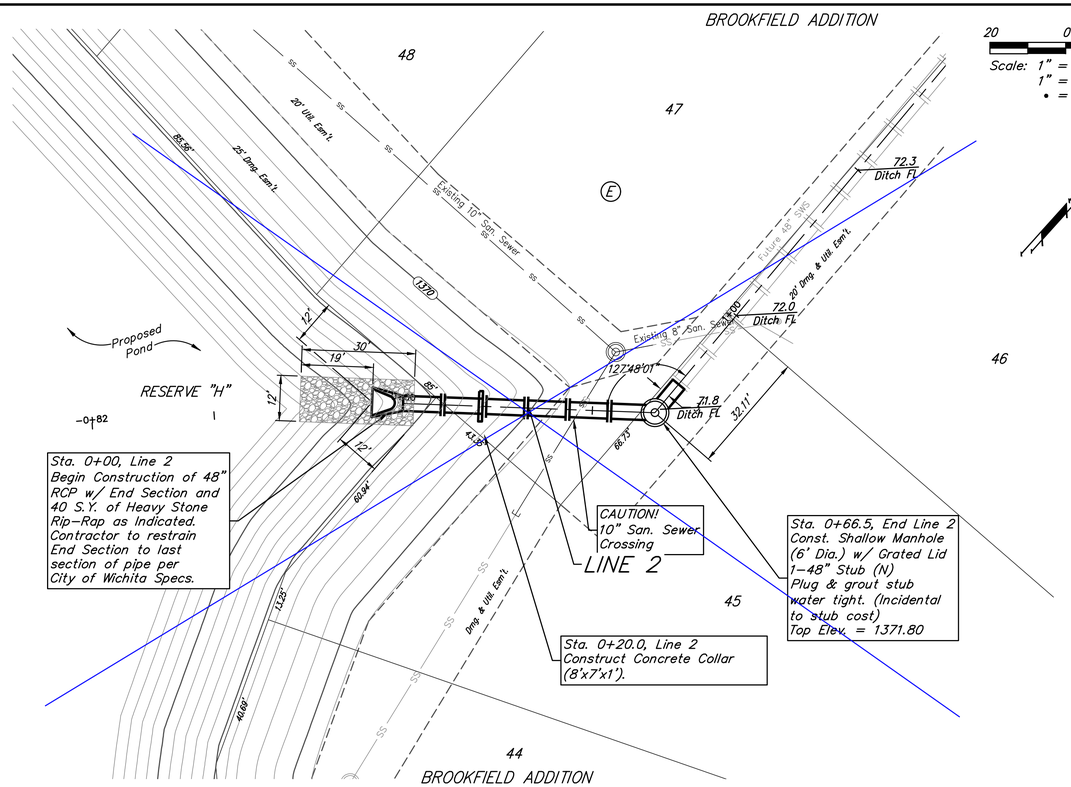
I:\Projects\Brookfield Addition_16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

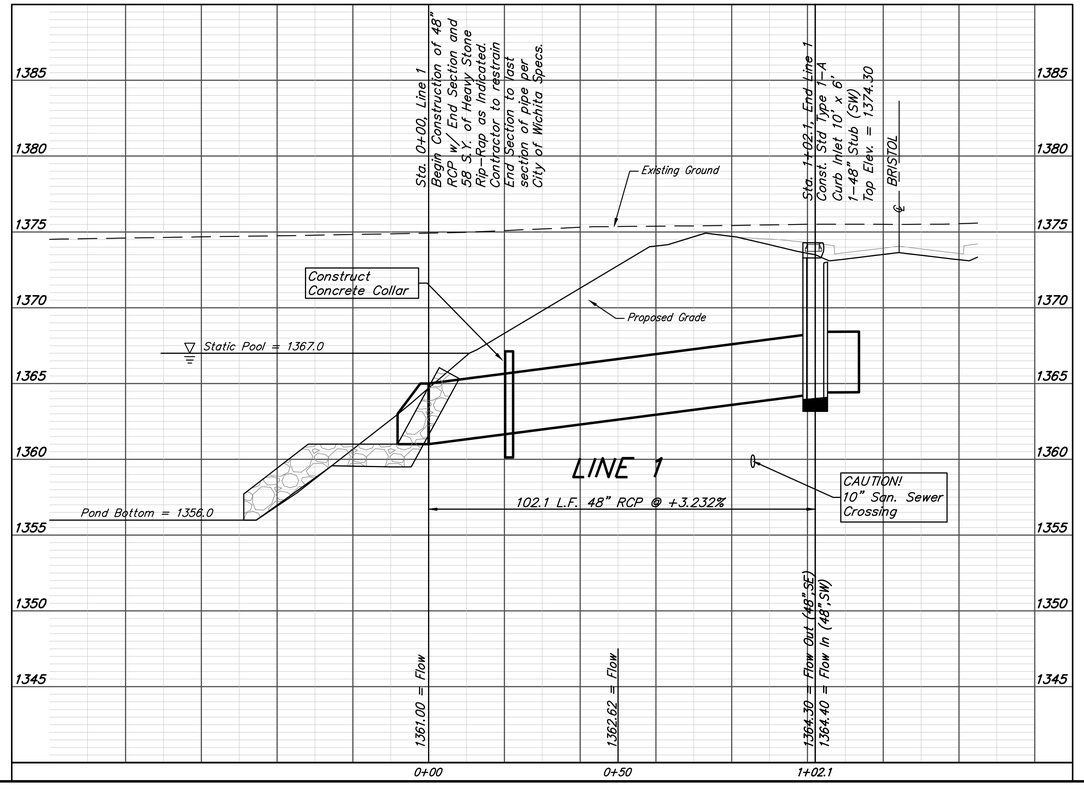
BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

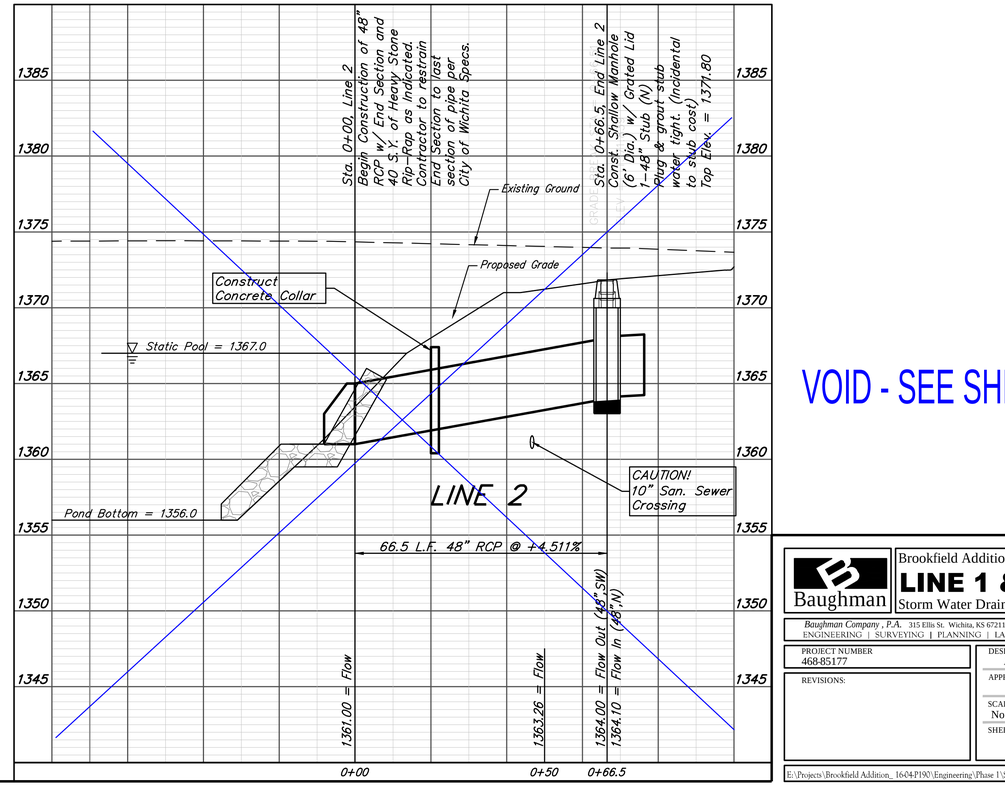
RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88









VOID - SEE SHEET 2R

Baughman

Brookfield Addition - Phase I

LINE 1 & LINE 2

Storm Water Drain Improvements

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

PROJECT NUMBER 468-85177

REVISIONS:

DESIGN AEG | DRAWN JAK

APPROVED | DATE 6/30/17

SCALE Noted

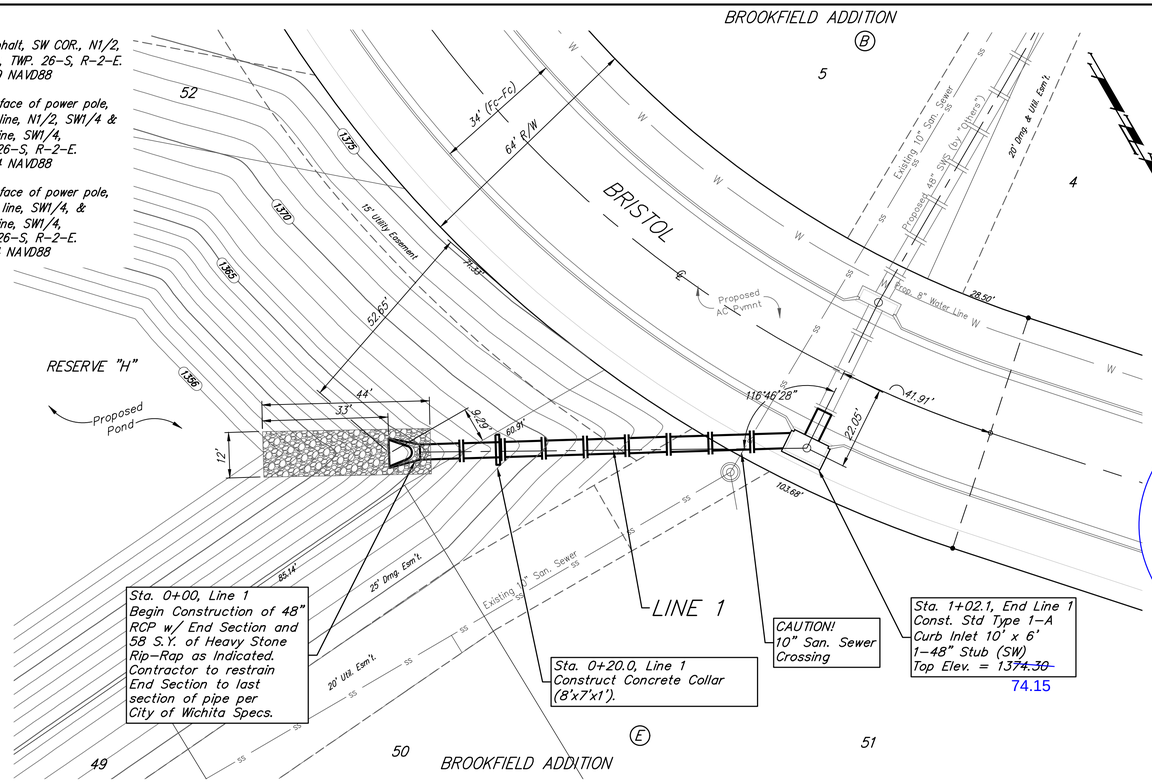
SHEET **2** OF **26**

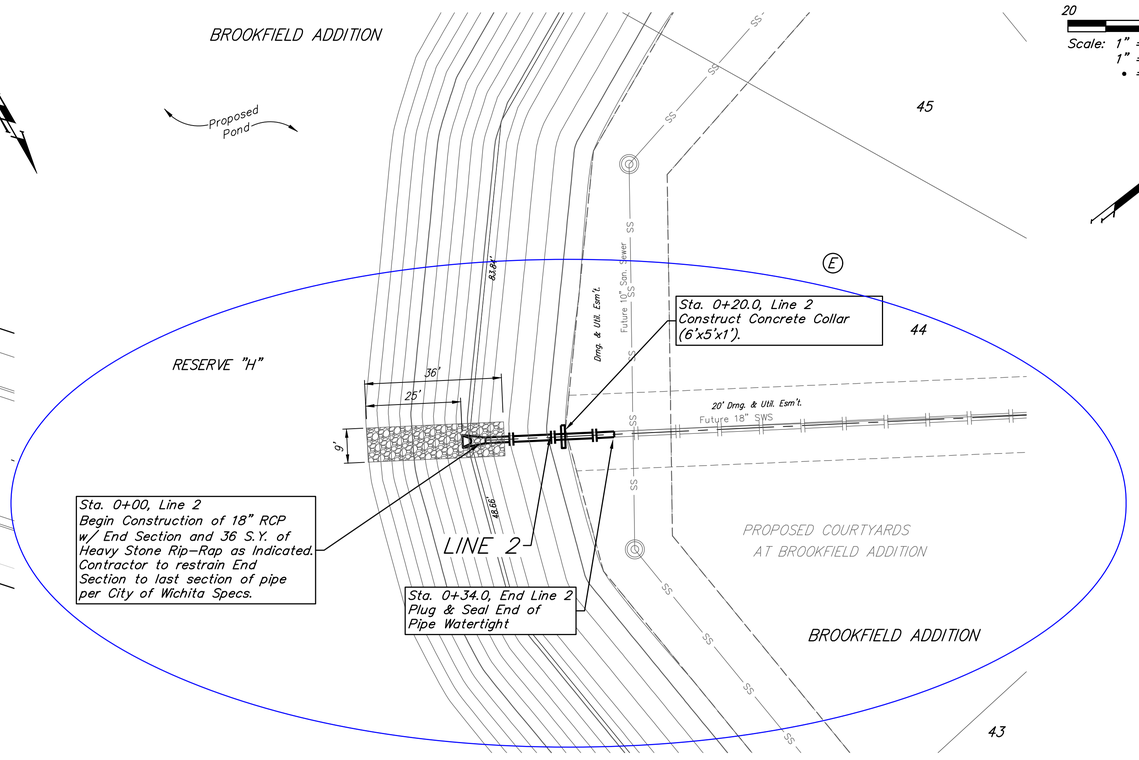
E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

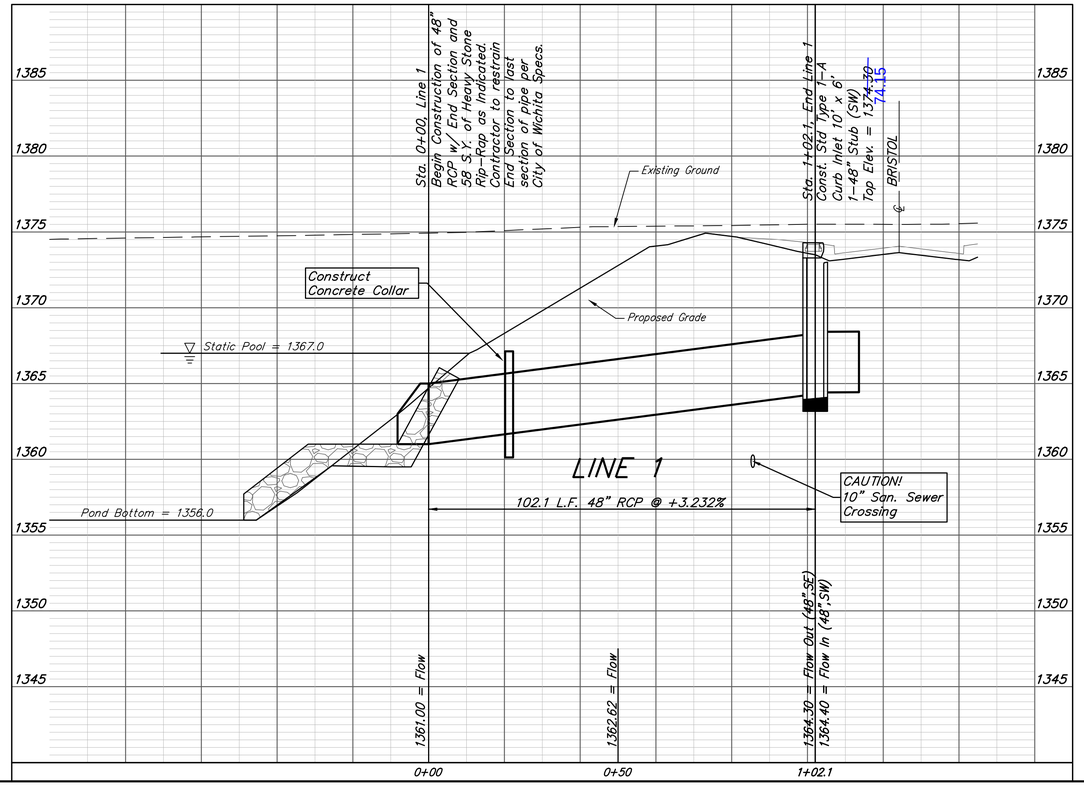
BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

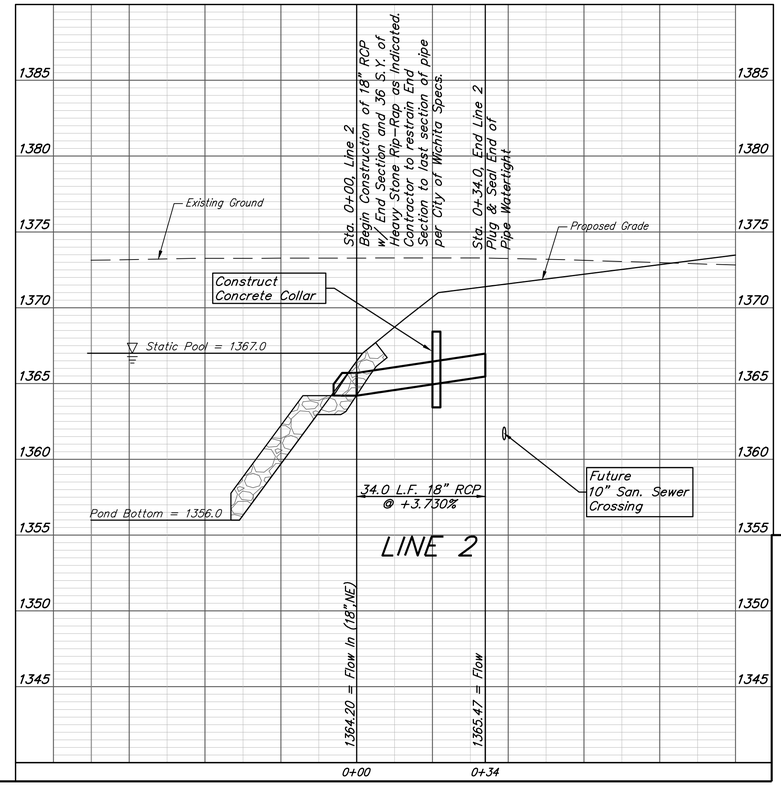
RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88









