

DETENTION FACILITY & MASS GRADING IMPROVEMENTS to serve **COPPER GATE NORTH ADDITION**

CITY OF WICHITA, KANSAS

James L. Armor, P.E. City Engineer
Private Project Number
1561 PPS (607861)

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call	687-2470
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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
Southwestern Bell	268-2245
City of Wichita Water Dept.	268-4563
City of Wichita Sewer Maint.	268-4024
City of Wichita Storm Sewer Maint.	268-4030
City of Wichita