Baughman

Brookfield Addition - Phase I

LINE 1 & LINE 2

Storm Water Drain Improvements

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

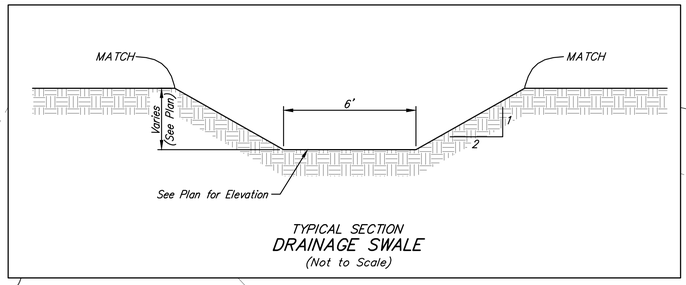
PROJECT NUMBER	468-85177
REVISIONS:	7/18/17 JAK Line 2
DESIGN	AEG
DRAWN	JAK
APPROVED	
DATE	6/30/17
SCALE	Noted
SHEET	2R OF 26

I:\Projects\Brookfield Addition_ 1604-P190\Engineering\Phase 1\SWD_1604E543\SWD PLANS.dwg

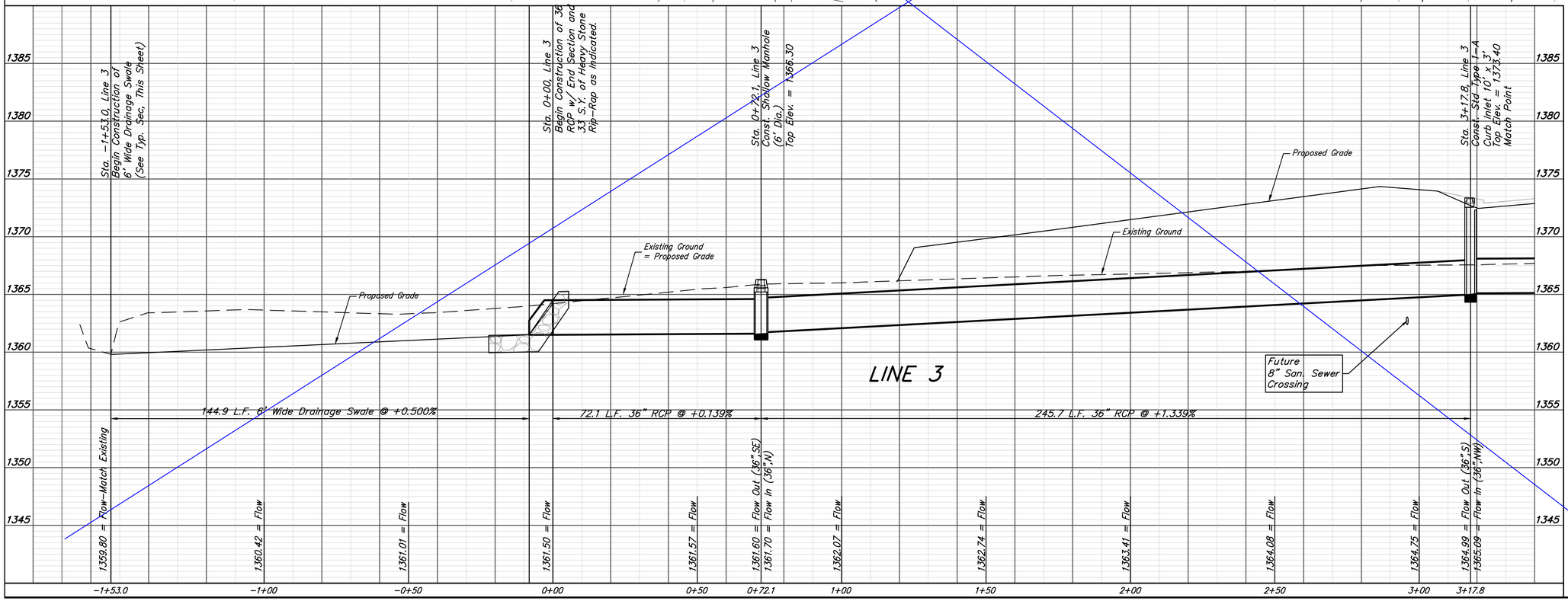
BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88



TYPICAL SECTION
DRAINAGE SWALE
(Not to Scale)



VOID - SEE SHEET 3R

Baughman

Brookfield Addition - Phase I

LINE 3

Storm Water Drain Improvements

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

PROJECT NUMBER 468-85177	DESIGN AEG / DRAWN JAK
REVISIONS:	APPROVED / DATE 6/30/17
	SCALE Noted
	SHEET 3 OF 26

E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26–S, R–2–E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26–S, R–2–E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26–S, R–2–E. Elev. = 1386.14 NAVD88

Rotate Storm Sewer Pipe & End Section from 0+00 to 0+72.1 approx. 9° easterly (about 15' east at the end section) to avoid existing trees. Adjust drainage swale to match.
Rev. 9/1/17 by A.E.G.

RES. "68"

Sta. 0+72.1, Line 3
Const. Shallow Manhole
(6' Dia.)
Top Elev. = 1366.30

LINE 3

MATCH — Varies (See Plan) — 6' — 1 : 2 — MATCH
See Plan for Elevation
TYPICAL SECTION
DRAINAGE SWALE
(Not to Scale)

Scale: 1" = 20' (Hor.)
1" = 5' (Vert.)
• = Iron

S.L. Brookfield Addition

28.97'
25'
14'
5'
13'
154°45'22"
~90
RES. "67" ~15'
85.79'
110'
272.17'
RES. "66"

Sta. 0+00, Line 3
Begin Construction of 36" RCP w/ End Section and 33 S.Y. of Heavy Stone Rip–Rap as Indicated.

Construct 6' Wide Drainage Swale (See Typ. Sec, This Sheet.) Cost of Swale incidental to pipe cost.

BROOKFIELD ADDITION

68
67
69
58
59

20' Drng. Easement
220.76'
20' Utility Easement
110.08'
28' (Fc–Fc)
58' R/W
BROOKVIEW CIR
146°00'57"
17.67'
20' Drng. Easement
15' Utility Easement
36.08'
55.84'

Future 8" San. Sewer Crossing

Sta. 3+17.8, Line 3
Const. Std Type 1–A
Curb Inlet 10' x 3'
Top Elev. = 1373.40
Match Point 73.24

Remove existing trees only as ABSOLUTELY necessary for construction. Trees not in direct conflict with proposed new construction shall remain and be protected from damage. Cost to be included in bid item "Site Clearing"

LINE 3

BROOKFIELD ADDITION

Sta. –1+53.0, Line 3
Begin Construction of 6' Wide Drainage Swale (See Typ. Sec, This Sheet)

Sta. 0+00, Line 3
Begin Construction of 36" RCP w/ End Section and 33 S.Y. of Heavy Stone Rip–Rap as Indicated.

Sta. 0+72.1, Line 3
Const. Shallow Manhole
(6' Dia.)
Top Elev. = 1366.30

Sta. 3+17.8, Line 3
Const. Std Type 1–A
Curb Inlet 10' x 3'
Top Elev. = 1373.40
Match Point 73.24

Existing Ground = Proposed Grade
Proposed Grade
Existing Ground
Proposed Grade

LINE 3

Future 8" San. Sewer Crossing

144.9 L.F. 6' Wide Drainage Swale @ +0.500%
72.1 L.F. 36" RCP @ +0.139%
245.7 L.F. 36" RCP @ +1.339%

1359.80 = Flow–Match Existing
1360.42 = Flow
1361.01 = Flow
61.39
1361.50 = Flow
1361.57 = Flow
1361.60 = Flow Out (36",SE)
1361.70 = Flow In (36",N)
1362.07 = Flow
1362.74 = Flow
1363.41 = Flow
1364.08 = Flow
1364.75 = Flow
1364.99 = Flow Out (36",S)
1365.09 = Flow In (36",NW)

1385 1380 1375 1370 1365 1360 1355 1350 1345

–1+53.0 –1+00 –0+50 0+00 0+50 0+72.1 1+00 1+50 2+00 2+50 3+00 3+17.8

Baughman
Brookfield Addition - Phase I
LINE 3
Storm Water Drain Improvements

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-2271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

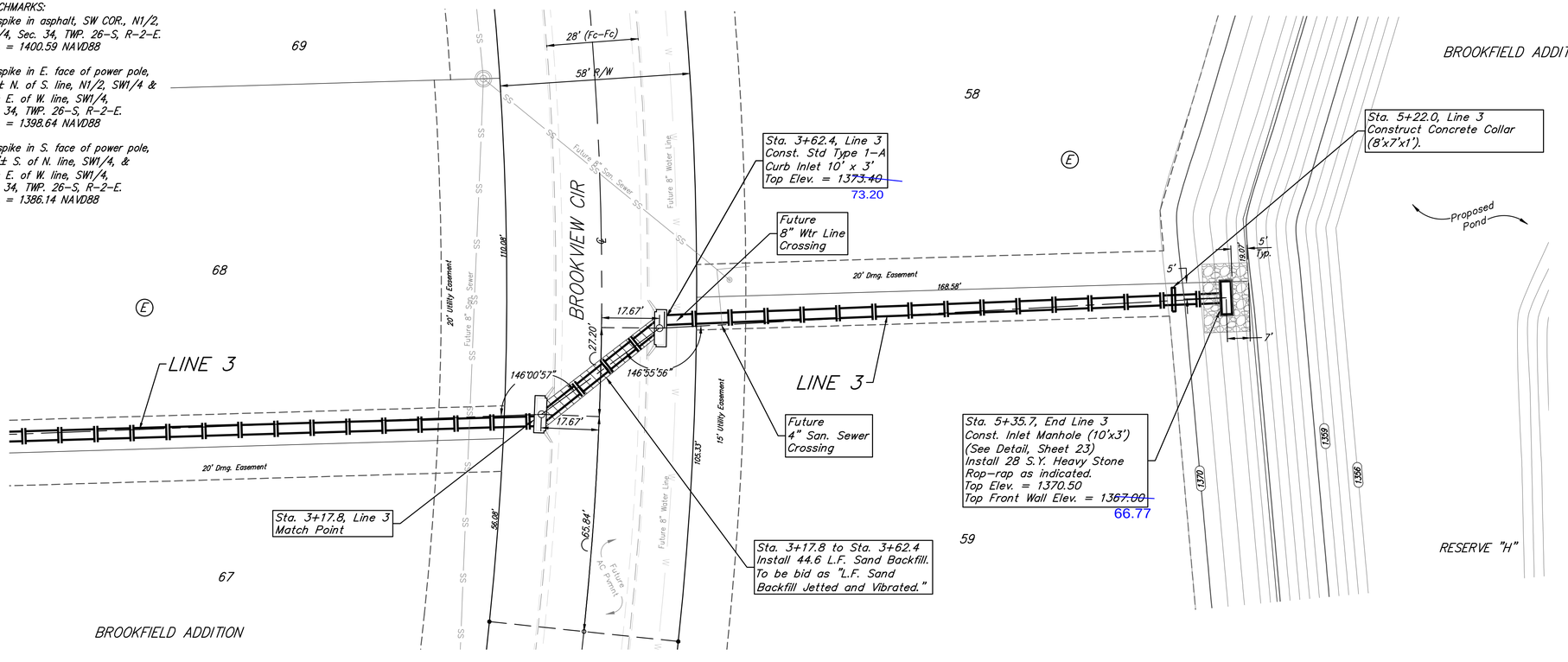
PROJECT NUMBER 468.85177
REVISIONS 9/1/17 A.G.
DESIGN AEG
DRAWN JAK
APPROVED
DATE 6/30/17
SCALE Noted
SHEET 3R OF 26

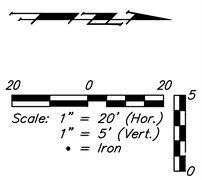
T:\Projects\Brookfield Addition_ 1604.P19C\Engineering\Phase I\SWD_1604E543\SWD PLANS.dwg

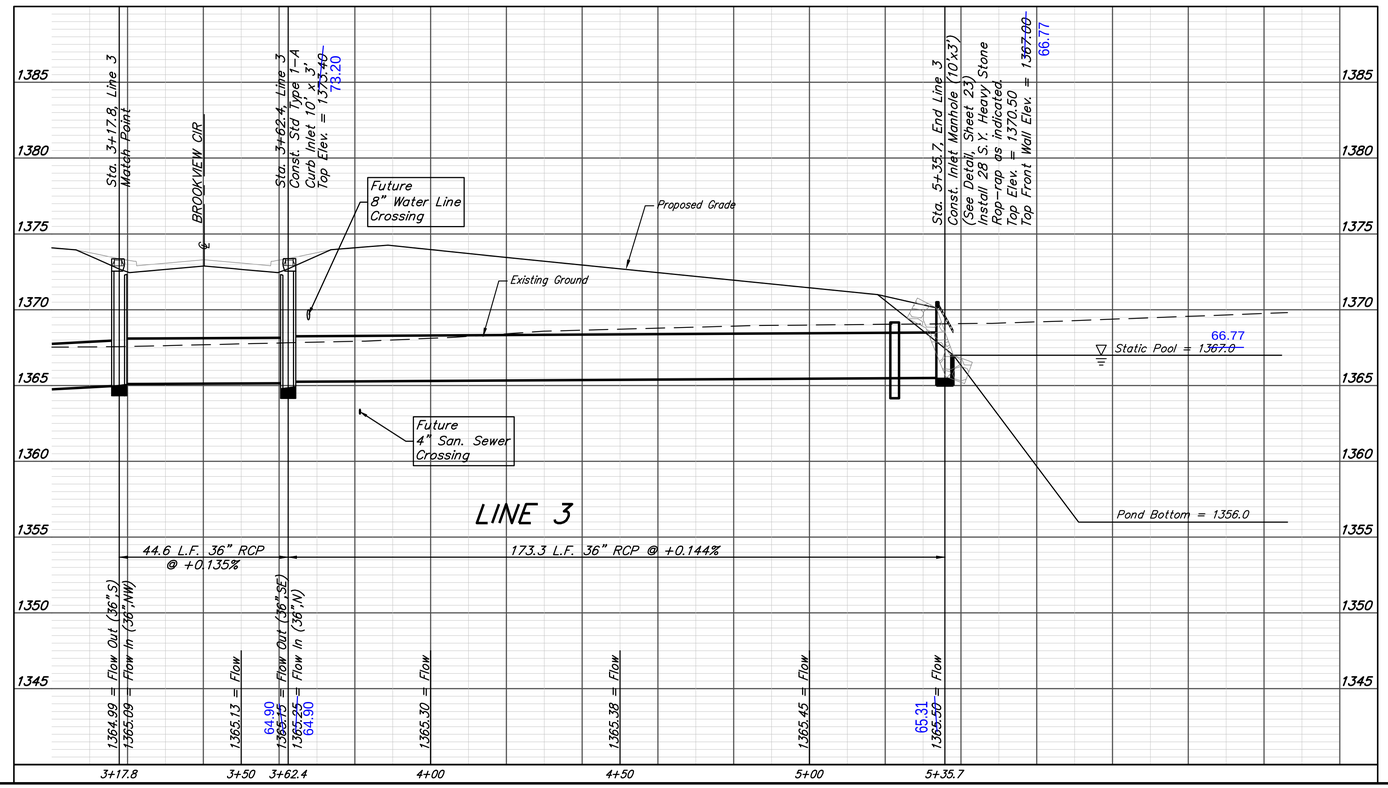
BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1386.14 NAVD88







Baughman

Brookfield Addition - Phase I
LINE 3
Storm Water Drain Improvements

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

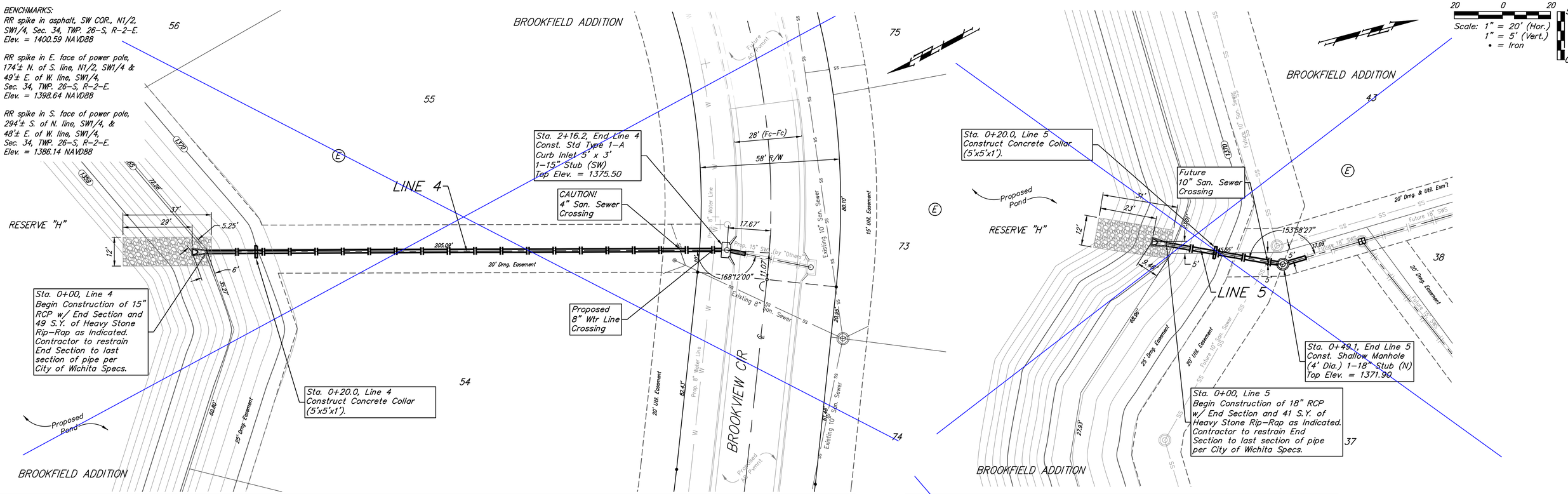
PROJECT NUMBER	DESIGN	DRAWN
468-85177	AEG	JAK
REVISIONS:	APPROVED	DATE
		6/30/17
	SCALE	
	Noted	
	SHEET	
	4 OF 26	

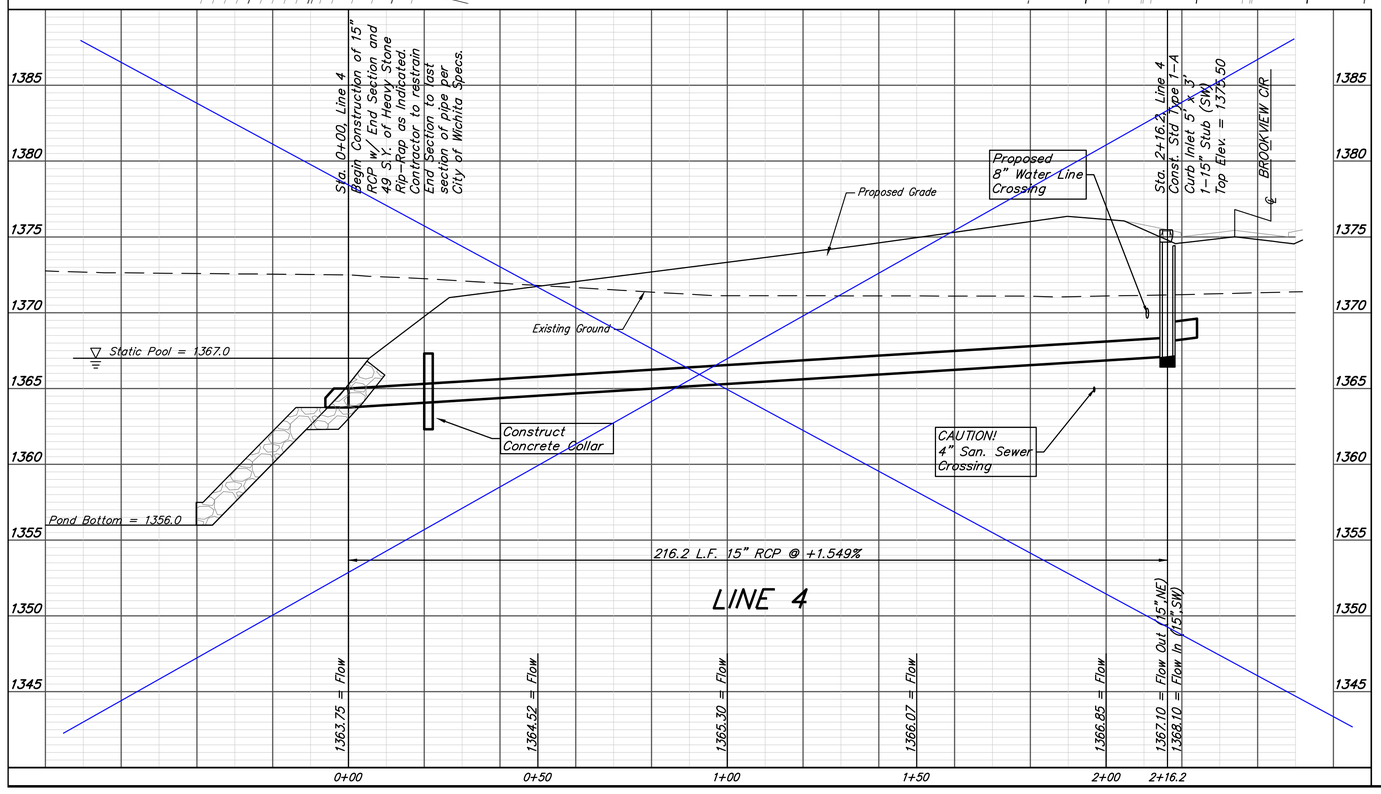
E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

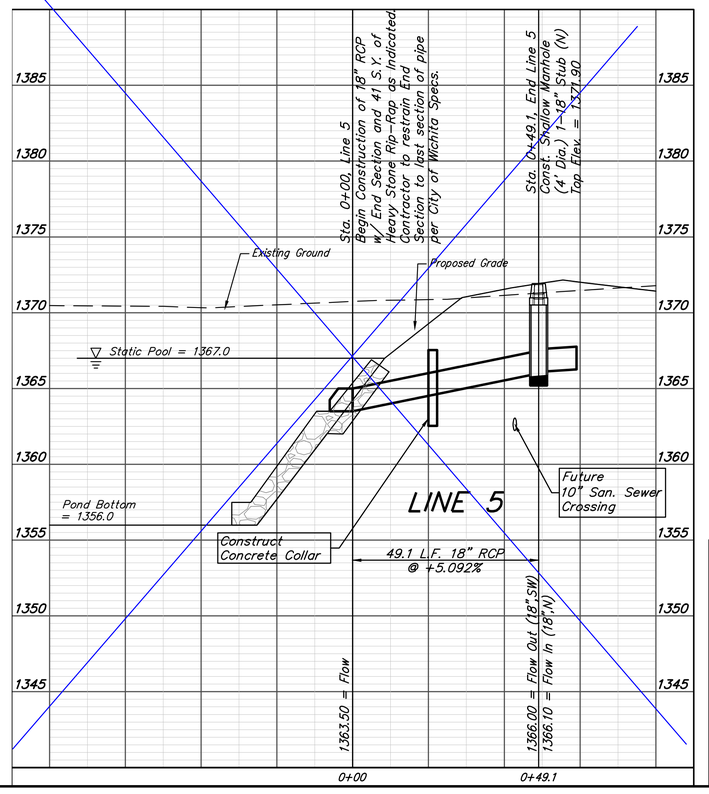
BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88







VOID - SEE SHEET 5R

Baughman

Brookfield Addition - Phase I

LINE 4 & LINE 5

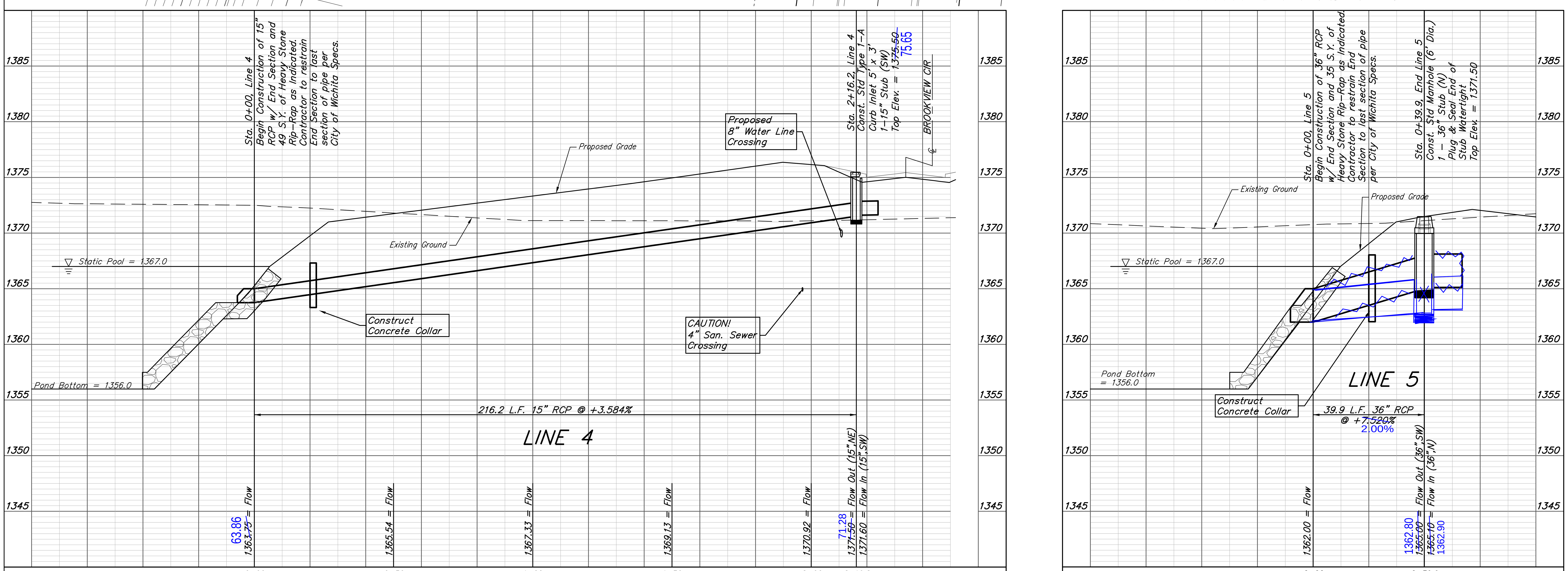
Storm Water Drain Improvements

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

PROJECT NUMBER	468-85177
REVISIONS:	
DESIGN	AEG
DRAWN	JAK
APPROVED	
DATE	6/30/17
SCALE	Noted
SHEET	5 OF 26

E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg


BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88
RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88
RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88
BROOKFIELD ADDITION
56
55
54
75
73
74
43
38
37
RESERVE "H"
LINE 4
LINE 5
Proposed Pond
20' Drng. Easement
25' Drng. Easement
20' Util. Easement
15' Util. Easement
BROOKVIEW CIR
28' (Fc-Fc)
58' R/W
Sta. 0+00, Line 4 Begin Construction of 15" RCP w/ End Section and 49 S.Y. of Heavy Stone Rip-Rap as Indicated. Contractor to restrain End Section to last section of pipe per City of Wichita Specs.
Sta. 0+20.0, Line 4 Construct Concrete Collar (4'x5'x1').
Sta. 2+16.2, End Line 4 Const. Std Type 1-A Curb Inlet 5' x 3' 1-15" Stub (SW) Top Elev. = 1375.50 75.65
CAUTION! 4" San. Sewer Crossing
Proposed 8" Wtr Line Crossing
Prop. 15" SWS (by "Others")
Existing 8" San. Sewer
Existing 10" San. Sewer
Prop. 8" Water Line
Future AC Pvmnt
Proposed AC Pvmnt
Scale: 1" = 20' (Hor.) 1" = 5' (Vert.) • = Iron
PROPOSED COURTYARDS AT BROOKFIELD ADDITION
Sta. 0+20.0, Line 5 Construct Concrete Collar (7'x6'x1').
Sta. 0+00, Line 5 Begin Construction of 36" RCP w/ End Section and 35 S.Y. of Heavy Stone Rip-Rap as Indicated. Contractor to restrain End Section to last section of pipe per City of Wichita Specs.
Sta. 0+39.9, End Line 5 Const. Std Manhole (6' Dia.) 1 - 36" Stub (N) Plug & Seal End of Stub Watertight Top Elev. = 1371.50
Future 10" San. Sewer
Future 36" SWS
20' Drng. & Util. Esm't


Static Pool = 1367.0
Pond Bottom = 1356.0
Proposed Grade
Existing Ground
Construct Concrete Collar
Proposed 8" Water Line Crossing
CAUTION! 4" San. Sewer Crossing
216.2 L.F. 15" RCP @ +3.584%
LINE 4
1363.75 = Flow 63.86
1365.54 = Flow
1367.33 = Flow
1369.13 = Flow
1370.92 = Flow
1371.50 = Flow Out (15",NE) 71.28
1371.60 = Flow In (15",SW)
0+00
0+50
1+00
1+50
2+00
2+16.2
BROOKVIEW CIR
39.9 L.F. 36" RCP @ +7.520% 2.00%
LINE 5
1362.00 = Flow
1365.00 = Flow Out (36",SW) 1362.80
1365.10 = Flow In (36",N) 1362.90
0+39.9
1385
1380
1375
1370
1365
1360
1355
1350
1345

Sta 0+39.9 - Add 2'-2" barrel section to manhole to account for revised flow lines for 6' diameter manhole.

Baughman

Brookfield Addition - Phase I

LINE 4 & LINE 5

Storm Water Drain Improvements

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

PROJECT NUMBER 468-85177

REVISIONS:
7/18/17 JAK
Sta. 2+16.2, Line 4 Inlet Flowline
7/18/17 JAK
Line 5
10/4/17 A.G.

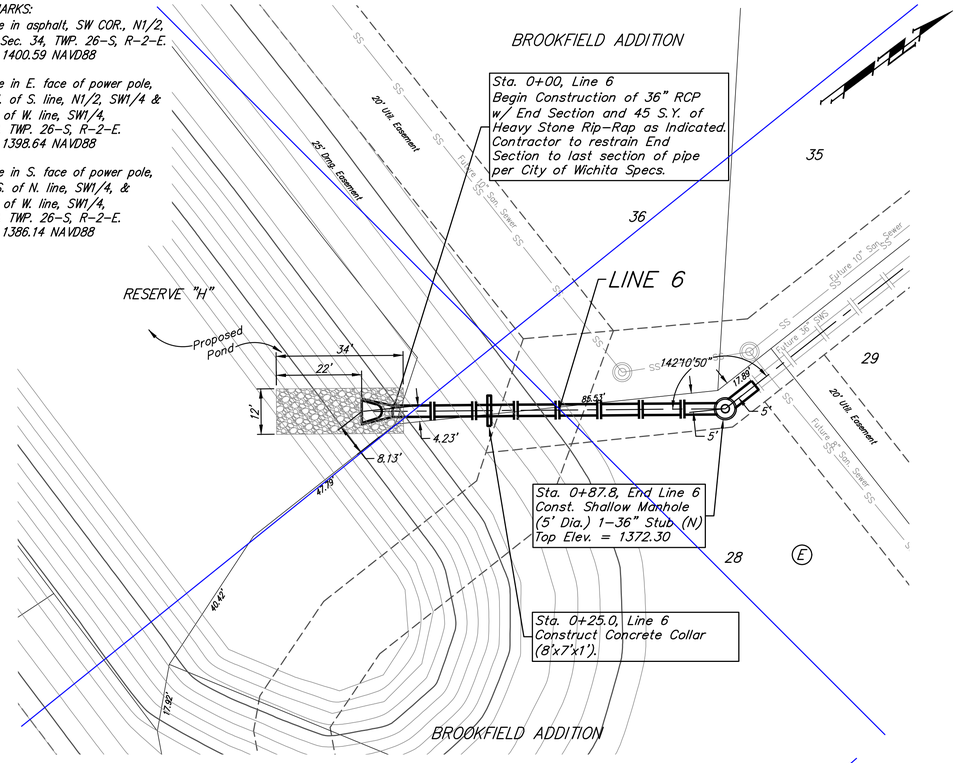
DESIGN AEG | DRAWN JAK
APPROVED | DATE 6/30/17
SCALE Noted
SHEET **5R** OF **26**

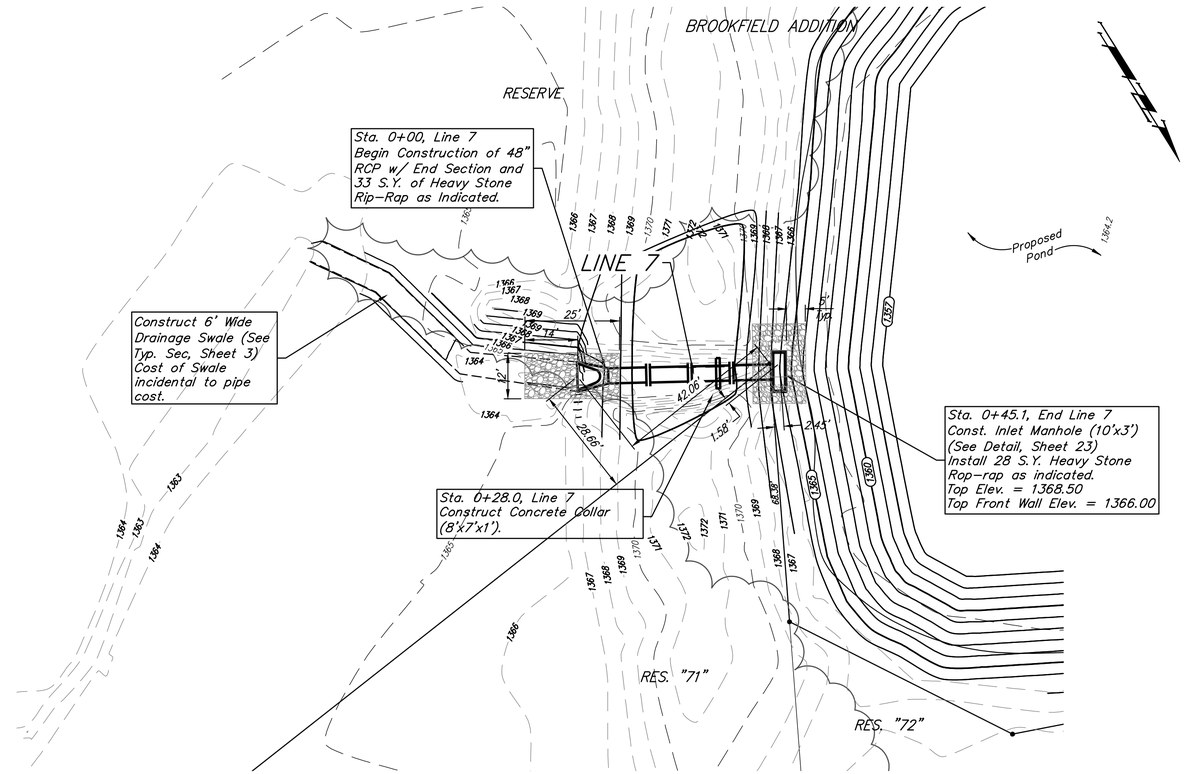
I:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

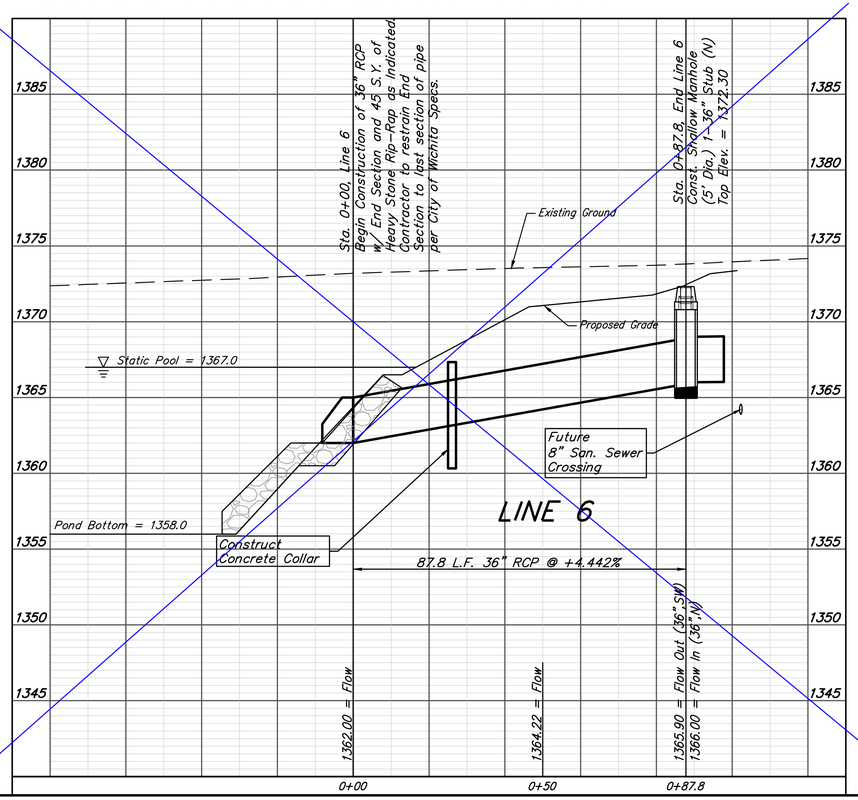
BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

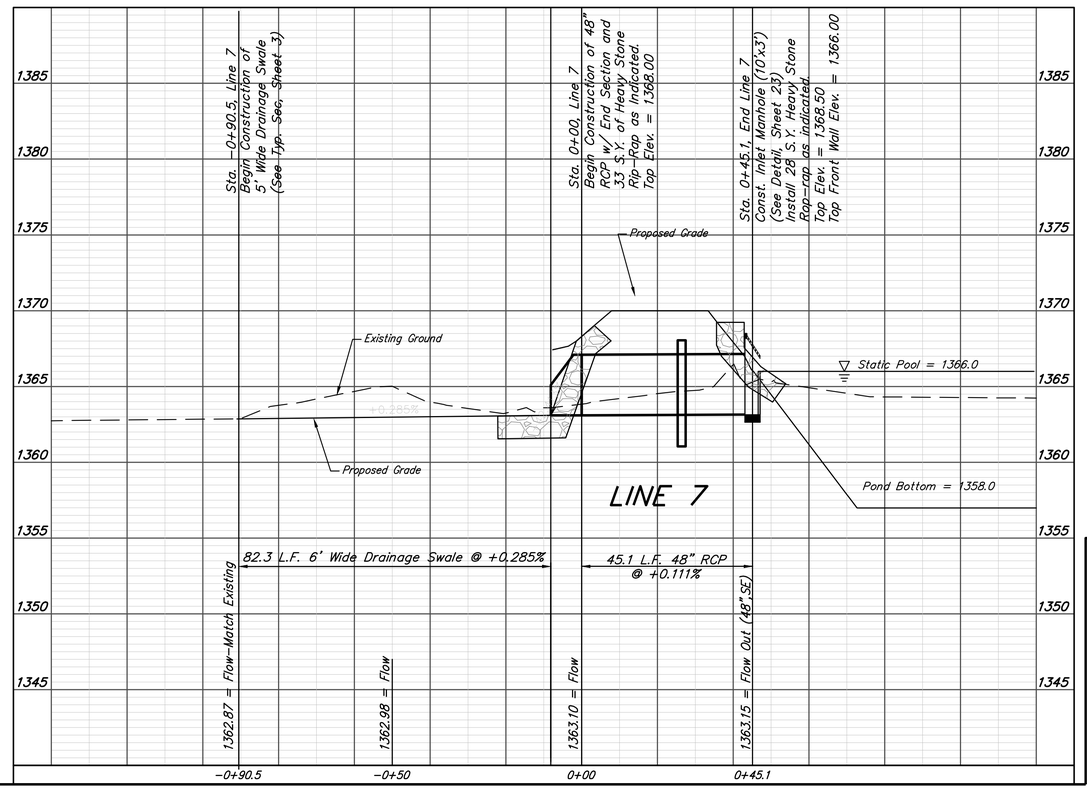
RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88









VOID - SEE SHEET 6R

Baughman

Brookfield Addition - Phase I

LINE 6 & LINE 7

Storm Water Drain Improvements

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

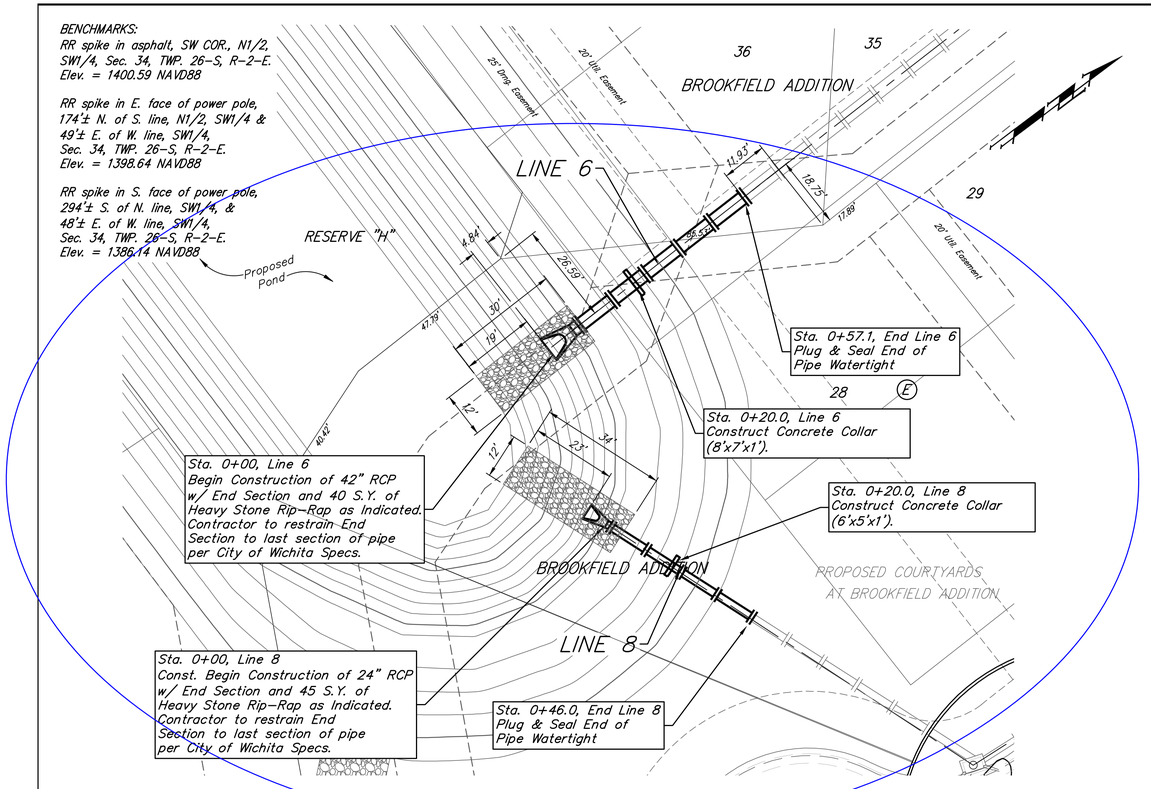
PROJECT NUMBER	DESIGN	DRAWN
468-85177	AEG	JAK
REVISIONS:	APPROVED	DATE
		6/30/17
	SCALE	
	Noted	
	SHEET	
	6 OF 26	

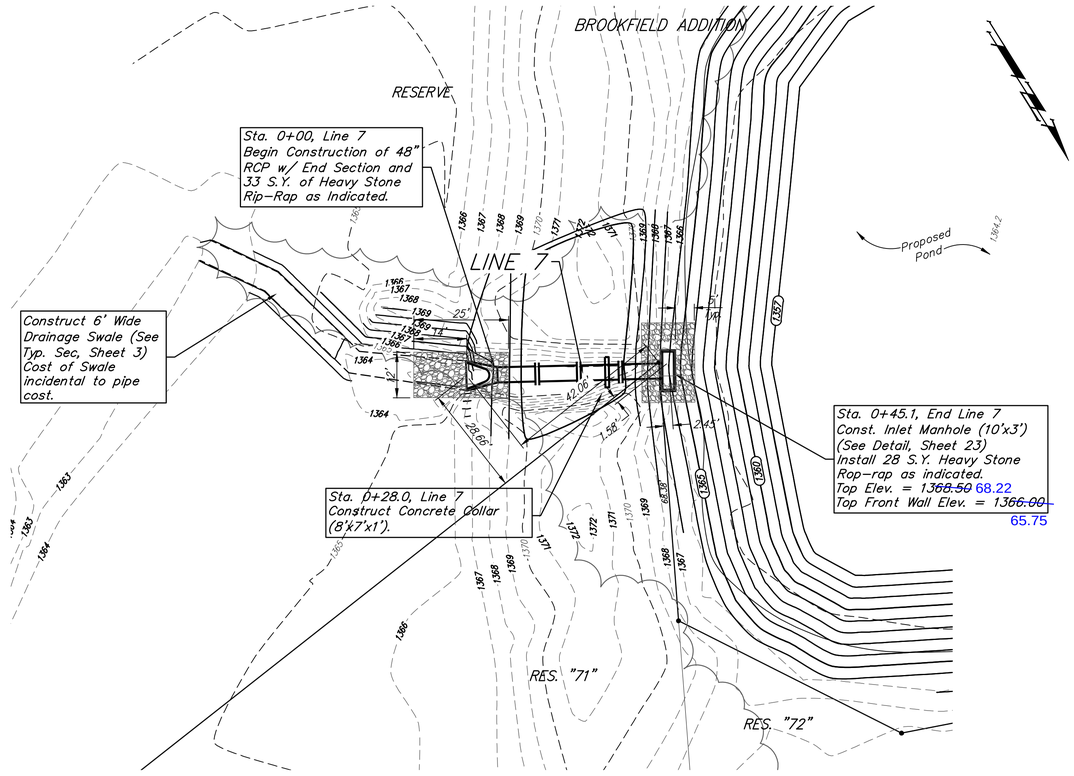
E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

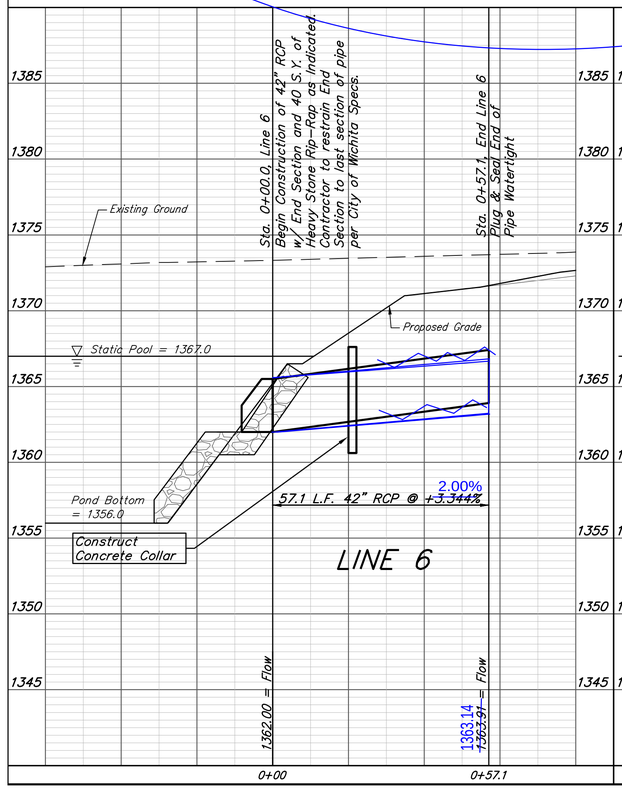
RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

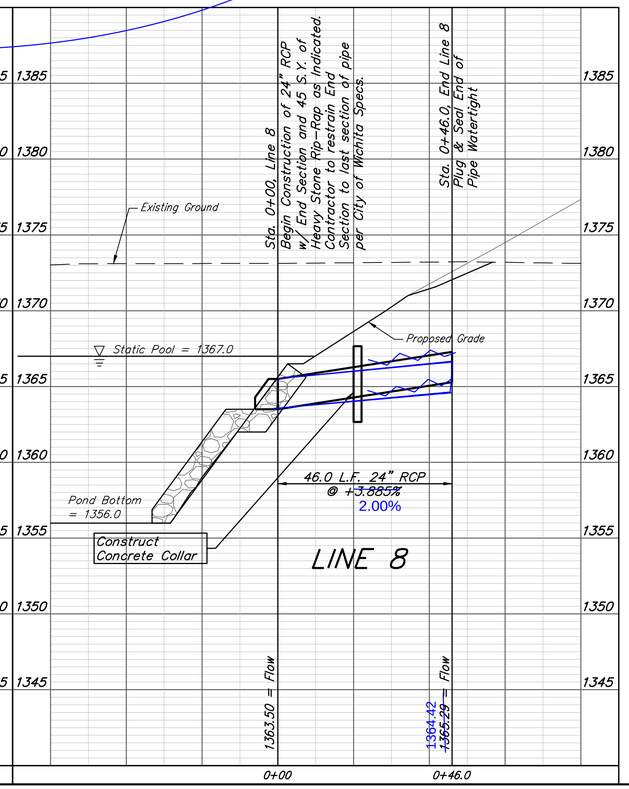
RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88

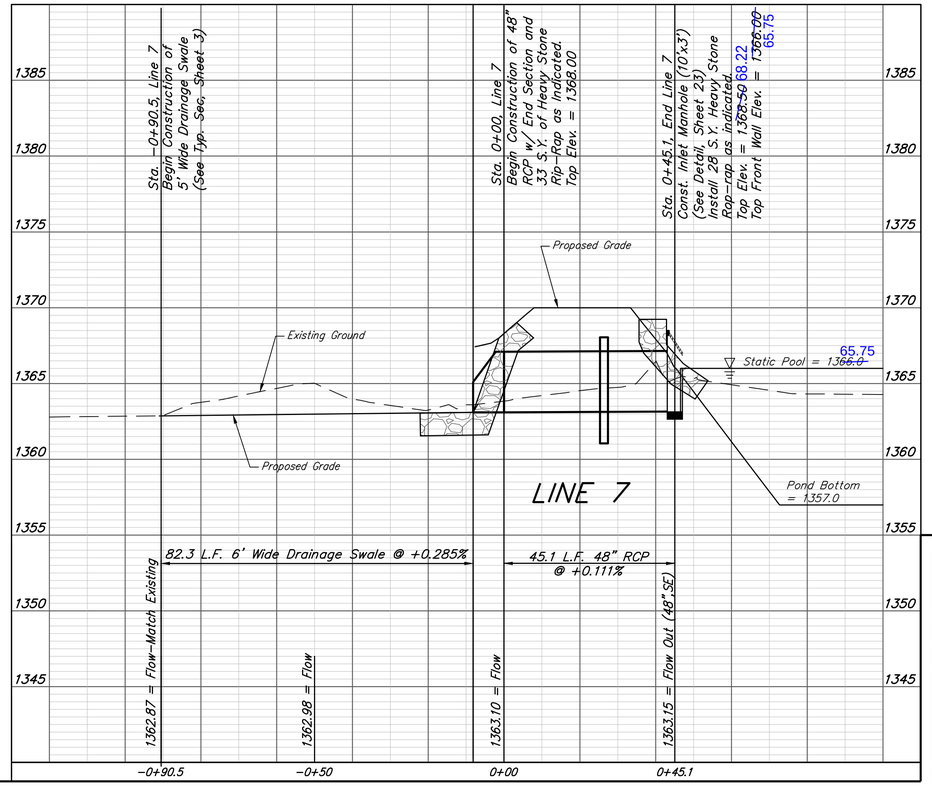




Scale: 1" = 20' (Hor.)
1" = 5' (Vert.)
• = Iron







Baughman

Brookfield Addition - Phase I

LINES 6, 7, & 8

Storm Water Drain Improvements

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

PROJECT NUMBER 468-85177

DESIGN AEG DRAWN JAK

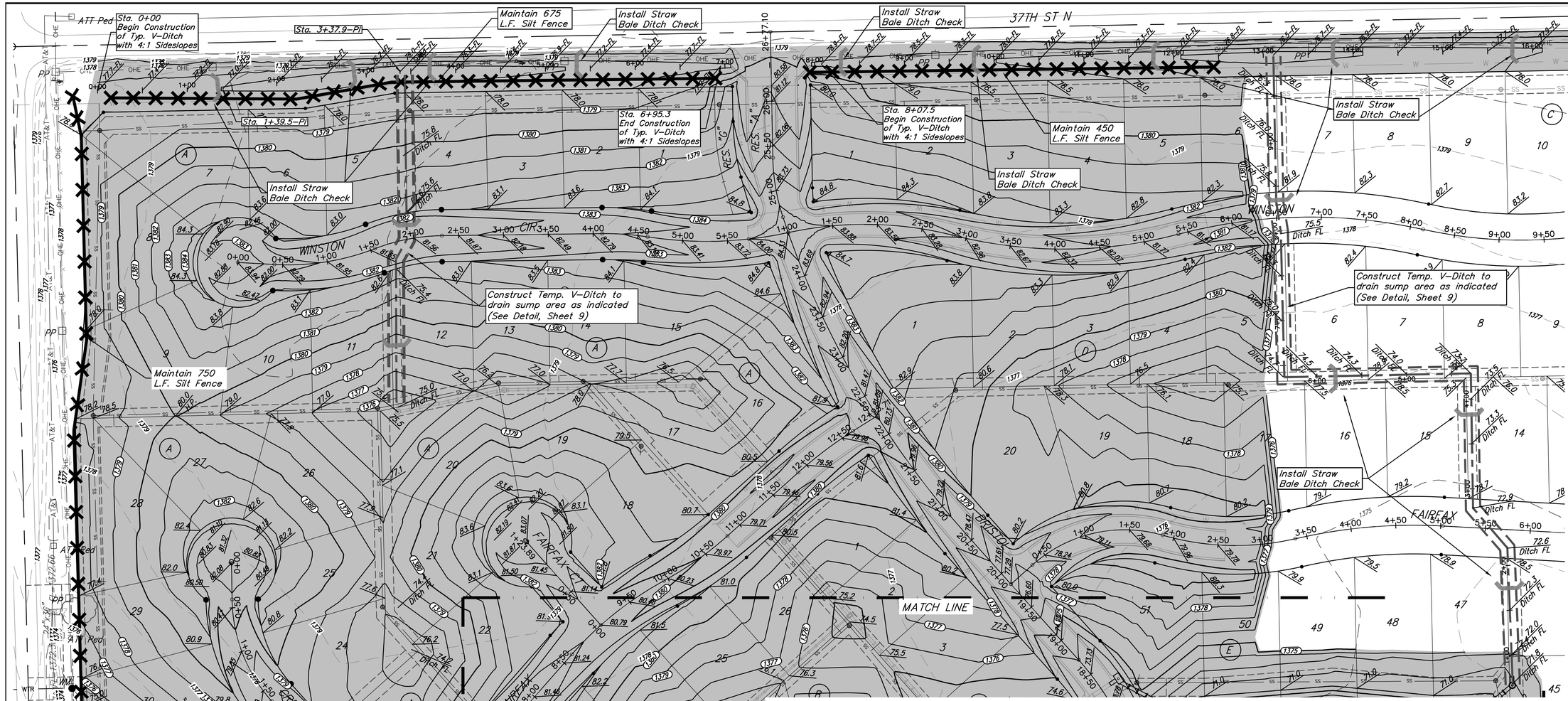
REVISIONS:
7/18/17 JAK
Line 6 & Line 8
10/4/17 A.G.

APPROVED DATE 6/30/17

SCALE Noted

SHEET 6R OF 26

I:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg



NOTES:

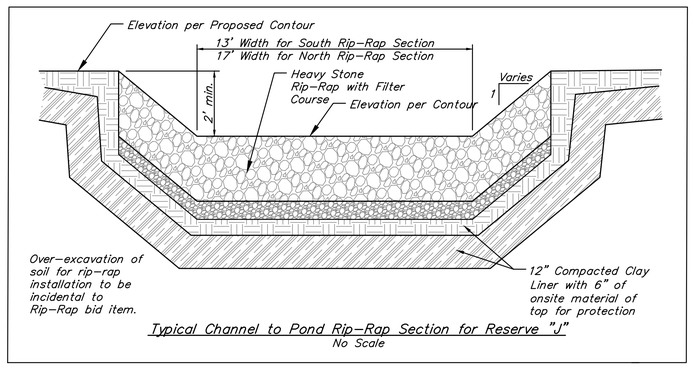
1. Contractor shall make sure all erosion control is in place before project is accepted. This plan represents the minimum standard. Any additional erosion control measures shall be installed by the Contractor as needed.
2. This Plan Is Not To Be Used As A Comprehensive Grading Plan. All Spot Elevations Are Proposed & Subject To Change.
3. All areas disturbed during construction shall be seeded, mulched, and fertilized as per Cover Sheet General Notes.
4. Street elevations are top of dirt at centerline.
5. Grade points around cul-de-sacs are located at 1' behind back of proposed curb.

BENCHMARKS:

RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1386.14 NAVD88

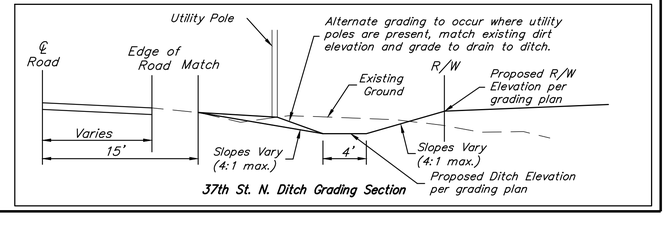


Typical Channel to Pond Rip-Rap Section for Reserve "I"
No Scale

NOTES FOR RIP-RAP TOEWALLS:

1. Rip-rap toe-walls will not be required where Lines 1-6 meet the proposed pond. In these locations the rip-rap will be laid on top of the pond liner down to and on top of the pond bottom as shown.
2. Rip-rap toe-walls will be required on the downstream side of the rip-rap section at the start of Line 3 and Line 7.
3. Rip-rap toe-walls will be required on the upstream side of the two locations where channels drain into the ponds. At these locations, the rip-rap extends down to the pond bottom and shall be laid on top of the pond liner. The pond sideslopes shall be over-excavated as necessary to ensure the pond liner and rip-rap will match the shape of the proposed contours.

Maintain 50'x12' Gravel Construction Entrance onto Greenwich Rd located ~50' north of Brookview in Res. "I"



37th St. N. Ditch Grading Section

Baughman

Brookfield Addition - Phase I

MASS GRADING & EROSION CONTROL

Storm Water Drain Improvements

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

PROJECT NUMBER	DESIGN	DRAWN
468-85177	AEG	JAK
REVISIONS:	APPROVED	DATE
		6/30/17
	SCALE	
	Noted	
	SHEET	
	7 OF 26	

E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88

60 0 60

Scale: 1" = 60'
• = Iron

Area to be graded

1350 Proposed Grade

1350 Existing Grade

Temporary Ditch

Drop Inlet Protection

NOTES:

1. Contractor shall make sure all erosion control is in place before project is accepted. This plan represents the minimum standard. Any additional erosion control measures shall be installed by the Contractor as needed.
2. This Plan Is Not To Be Used As A Comprehensive Grading Plan. All Spot Elevations Are Proposed & Subject To Change.
3. All areas disturbed during construction shall be seeded, mulched, and fertilized as per Cover Sheet General Notes.
4. Street elevations are top of dirt at centerline.
5. Grade points around cul-de-sacs are located at 1' behind back of proposed curb.

EROSION CONTROL MEASURE	INSTALL	MAINTAIN
CONSTRUCTION ENTRANCE (EA)	0	1
SILT FENCE (LF)	0	1,875
DITCH CHECKS (EA)	18	0
DROP INLET PROTECTION (EA)	2	0
EROSION CONTROL MAT (SY)	13,516	0
MULCH WATTLE SED. BARRIER (LF)	437	0

* ALL EXISTING BMPs INCLUDING CONSTRUCTION ENTRANCE, SEDIMENT BARRIERS, SILT FENCE, CUT-OFF TRENCH, AND EROSION CONTROL MAT SHALL BE MAINTAINED AND REPAIRED IF NECESSARY.

Baughman

Brookfield Addition - Phase I
MASS GRADING & EROSION CONTROL
Storm Water Drain Improvements

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

PROJECT NUMBER 468-85177

REVISIONS:

DESIGN AEG | DRAWN JAK

APPROVED | DATE 6/30/17

SCALE Noted

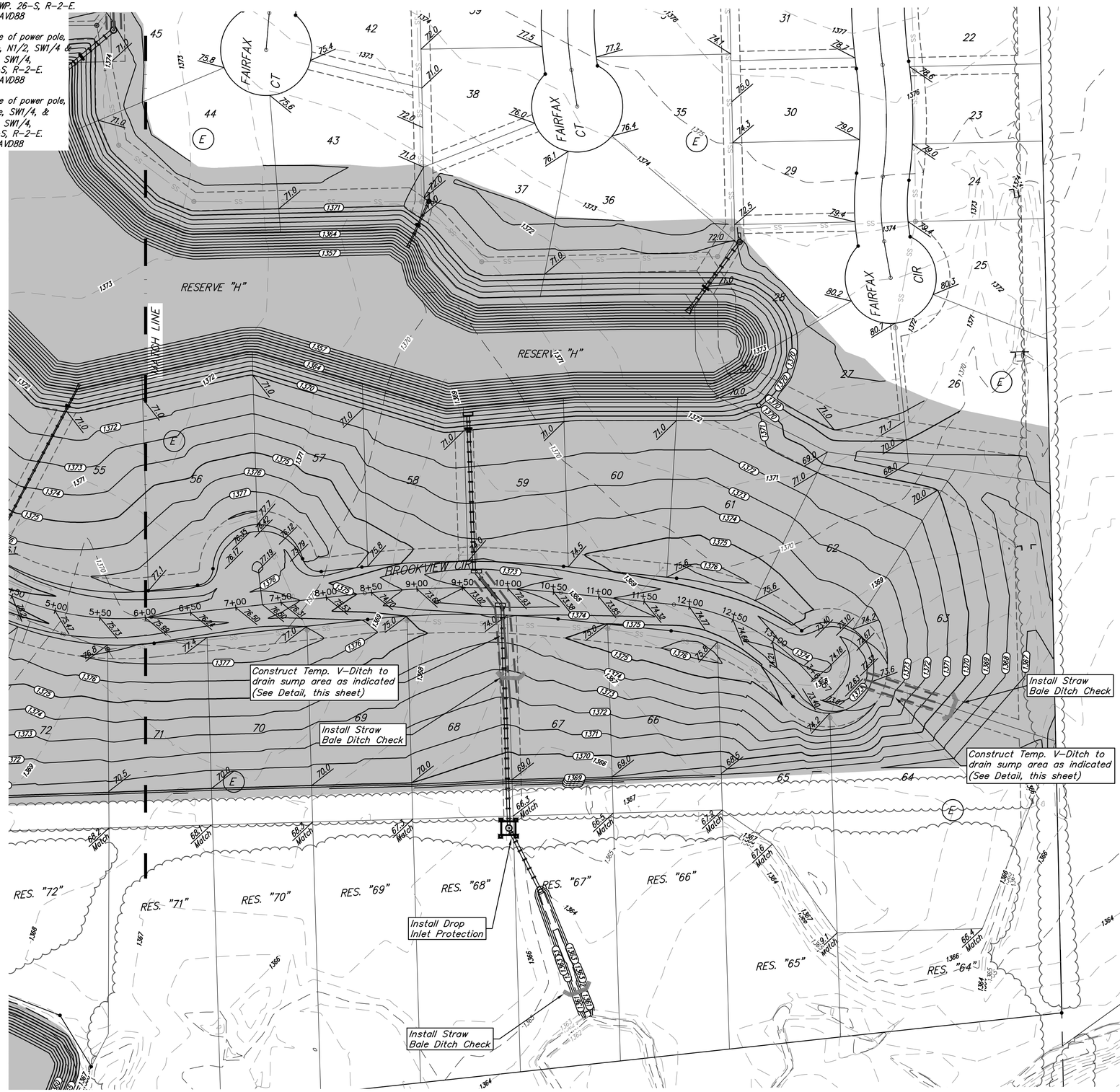
SHEET **8** OF **26**

E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1386.14 NAVD88



Area to be graded

(1350) Proposed Grade

1350 Existing Grade

Drop Inlet Protection

Temporary Ditch

Straw Bale Barriers

60 0 60

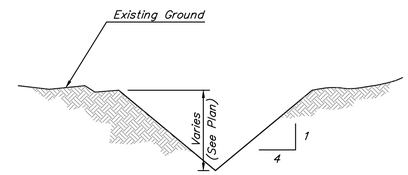
Scale: 1" = 60'
• = Iron

NOTES:

1. Contractor shall make sure all erosion control is in place before project is accepted. This plan represents the minimum standard. Any additional erosion control measures shall be installed by the Contractor as needed.
2. This Plan Is Not To Be Used As A Comprehensive Grading Plan. All Spot Elevations Are Proposed & Subject To Change.
3. All areas disturbed during construction shall be seeded, mulched, and fertilized as per Cover Sheet General Notes.
4. Street elevations are top of dirt at centerline.
5. Grade points around cul-de-sacs are located at 1' behind back of proposed curb.

Mass Grading General Notes:

1. Excess material shall remain on-site and be spread evenly on lots outside of easements and right-of-ways. Earthwork quantities are unadjusted and are for reference only. All cost associated with mass grading shall be incidental to lump sum bid item "Mass Grading".
2. Contractor to strip top 4-6" of soil within street right-of-way and Reserve "H" before mass grading and stockpile. Topsoil is to be spread over Reserve "H" above static water elevation and areas not under proposed pavement prior to seeding.
3. Compaction of 95% Std. Proctor Density shall be obtained in all street R/W's, 90% in all other areas.
4. It shall be the Contractor's responsibility to protect existing utilities during mass grading. Any damage done to these systems by Contractor or subcontractor shall be repaired at no additional cost to the project.
5. All areas disturbed by construction shall be seeded as indicated in the cover sheet general notes.



Typical V-Ditch Section
No Scale

Baughman

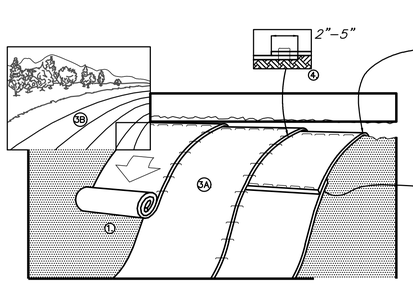
Brookfield Addition - Phase I
MASS GRADING & EROSION CONTROL
Storm Water Drain Improvements

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

PROJECT NUMBER	DESIGN	DRAWN
468-85177	AEG	JAK
REVISIONS:	APPROVED	DATE
		6/30/17
	SCALE	
	Noted	
	SHEET	
	9 OF 26	

E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

SLOPE INSTALLATION



NOTE: Erosion control mat shall be installed and anchored per manufacturer's specifications. Quantity is for information only and does not include excess material necessary for overlap and anchoring. All cost of mating shall be included in SY "Erosion Control Mat"

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

SEEDING DIRECTLY BENEATH THE EROSION CONTROL MAT SHALL BE INCLUDED IN THE COST OF THE EROSION CONTROL MAT.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

BENCHMARKS:

RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88

40 0 40
Scale: 1" = 40'
• = Iron
1350 Proposed Grade
1350 Existing Grade

EROSION CONTROL LEGEND

- STRAW BALE BARRIERS
- SILT FENCING
- CUT-OFF TRENCH
- EROSION CONTROL MAT (North American Green Bionet S150BN, or approved equal)

NOTE: – EROSION CONTROL MAT SHALL BE BIODEGRADABLE

RESERVE "H"

POND DATA:
STATIC POOL ELEVATION: ~~1367.0~~ 66.77
BOTTOM ELEVATION: 1358.0
100 YEAR DESIGN WATER SURFACE: 1371.0

Construct Pond Slope per Section A–A, This Sheet.

Construct 1,440 L.F. Cutoff Trench and Berm (See Detail, This Sheet).

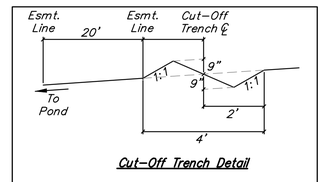
Construct pond per detail, this sheet See Pond Notes, Sheet 11.

Install 8,230 S.Y. North American Green Bionet S150BN Biodegradable Erosion Control Mat, or approved equal around pond as indicated (See Detail, This Sheet)

Construct 1,158 L.F. Cutoff Trench and Berm (See Detail, This Sheet).

Construct Pond Slope per Section B–B, This Sheet.

Construct Reinf. Conc. Weir with 22 SY Heavy Stone Rip-rap upstream and 39 SY Heavy Stone Rip-rap Downstream. See Detail, This Sheet.



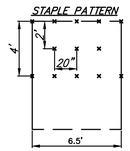
Cut-Off Trench Detail

STAPLE PATTERN "D"

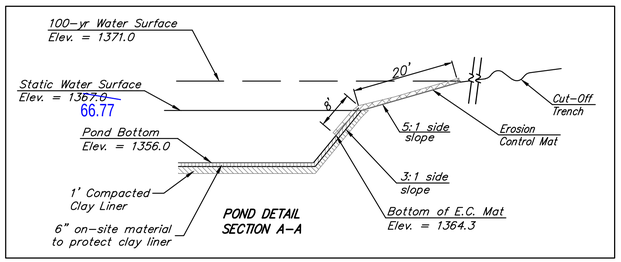
3–1/2 staples per sq. yd. using 6–inch, 11 ga. wire "U" staples. 8–inch staples and longer may be used for loose soils. 9 ga. staples or heavier may be necessary in hard or rocky soils.

Contractor shall follow manufacturers installation instructions regarding overlap dimensions. The overlap shall have a minimum dimension of three inches (3").

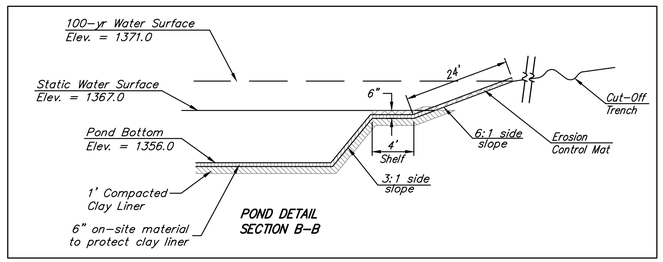
Erosion control mat.



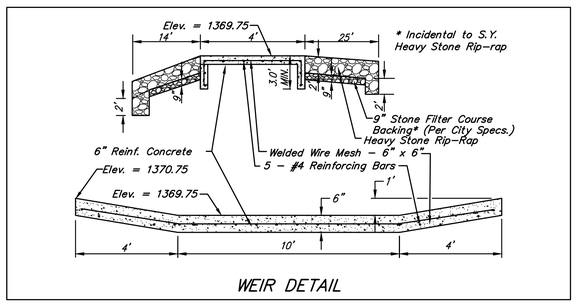
See Sheet 11 for pond excavation and bentonite quantity information



POND DETAIL SECTION A–A



POND DETAIL SECTION B–B



WEIR DETAIL

Baughman

Brookfield Addition - Phase I

POND PLAN

Storm Water Drain Improvements

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

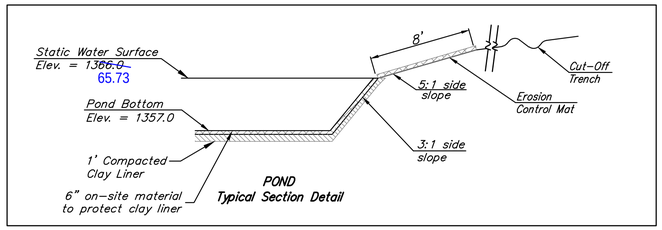
PROJECT NUMBER	DESIGN	DRAWN
468-85177	AEG	JAK
REVISIONS:	APPROVED	DATE
		6/30/17
	SCALE	
	Noted	
	SHEET	
	10 OF 26	

E:\Projects\Brookfield Addition_ 1604-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88



POND
Typical Section Detail

EARTH WORK TOTALS (Unadjusted)
(for information only)

	C.Y. Cut	C.Y. Fill
Mass Grading	25,433	199,422
Res. "H" Pond	106,155	0
Res. "J" Pond	84,669	0
Total Earthwork	216,257	199,422

Earthwork quantities are for reference only. All cost associated with earthwork shall be included in C.Y. "Unclassified Excavation" & L.S. "Earthwork"

Pond Liner Bentonite Treatment (For Information Only)
Res. "H"
Treatment Area ~ 192,200 sq. ft.
Bentonite ~ 211 tons spread at 2.2 lbs/sq. ft.
Res. "J" – (to be bid as add alternate)
Treatment Area ~ 334,400 sq. ft.
Bentonite ~ 368 tons spread at 2.2 lbs/sq. ft.
(The treatment areas have been increased by 5% to account for the pond sideslopes.)

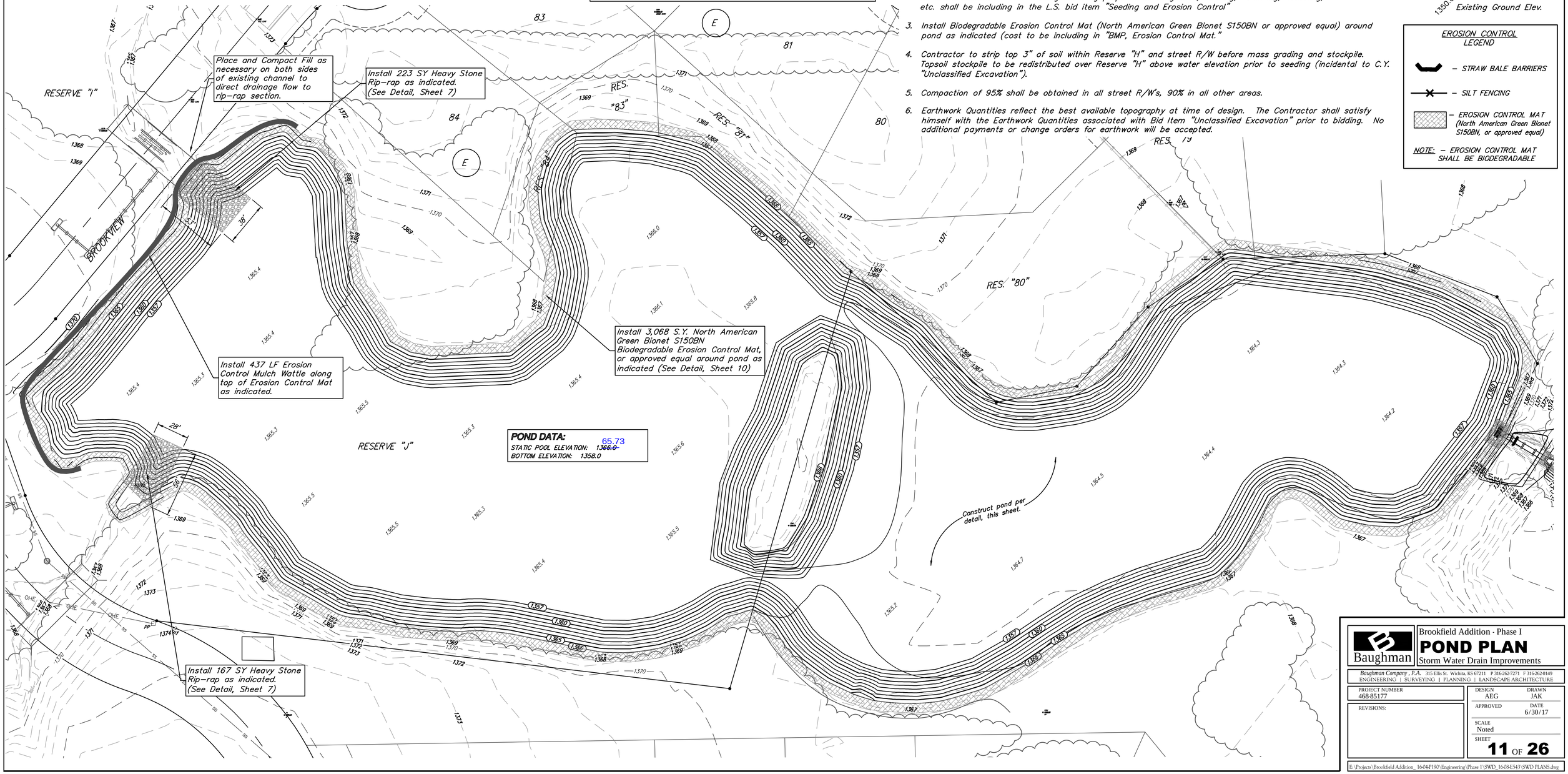
POND NOTES:
1. Pond bottom and sideslopes below static pool elevation shall be over-excavated 18" and a 1' clay liner shall be compacted to 95% std. density. The top 6" of the clay liner shall be modified with Wyoming Bentonite Clay at a rate of 4%. An additional 6" of on-site material; shall be placed over liner. The plasticity index (P.I.) shall be at least 27. 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 "Testing". Cost of over-excavation to install Clay Liner shall be incidental to bid item "Unclassified Excavation"
2. All of 37th St. N. R/W, Res. "H", and Res. "J" above the static water surface disturbed by construction shall be seeded and mulched as follows:
(Permanent Seeding)
SEED -- Kansas Premium Fescue Blend; 8#/1000 Sq. Ft.
Rye grass (PLS); 3#/1000 Sq. Ft. and
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 as follows: (Temporary Seeding)
SEED -- Rye grass (PLS)--5#/1000 Sq. Ft.

All costs associated with seeding including perpetration of ground, seeding, fertilizing, mulching, etc. shall be including in the L.S. bid item "Seeding and Erosion Control"
3. Install Biodegradable Erosion Control Mat (North American Green Bionet S150BN or approved equal) around pond as indicated (cost to be including in "BMP, Erosion Control Mat."
4. Contractor to strip top 3" of soil within Reserve "H" and street R/W before mass grading and stockpile. Topsoil stockpile to be redistributed over Reserve "H" above water elevation prior to seeding (incidental to C.Y. "Unclassified Excavation").
5. Compaction of 95% shall be obtained in all street R/W's, 90% in all other areas.
6. Earthwork Quantities reflect the best available topography at time of design. The Contractor shall satisfy himself with the Earthwork Quantities associated with Bid Item "Unclassified Excavation" prior to bidding. No additional payments or change orders for earthwork will be accepted.

40 0 40
Scale: 1" = 40'
• = Iron
1350 Proposed Grade
1350 Existing Grade
1350.0 Existing Ground Elev.

EROSION CONTROL LEGEND
– STRAW BALE BARRIERS
– SILT FENCING
– EROSION CONTROL MAT (North American Green Bionet S150BN, or approved equal)
NOTE: – EROSION CONTROL MAT SHALL BE BIODEGRADABLE



Baughman

Brookfield Addition - Phase I
POND PLAN
Storm Water Drain Improvements

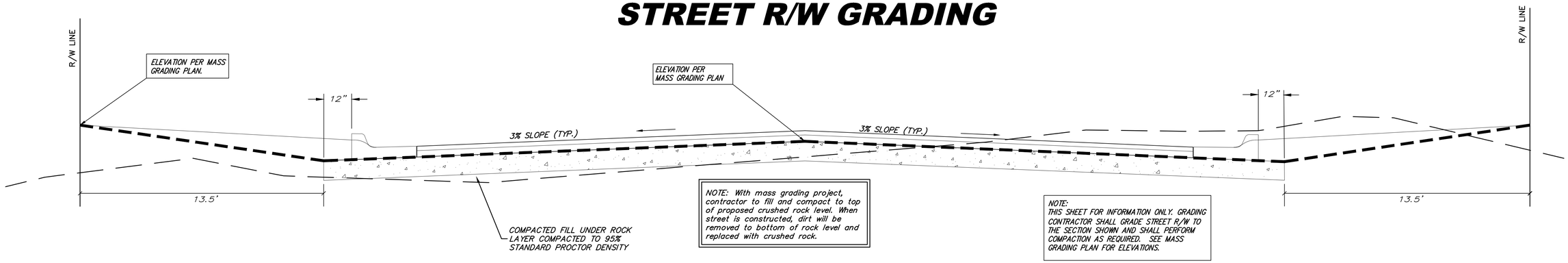
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 468-85177
DESIGN AEG
DRAWN JAK
APPROVED
DATE 6/30/17
REVISIONS:
SCALE Noted
SHEET 11 OF 26

E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

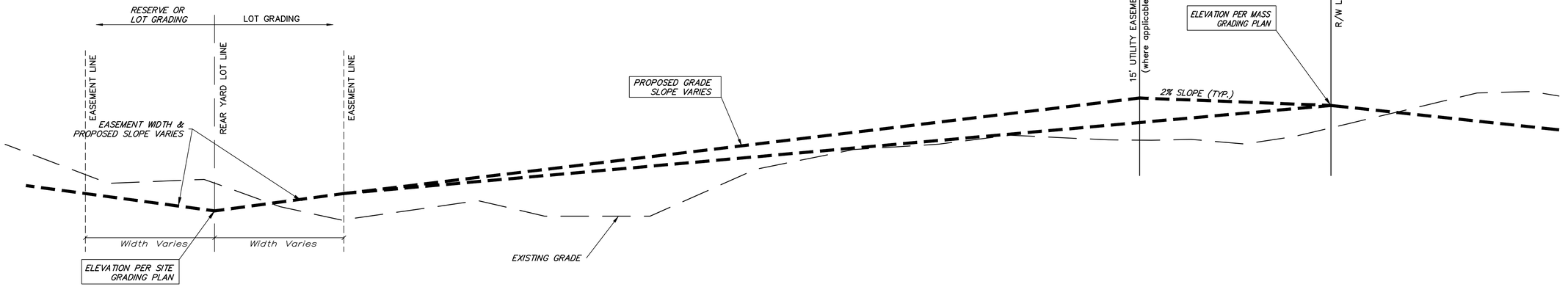
TYPICAL MASS GRADING DETAIL

STREET R/W GRADING

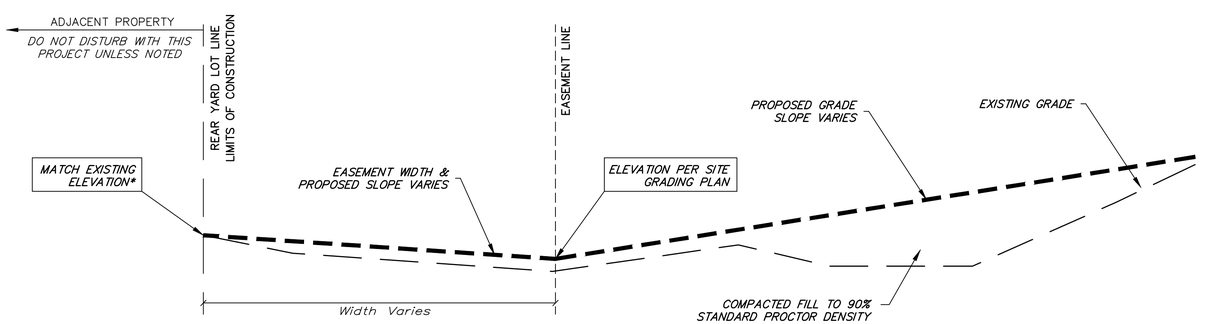


LOT FILL GRADING

INTERIOR PLATTED LOT SECTION



EXTERIOR PLATTED LOT SECTION



Baughman

Brookfield Addition - Phase I

MASS GRADING TYPICAL SECTION

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

PROJECT NUMBER	
REVISIONS:	
DESIGN	AEG
DRAWN	JAK
APPROVED	
DATE	6/17
SCALE	Noted
SHEET	17 OF 26

E:\Projects\Brookfield Addition_ 1604-P190\Engineering\Phase 1\SWD_1608-E543\MASS GRD DET.dwg

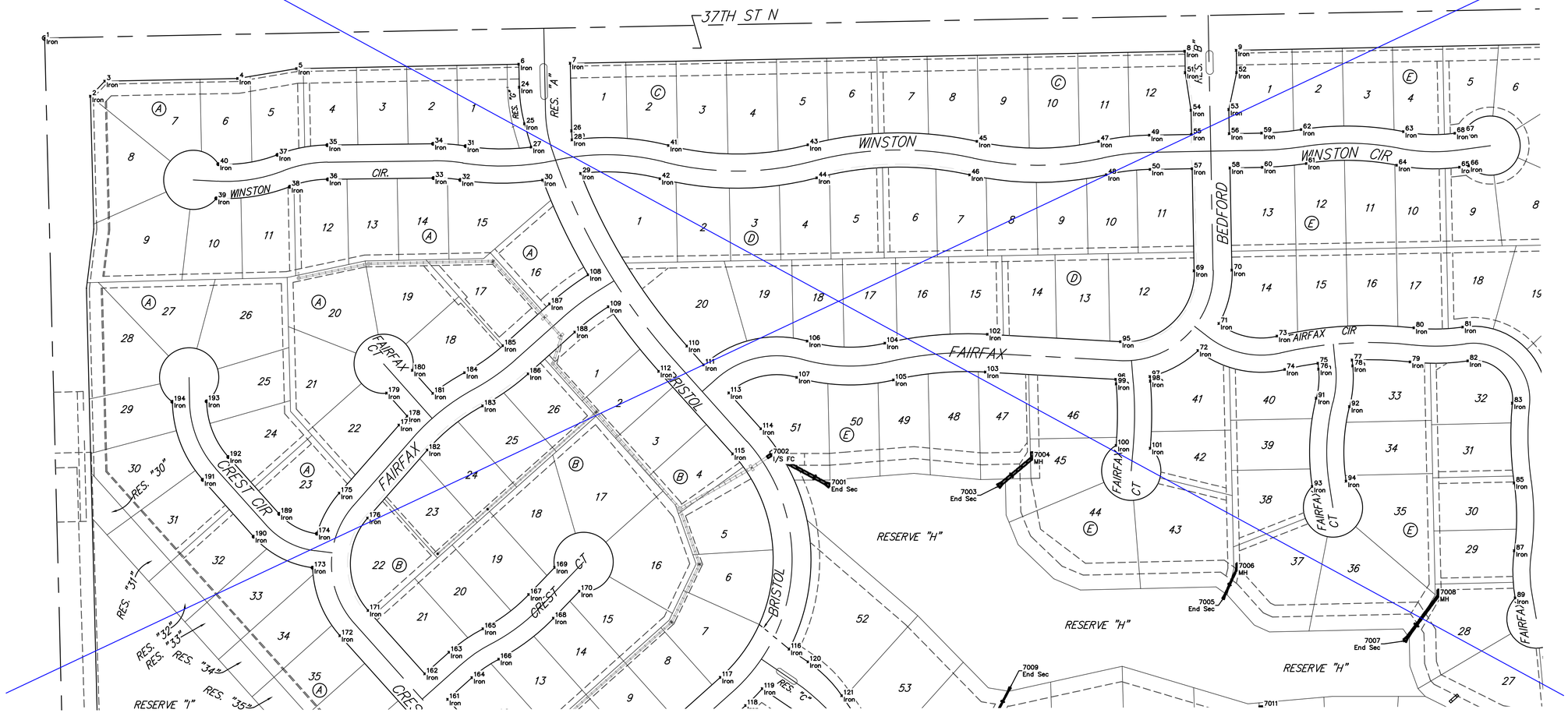
BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88

COORDINATE POINTS			
Point #	Northing	Easting	Description
7001	1709466.63	1687148.33	End Sec
7002	1709518.94	1687049.72	I/S FC
7003	1709465.46	1687433.95	End Sec
7004	1709513.32	1687491.27	MH
7005	1709275.06	1687814.41	End Sec
7006	1709325.14	1687837.51	MH
7007	1709203.44	1688121.43	End Sec
7008	1709280.51	1688178.58	MH
7009	1709124.16	1687453.65	End Sec
7010	1708926.22	1687349.22	I/S FC
7011	1709091.85	1687880.41	CEN INLET
7012	1708917.26	1687889.68	I/S FC
7013	1708884.25	1687916.05	I/S FC
7014	1708637.24	1687925.24	MH
7015	1708565.52	1687961.32	End Sec
7016	1708290.86	1687479.90	End Sec
7017	1708317.95	1687434.06	CEN INLET

100 0 100
Scale: 1" = 100'



VOID - SEE SHEET 23R

Baughman

Brookfield Addition - Phase I
COORDINATES
Storm Water Drain Improvements

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

PROJECT NUMBER	DESIGN	DRAWN
468-85177	AEG	JAK
REVISIONS:	APPROVED	DATE
		6/30/17
	SCALE	
	Noted	
	SHEET	
	23 OF 26	

E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1386.14 NAVD88

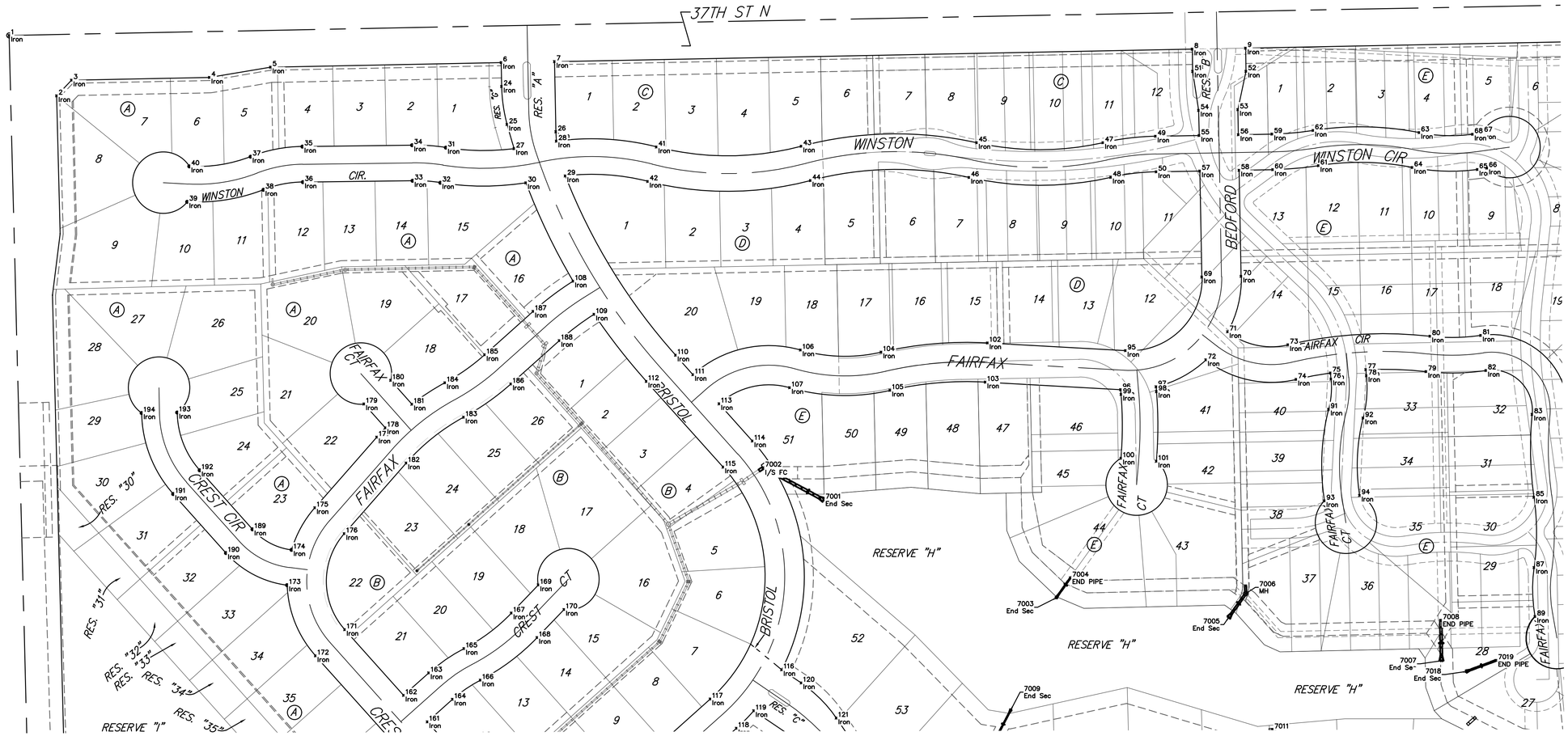
COORDINATE POINTS

Point #	Northing	Easting	Description
7001	1709466.63	1687148.33	End Sec
7002	1709518.94	1687049.72	I/S FC
7003	1709306.73	1687527.61	End Sec
7004	1709339.41	1687550.78	END PIPE
7005	1709274.50	1687808.88	End Sec
7006	1709313.66	1687836.72	MH
7007	1709204.30	1688156.14	End Sec
7008	1709270.24	1688155.05	END PIPE
7009	1709124.16	1687453.65	End Sec
7010	1708926.22	1687349.22	I/S FC
7011	1709091.85	1687880.41	CEN INLET
7012	1708917.26	1687889.68	I/S FC
7013	1708884.25	1687916.05	I/S FC
7014	1708637.24	1687925.24	MH
7015	~~1708565.52~~	~~1687961.32~~	End Sec
7016	1708290.86	1687479.90	End Sec
7017	1708317.95	1687434.06	CEN INLET
7018	1709186.68	1688196.43	End Sec
7019	1709204.81	1688245.29	END PIPE

1708583.24

1687973.64

100 0 100
Scale: 1" = 100'



Baughman

Brookfield Addition - Phase I

COORDINATES

Storm Water Drain Improvements

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

PROJECT NUMBER 468-85177	DESIGN AEG / DRAWN JAK
REVISIONS: JAK 7/18/17	APPROVED / DATE 6/30/17
	SCALE Noted
	SHEET 23R OF 26

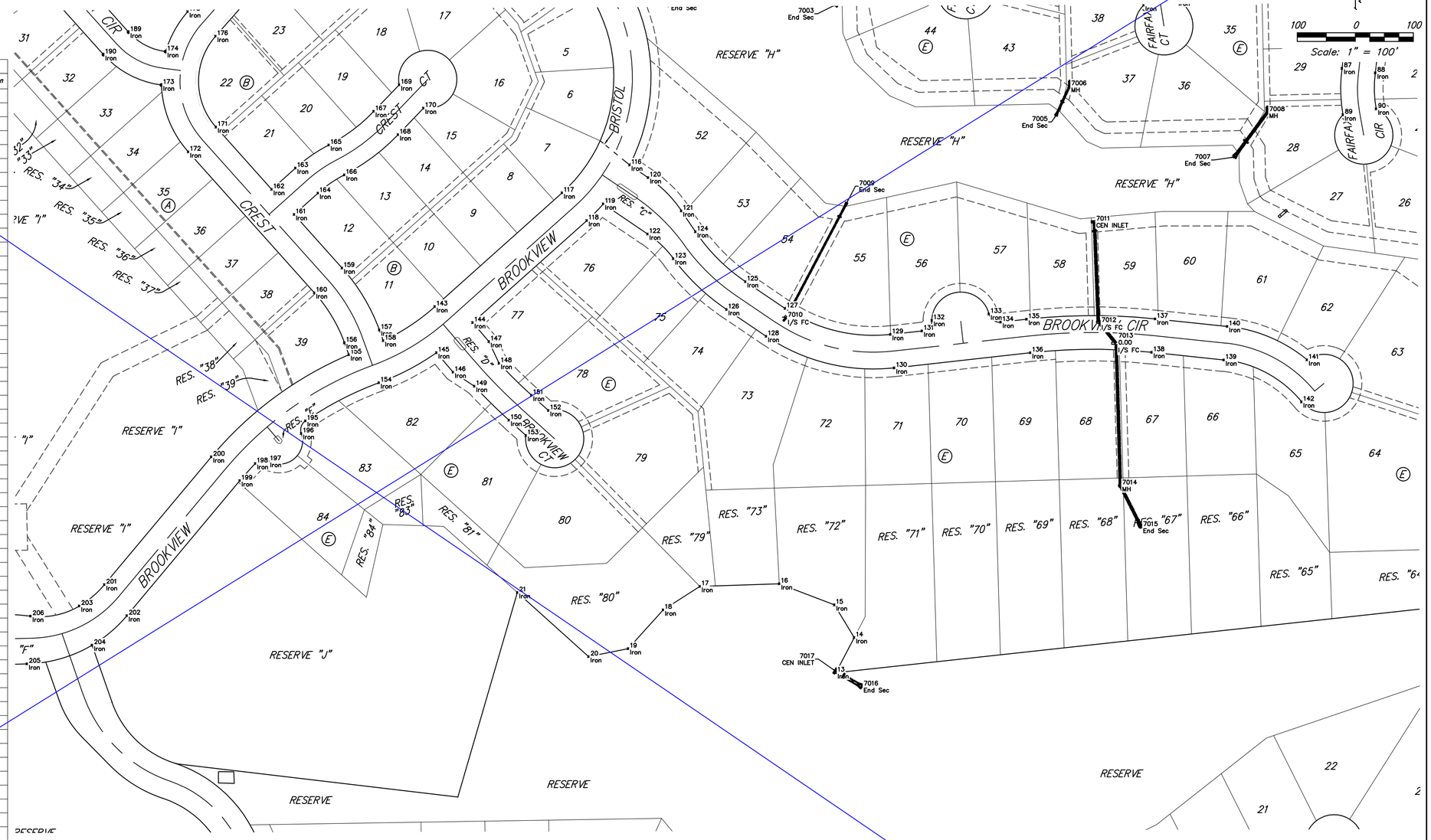
I:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E. Elev. = 1386.14 NAVD88

COORDINATE POINTS				COORDINATE POINTS				COORDINATE POINTS			
Point #	Northing	Easting	Description	Point #	Northing	Easting	Description	Point #	Northing	Easting	Description
1	1710224.38	1685819.67	Iron	71	1709740.93	1687807.27	Iron	141	1708853.87	1688246.77	Iron
2	1710125.87	1685897.20	Iron	72	1709695.04	1687771.79	Iron	142	1708781.60	1688237.28	Iron
3	1710151.35	1685921.56	Iron	73	1709719.62	1687905.73	Iron	143	1708945.64	1686744.27	Iron
4	1710155.73	1686146.52	Iron	74	1709663.17	1687919.07	Iron	144	1708918.08	1686809.45	Iron
5	1710172.68	1686246.20	Iron	75	1709673.70	1687974.93	Iron	145	1708866.33	1686747.13	Iron
6	1710180.00	1686622.34	Iron	76	1709663.74	1687975.87	Iron	146	1708832.81	1686775.72	Iron
7	1710181.69	1686708.32	Iron	77	1709679.12	1688032.68	Iron	147	1708885.36	1686837.35	Iron
8	1710201.95	1687749.63	Iron	78	1709669.17	1688033.61	Iron	148	1708847.94	1686855.01	Iron
9	1710203.64	1687836.61	Iron	79	1709675.94	1688131.06	Iron	149	1708808.60	1686812.40	Iron
10	1710276.41	1688491.69	Iron	80	1709733.58	1688137.52	Iron	150	1708749.89	1686871.88	Iron
11	1710216.42	1688493.01	Iron	81	1709735.01	1688220.16	Iron	151	1708793.01	1686910.66	Iron
12	1708434.40	1688532.32	Iron	82	1709677.63	1688228.63	Iron	152	1708766.75	1686939.86	Iron
13	1708314.79	1687434.98	Iron	83	1709606.06	1688303.96	Iron	153	1708723.63	1686901.07	Iron
14	1708375.36	1687466.71	Iron	84	1709600.55	1688361.70	Iron	154	1708814.43	1686648.00	Iron
15	1708431.69	1687432.50	Iron	85	1709471.00	1688306.89	Iron	155	1708862.69	1686596.15	Iron
16	1708468.12	1687337.71	Iron	86	1709479.01	1688364.33	Iron	156	1708883.33	1686588.56	Iron
17	1708463.53	1687200.91	Iron	87	1709356.24	1688307.11	Iron	157	1708905.42	1686648.63	Iron
18	1708423.09	1687137.52	Iron	88	1709348.44	1688364.58	Iron	158	1708886.85	1686655.46	Iron
19	1708356.21	1687077.37	Iron	89	1709276.17	1688308.79	Iron	159	1709012.21	1686584.45	Iron
20	1708342.53	1687009.18	Iron	90	1709286.37	1688365.88	Iron	160	1708969.53	1686536.76	Iron
21	1708452.99	1686886.36	Iron	91	1709614.43	1687972.08	Iron	161	1709104.48	1686501.89	Iron
22	1708327.13	1685927.82	Iron	92	1709600.26	1688028.33	Iron	162	1709147.71	1686463.21	Iron
23	1708413.61	1685925.62	Iron	93	1709465.01	1687965.29	Iron	163	1709184.38	1686504.20	Iron
24	1710141.15	1686623.10	Iron	94	1709474.02	1688022.59	Iron	164	1709141.16	1686542.87	Iron
25	1710078.18	1686631.93	Iron	95	1709710.07	1687640.79	Iron	165	1709224.06	1686561.64	Iron
26	1710067.22	1686711.55	Iron	96	1709646.42	1687632.83	Iron	166	1709172.58	1686588.37	Iron
27	1710039.71	1686643.43	Iron	97	1709651.10	1687690.64	Iron	167	1709282.02	1686639.00	Iron
28	1710051.74	1686712.48	Iron	98	1709643.31	1687691.26	Iron	168	1709241.91	1686680.89	Iron
29	1709995.10	1686726.94	Iron	99	1709638.68	1687633.45	Iron	169	1709327.86	1686682.89	Iron
30	1709983.85	1686662.70	Iron	100	1709534.39	1687633.28	Iron	170	1709287.74	1686724.78	Iron
31	1710041.37	1686532.22	Iron	101	1709529.57	1687691.08	Iron	171	1709255.02	1686367.19	Iron
32	1709984.06	1686523.25	Iron	102	1709722.68	1687415.67	Iron	172	1709212.35	1686319.50	Iron
33	1709987.30	1686477.84	Iron	103	1709658.78	1687412.09	Iron	173	1709327.60	1686273.23	Iron
34	1710045.30	1686477.10	Iron	104	1709707.66	1687242.19	Iron	174	1709385.13	1686280.55	Iron
35	1710043.00	1686298.19	Iron	105	1709645.33	1687256.69	Iron	175	1709453.79	1686318.37	Iron
36	1709985.01	1686298.94	Iron	106	1709711.10	1687110.71	Iron	176	1709411.56	1686366.46	Iron
37	1710026.60	1686213.67	Iron	107	1709649.60	1687092.97	Iron	177	1709568.84	1686419.39	Iron
38	1709972.54	1686234.68	Iron	108	1709823.40	1686739.62	Iron	178	1709584.09	1686433.50	Iron
39	1709952.90	1686110.33	Iron	109	1709769.33	1686773.86	Iron	179	1709623.06	1686398.77	Iron
40	1710010.80	1686113.64	Iron	110	1709702.65	1686906.88	Iron	180	1709661.65	1686442.08	Iron
41	1710042.43	1686875.70	Iron	111	1709671.01	1686935.20	Iron	181	1709622.68	1686476.80	Iron
42	1709986.21	1686861.45	Iron	112	1709659.98	1686859.19	Iron	182	1709526.61	1686467.49	Iron
43	1710043.68	1687111.90	Iron	113	1709623.32	1686977.87	Iron	183	1709601.55	1686561.24	Iron
44	1709987.61	1687126.74	Iron	114	1709562.76	1687032.06	Iron	184	1709657.77	1686530.65	Iron
45	1710049.25	1687398.10	Iron	115	1709520.08	1686984.36	Iron	185	1709703.41	1686595.38	Iron
46	1709992.64	1687385.46	Iron	116	1709189.64	1687079.94	Iron	186	1709655.72	1686638.06	Iron
47	1710049.39	1687604.10	Iron	117	1709141.65	1686963.34	Iron	187	1709774.09	1686674.37	Iron
48	1709992.80	1687616.82	Iron	118	1709093.96	1687006.02	Iron	188	1709726.39	1686717.05	Iron
49	1710059.76	1687689.85	Iron	119	1709122.65	1687034.40	Iron	189	1709418.63	1686216.77	Iron
50	1710001.77	1687690.98	Iron	120	1709168.02	1687111.74	Iron	190	1709379.96	1686173.55	Iron
51	1710165.70	1687750.33	Iron	121	1709110.68	1687168.96	Iron	191	1709476.23	1686087.41	Iron
52	1710165.79	1687837.35	Iron	122	1709070.69	1687110.84	Iron	192	1709514.91	1686130.63	Iron
53	1710103.38	1687824.06	Iron	123	1709028.22	1687155.19	Iron	193	1709609.21	1686093.87	Iron
54	1710102.13	1687760.07	Iron	124	1709074.77	1687193.25	Iron	194	1709608.44	1686035.88	Iron
55	1710061.14	1687760.87	Iron	125	1708988.72	1687279.34	Iron	195	1708748.79	1686521.37	Iron
56	1710062.38	1687824.86	Iron	126	1708940.67	1687246.85	Iron	196	1708727.05	1686514.17	Iron
57	1710003.15	1687762.00	Iron	127	1708942.55	1687347.63	Iron	197	1708678.90	1686457.50	Iron
58	1710004.40	1687825.99	Iron	128	1708894.50	1687315.14	Iron	198	1708675.31	1686434.89	Iron
59	1710063.46	1687879.85	Iron	129	1708897.73	1687529.40	Iron	199	1708645.70	1686408.32	Iron
60	1710005.47	1687880.98	Iron	130	1708840.08	1687535.82	Iron	200	1708686.76	1686359.22	Iron
61	1710011.94	1687955.56	Iron	131	1708903.76	1687583.57	Iron	201	1708466.44	1686174.99	Iron
62	1710069.26	1687946.68	Iron	132	1708922.02	1687600.46	Iron	202	1708413.12	1686213.83	Iron
63	1710065.77	1688110.66	Iron	133	1708932.97	1687698.82	Iron	203	1708429.72	1686131.81	Iron
64	1710008.86	1688108.48	Iron	134	1708918.87	1687719.31	Iron	204	1708362.21	1686153.87	Iron
65	1710008.68	1688214.63	Iron	135	1708923.84	1687763.90	Iron	205	1708330.02	1686041.74	Iron
66	1710007.80	1688230.32	Iron	136	1708866.20	1687770.32	Iron	206	1708412.28	1686048.00	Iron
67	1710065.27	1688222.56	Iron	137	1708924.52	1687985.37	Iron	207	1708415.22	1685989.19	Iron
68	1710063.16	1688206.87	Iron	138	1708866.84	1687979.31	Iron				
69	1709830.18	1687765.37	Iron	139	1708853.79	1688103.46	Iron				
70	1709831.43	1687829.35	Iron	140	1708911.47	1688109.52	Iron				



VOID - SEE SHEET 24R

Baughman

Brookfield Addition - Phase I

COORDINATES

Storm Water Drain Improvements

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

PROJECT NUMBER 468-85177

REVISIONS:

DESIGN AEG | DRAWN JAK

APPROVED | DATE 6/30/17

SCALE Noted

SHEET 24 OF 26

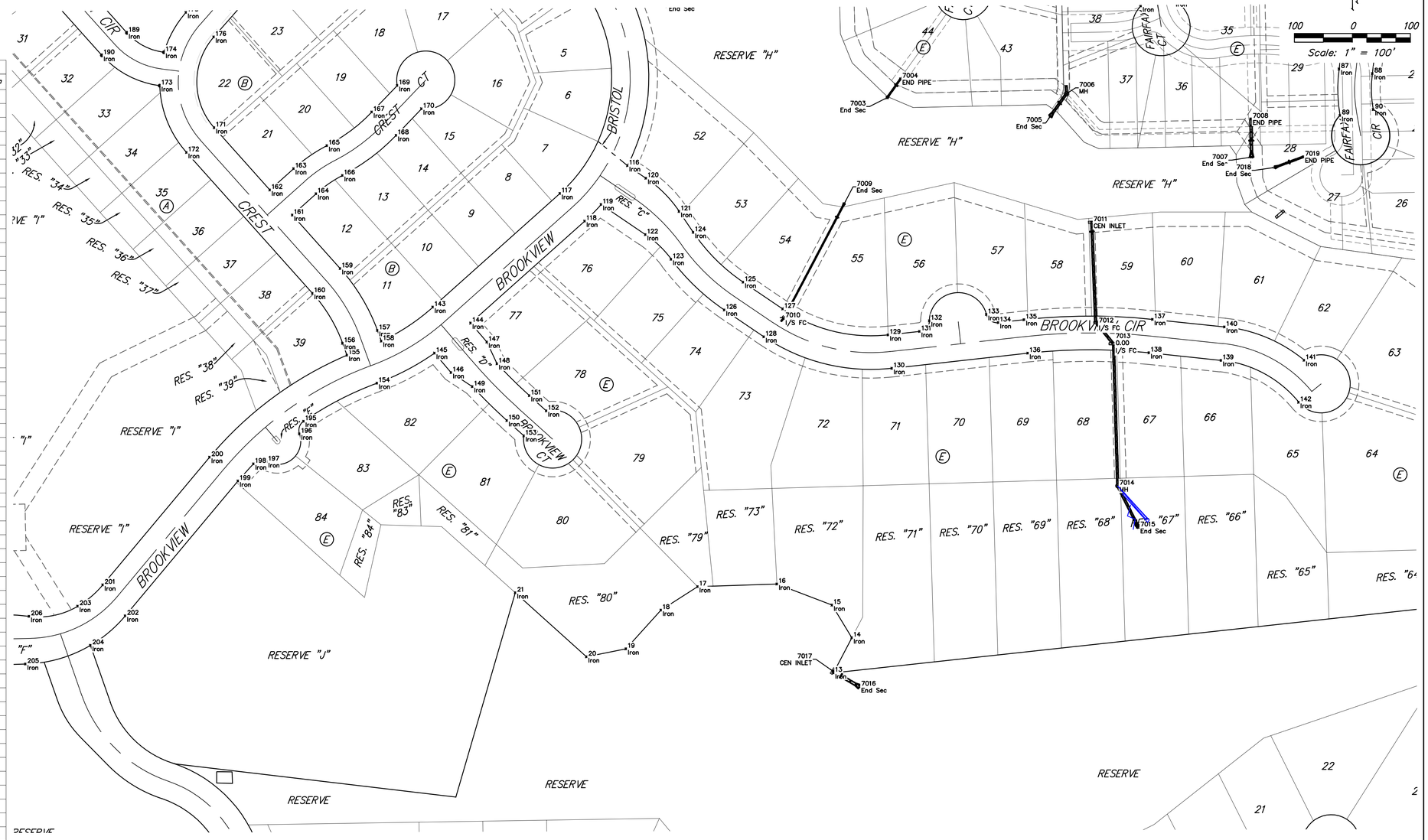
E:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

BENCHMARKS:
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1400.59 NAVD88

RR spike in E. face of power pole, 174'± N. of S. line, N1/2, SW1/4 & 49'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1398.64 NAVD88

RR spike in S. face of power pole, 294'± S. of N. line, SW1/4, & 48'± E. of W. line, SW1/4, Sec. 34, TWP. 26-S, R-2-E.
Elev. = 1386.14 NAVD88

COORDINATE POINTS				COORDINATE POINTS				COORDINATE POINTS			
Point #	Northing	Easting	Description	Point #	Northing	Easting	Description	Point #	Northing	Easting	Description
1	1710224.38	1685819.67	Iron	71	1709740.93	1687807.27	Iron	141	1708853.87	1688246.77	Iron
2	1710125.87	1685897.20	Iron	72	1709695.04	1687771.79	Iron	142	1708781.60	1688237.28	Iron
3	1710151.35	1685921.56	Iron	73	1709719.62	1687905.73	Iron	143	1708945.64	1686744.27	Iron
4	1710155.73	1686146.52	Iron	74	1709663.17	1687919.07	Iron	144	1708918.08	1686809.45	Iron
5	1710172.68	1686246.20	Iron	75	1709673.70	1687974.93	Iron	145	1708866.33	1686747.13	Iron
6	1710180.00	1686622.34	Iron	76	1709663.74	1687975.87	Iron	146	1708832.81	1686775.72	Iron
7	1710181.69	1686708.32	Iron	77	1709679.12	1688032.68	Iron	147	1708885.36	1686837.35	Iron
8	1710201.95	1687749.63	Iron	78	1709669.17	1688033.61	Iron	148	1708847.94	1686855.01	Iron
9	1710203.64	1687836.61	Iron	79	1709675.94	1688131.06	Iron	149	1708808.60	1686812.40	Iron
10	1710276.41	1688491.69	Iron	80	1709733.58	1688137.52	Iron	150	1708749.89	1686871.88	Iron
11	1710216.42	1688493.01	Iron	81	1709735.01	1688220.16	Iron	151	1708793.01	1686910.66	Iron
12	1708434.40	1688532.32	Iron	82	1709677.63	1688228.63	Iron	152	1708766.75	1686939.86	Iron
13	1708314.79	1687434.98	Iron	83	1709606.06	1688303.96	Iron	153	1708723.63	1686901.07	Iron
14	1708375.36	1687466.71	Iron	84	1709600.55	1688361.70	Iron	154	1708814.43	1686648.00	Iron
15	1708431.69	1687432.50	Iron	85	1709471.00	1688306.89	Iron	155	1708862.69	1686596.15	Iron
16	1708468.12	1687337.71	Iron	86	1709479.01	1688364.33	Iron	156	1708883.33	1686588.56	Iron
17	1708463.53	1687200.91	Iron	87	1709356.24	1688307.11	Iron	157	1708905.42	1686648.63	Iron
18	1708423.09	1687137.52	Iron	88	1709348.44	1688364.58	Iron	158	1708886.85	1686655.46	Iron
19	1708356.21	1687077.37	Iron	89	1709276.17	1688308.79	Iron	159	1709012.21	1686584.45	Iron
20	1708342.53	1687009.18	Iron	90	1709286.37	1688365.88	Iron	160	1708969.53	1686536.76	Iron
21	1708452.99	1686886.36	Iron	91	1709614.43	1687972.08	Iron	161	1709104.48	1686501.89	Iron
22	1708327.13	1685927.82	Iron	92	1709600.26	1688028.33	Iron	162	1709147.71	1686463.21	Iron
23	1708413.61	1685925.62	Iron	93	1709465.01	1687965.29	Iron	163	1709184.38	1686504.20	Iron
24	1710141.15	1686623.10	Iron	94	1709474.02	1688022.59	Iron	164	1709141.16	1686542.87	Iron
25	1710079.18	1686631.93	Iron	95	1709710.07	1687640.79	Iron	165	1709224.06	1686561.64	Iron
26	1710067.22	1686711.55	Iron	96	1709646.42	1687632.83	Iron	166	1709172.58	1686588.37	Iron
27	1710039.71	1686643.43	Iron	97	1709651.10	1687690.64	Iron	167	1709282.02	1686639.00	Iron
28	1710051.74	1686712.48	Iron	98	1709643.31	1687691.26	Iron	168	1709241.91	1686680.89	Iron
29	1709995.10	1686726.94	Iron	99	1709638.68	1687633.45	Iron	169	1709327.86	1686682.89	Iron
30	1709983.85	1686662.70	Iron	100	1709534.39	1687633.28	Iron	170	1709287.74	1686724.78	Iron
31	1710041.37	1686532.22	Iron	101	1709529.57	1687691.08	Iron	171	1709255.02	1686367.19	Iron
32	1709984.06	1686523.25	Iron	102	1709722.68	1687415.67	Iron	172	1709212.35	1686319.50	Iron
33	1709987.30	1686477.84	Iron	103	1709658.78	1687412.09	Iron	173	1709327.60	1686273.23	Iron
34	1710045.30	1686477.10	Iron	104	1709707.66	1687242.19	Iron	174	1709385.13	1686280.55	Iron
35	1710043.00	1686298.19	Iron	105	1709645.33	1687256.69	Iron	175	1709453.79	1686318.37	Iron
36	1709985.01	1686298.94	Iron	106	1709711.10	1687110.71	Iron	176	1709411.56	1686366.46	Iron
37	1710026.60	1686213.67	Iron	107	1709649.60	1687092.97	Iron	177	1709568.84	1686419.39	Iron
38	1709972.54	1686234.68	Iron	108	1709823.40	1686739.62	Iron	178	1709584.09	1686433.50	Iron
39	1709952.90	1686110.33	Iron	109	1709769.33	1686773.86	Iron	179	1709623.06	1686398.77	Iron
40	1710010.80	1686113.64	Iron	110	1709702.65	1686906.88	Iron	180	1709661.65	1686442.08	Iron
41	1710042.43	1686875.70	Iron	111	1709671.01	1686935.20	Iron	181	1709622.68	1686476.80	Iron
42	1709986.21	1686861.45	Iron	112	1709659.98	1686859.19	Iron	182	1709526.61	1686467.49	Iron
43	1710043.68	1687111.90	Iron	113	1709623.32	1686977.87	Iron	183	1709601.55	1686561.24	Iron
44	1709987.61	1687126.74	Iron	114	1709562.76	1687032.06	Iron	184	1709657.77	1686530.65	Iron
45	1710049.25	1687398.10	Iron	115	1709520.08	1686984.36	Iron	185	1709703.41	1686595.38	Iron
46	1709992.64	1687385.46	Iron	116	1709189.64	1687079.94	Iron	186	1709655.72	1686638.06	Iron
47	1710049.39	1687604.10	Iron	117	1709141.65	1686963.34	Iron	187	1709774.09	1686674.37	Iron
48	1709992.80	1687616.82	Iron	118	1709093.96	1687006.02	Iron	188	1709726.39	1686717.05	Iron
49	1710059.76	1687689.85	Iron	119	1709122.65	1687034.40	Iron	189	1709418.63	1686216.77	Iron
50	1710001.77	1687690.98	Iron	120	1709168.02	1687111.74	Iron	190	1709379.96	1686173.55	Iron
51	1710165.70	1687750.33	Iron	121	1709110.68	1687168.96	Iron	191	1709476.23	1686087.41	Iron
52	1710165.79	1687837.35	Iron	122	1709070.69	1687110.84	Iron	192	1709514.91	1686130.63	Iron
53	1710103.38	1687824.06	Iron	123	1709028.22	1687155.19	Iron	193	1709609.21	1686093.87	Iron
54	1710102.13	1687760.07	Iron	124	1709074.77	1687193.25	Iron	194	1709608.44	1686035.88	Iron
55	1710061.14	1687760.87	Iron	125	1708988.72	1687279.34	Iron	195	1708748.79	1686521.37	Iron
56	1710062.38	1687824.86	Iron	126	1708940.67	1687246.85	Iron	196	1708727.05	1686514.17	Iron
57	1710003.15	1687762.00	Iron	127	1708942.55	1687347.63	Iron	197	1708678.90	1686457.50	Iron
58	1710004.40	1687825.99	Iron	128	1708894.50	1687315.14	Iron	198	1708675.31	1686434.89	Iron
59	1710063.46	1687879.85	Iron	129	1708897.73	1687529.40	Iron	199	1708645.70	1686408.32	Iron
60	1710005.47	1687880.98	Iron	130	1708840.08	1687535.82	Iron	200	1708686.76	1686359.22	Iron
61	1710011.94	1687955.56	Iron	131	1708903.76	1687583.57	Iron	201	1708466.44	1686174.99	Iron
62	1710069.26	1687946.68	Iron	132	1708922.02	1687600.46	Iron	202	1708413.12	1686213.83	Iron
63	1710065.77	1688119.66	Iron	133	1708932.97	1687698.82	Iron	203	1708429.72	1686131.81	Iron
64	1710008.86	1688108.48	Iron	134	1708918.87	1687719.31	Iron	204	1708362.21	1686153.87	Iron
65	1710005.68	1688214.63	Iron	135	1708923.84	1687763.90	Iron	205	1708330.02	1686041.74	Iron
66	1710007.80	1688230.32	Iron	136	1708866.20	1687770.32	Iron	206	1708412.28	1686048.00	Iron
67	1710065.27	1688222.56	Iron	137	1708924.52	1687985.37	Iron	207	1708415.22	1685989.19	Iron
68	1710063.16	1688206.87	Iron	138	1708866.84	1687979.31	Iron				
69	1709830.18	1687765.37	Iron	139	1708853.79	1688103.46	Iron				
70	1709831.43	1687829.35	Iron	140	1708911.47	1688109.52	Iron				



Baughman

Brookfield Addition - Phase I

COORDINATES

Storm Water Drain Improvements

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-263-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 468-85177

REVISIONS: 7/18/17 JAK

DESIGN AEG DRAWN JAK

APPROVED DATE 6/30/17

SCALE Noted

SHEET 24R OF 26

I:\Projects\Brookfield Addition_ 16-04-P190\Engineering\Phase 1\SWD_16-08-E543\SWD PLANS.dwg

BROOKFIELD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BROOKFIELD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the Northwest Quarter of Section 34, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the northwest corner of said Northwest Quarter; thence N88°53'05"E along the north line of said Northwest Quarter, 2672.52 feet to the northeast corner of said Northwest Quarter; thence S01°15'49"E along the east line of said Northwest Quarter, 1842.45 feet; thence S83°46'45"W, 1103.84 feet; thence N27°38'26"E, 68.38 feet; thence N31°16'05"W, 65.90 feet; thence N68°58'44"W, 101.55 feet; thence S88°04'39"W, 136.87 feet; thence S57°28'11"W, 75.19 feet; thence S41°58'08"W, 89.95 feet; thence S78°39'05"W, 69.55 feet; thence N48°01'52"W, 165.19 feet; thence S16°13'44"W, 366.95 feet; thence N83°15'09"W, 487.82 feet to the point of curvature of a non-tangent curve to the right; thence westerly and northwesterly along said curve, having a central angle of 54°23'40" and a radius of 168.00 feet, an arc distance of 159.49 feet, (having a chord length of 153.57 feet bearing N46°24'30"W), to the point of tangency of said curve; thence N19°12'40"W, 104.14 feet to a point on a non-tangent curve to the right; thence southwesterly and westerly along said curve, through a central angle of 29°07'25" and having a radius of 232.00 feet, an arc distance of 117.93 feet, (having a chord length of 116.66 feet bearing S73°59'06"W), to the point of tangency of said curve; thence S88°32'49"W, 173.96 feet to a point on the west line of said Northwest Quarter; thence N01°27'11"W along the west line of said Northwest Quarter, 1899.38 feet to the point of beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED LS-871

Michael G. Conrey, Surveyor ... -2017

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "BROOKFIELD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are 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. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", "C", "D", "E", and "F" are hereby reserved for open space, landscaping, drainage purposes, entry monuments, utilities, and streets. Reserve "G" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, screening walls, and utilities as confined to easement. Reserve "H" is hereby reserved for open space, landscaping, drainage purposes, lakes, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, sidewalks, floodplain, a sanitary sewer lift station as confined to easement, utilities as confined to easements, and water lines as confined to easement. Reserve "J" is hereby reserved for open space, landscaping, drainage purposes, sidewalks, floodplain, and lakes. No fill, change of grade, creation of channel, or any other work shall be carried on within said Reserves "I" and "J" without the permission of the Engineer for the appropriate governing body. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", and "J" shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants or any applicable restrictive covenants and/or regulations. Reserves "6", "31", "32", "33", "34", "35", "36", "64", "65", "66", "67", "68", "69", "70", "71", "72", "73", "79", "80", "81", "83", and "84" are hereby reserved for open space, landscaping, drainage reserve purposes, and floodplain. Reserve "30" is hereby reserved for open space, landscaping, drainage reserve purposes, floodplain, and water lines as confined to easement. Reserves "37", "38", and "39" are hereby reserved for open space, landscaping, drainage reserve purposes, floodplain, and utilities as confined to easement. No fill, change of grade, creation of channel, or any other work shall be carried on within said floodplain without the permission of the Engineer for the appropriate governing body. Reserves "6", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "64", "65", "66", "67", "68", "69", "70", "71", "72", "73", "79", "80", "81", "83", and "84" shall be owned and maintained by the owners of the corresponding adjacent lots and shall be the responsibility of said corresponding adjacent lot owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Access controls shall be as depicted on the face of the plat and are hereby granted to 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.

37th & Greenwich, LLC,
a Kansas limited liability company

Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, Manager

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

INTRUST Bank, N.A.

Debra J. Allison, * (Title)

* Senior Comml. R.E. Lending Relationship Mgr.

State of Kansas)
SS
Sedgwick County) The foregoing instrument acknowledged before me, this 10th day of January, 2017, by Debra J. Allison, * of INTRUST Bank, N.A., on behalf of the bank.

* Senior Comml. R.E. Lending Relationship Mgr.

Susan K. Cook, Notary Public

My App't. Exp. 11/3/20

SUSAN K. COOK Notary Public - State of Kansas My Appt. Expires 11/3/20

State of Kansas)
SS
Sedgwick County) The foregoing instrument acknowledged before me, this 9th day of January, 2017, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, as Manager of 37th & Greenwich, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-17

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-17

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

Dated this 29th day of September, 2016.
Wichita-Sedgwick County Metropolitan Area Planning Commission

David W. Foster, Chair

Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 7th day of February, 2017.

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 10th day of January, 2017.

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

Entered on transfer record this 16th day of February, 2017.

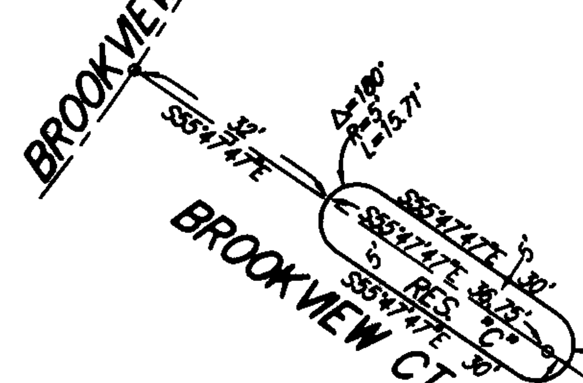
Kelly B. Arnold, County Clerk

State of Kansas)
SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 16th day of February, 2017 at 03:27:30 o'clock P.M.; and is duly recorded.

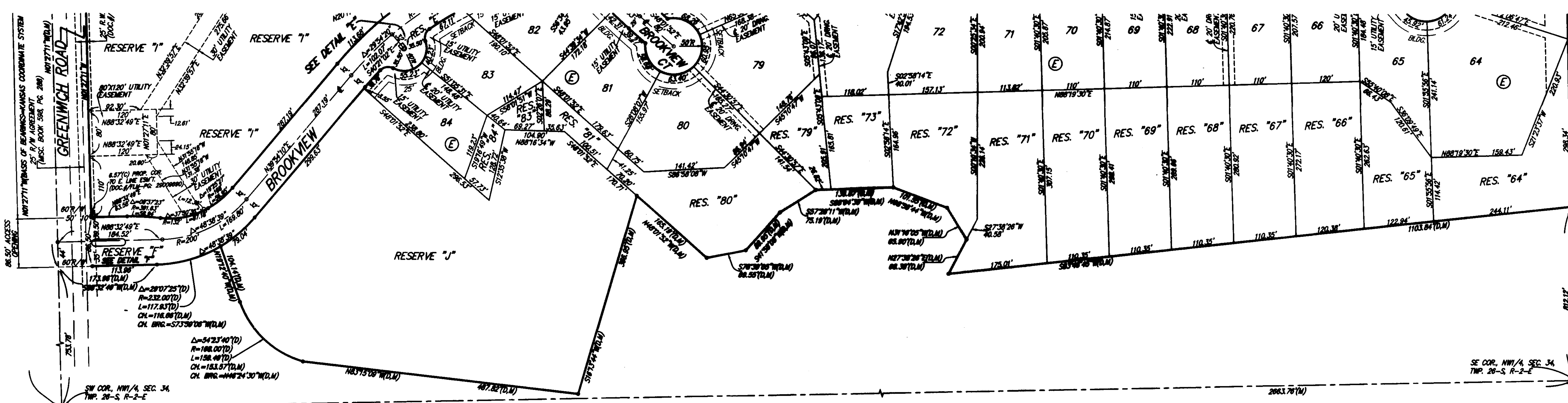
Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 29671444
Receipt #: 2008848
Pages Recorded: 2
Recording Fee: $58.00
Authorized By: Tonya Buckingham
Cashier: cponder
Date Recorded: 02/16/2017 03:27:30 PM

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy



DETAIL "C"
(NO SCALE)



0' 100' 200'

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ○ = 1" IRON PIPE (FOUND)
- ◇ = 2" ALUMINUM "SEDGWICK COUNTY" CAP (FOUND)
- △ = STONE (FOUND)
- □ = #6 REBAR (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED

BENCHMARK:
CHISELED SQUARE ON ℄ HEADWALL OF R.C.B.C. ON SOUTH SIDE OF 37TH ST. N., 176.9' W. & 15.8' S. OF THE NE COR., NW1/4, SEC. 34, TWP. 26-S, R-2-E. ELEV. = 1373.80 NAVD88.

CHISELED SQUARE ON E. SIDE OF SCHOOL SIGNAL POLE BASE, W. SIDE OF GREENWICH ROAD, 302' S. & 21.9' W. OF THE SW COR., NW1/4, SEC. 34, TWP. 26-S, R-2-E. ELEV. = 1387.64 NAVD88.

TOP OF 1" IRON PIPE AT NW COR., NW1/4, SEC. 34, TWP. 26-S, R-2-E. ELEV. = 1380.04 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NAVD88
15-19	A	1376.0
20-22	A	1375.5
23-25	A	1375.0
5-7	F	1377.0
26-28 36-37 43-45 47-51 52-61	F	1372.8
62	F	1372.5
63-66	F	1370.8
67-71	F	1372.0
72-73	F	1372.7
79-80	F	1373.0
81-84	F	1373.5

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

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

E:\Projects\Brookfield Addition 16-04-P190\Plat\Drawings\Brookfield F.dwg RKR

BROOKFIELD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1" IRON PIPE (FOUND)
◇ = 2" ALUMINUM "SEDGWICK COUNTY" CAP (FOUND)
△ = STONE (FOUND)
□ = #6 REBAR (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED

BENCHMARK:
CHISELED SQUARE ON ℄ HEADWALL OF R.C.B.C. ON SOUTH SIDE OF 37TH ST. N, 176.9' W. & 15.8' S. OF THE NE COR., NW1/4, SEC. 34, TWP. 26-S, R-2-E.
ELEV. = 1373.80 NAVD88.

CHISELED SQUARE ON E. SIDE OF SCHOOL SIGNAL POLE BASE, W. SIDE OF GREENWICH ROAD, 302' S. & 21.9' W. OF THE SW COR., NW1/4, SEC. 34, TWP. 26-S, R-2-E.
ELEV. = 1387.64 NAVD88.

TOP OF 1" IRON PIPE AT NW COR., NW1/4, SEC. 34, TWP. 26-S, R-2-E.
ELEV. = 1380.04 NAVD88

0' 100' 200'

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
15–19	A	1376.0
20–22	A	1375.5
23–25	A	1375.0
5–7	F	1377.0
26–28 36–37 43–45 47–51 52–61	F	1372.8
62	F	1372.5
63–66	F	1370.8
67–71	F	1372.0
72–73	F	1372.7
79–80	F	1373.0
81–84	F	1373.5

DETAIL "B" (NO SCALE)

DETAIL "F" (NO SCALE)

DETAIL "H" (NO SCALE)

DETAIL "G" (NO SCALE)

DETAIL "I" (NO SCALE)

DETAIL "J" (NO SCALE)

DETAIL "D" (NO SCALE)

DETAIL "E" (NO SCALE)

DETAIL "A" (NO SCALE)

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

PAGE 2 OF 2

26 of 26

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

I:\My Projects\Brookfield Addition_16-04-P190\Plat\Drawings\Brookfield_F.dwg-RKR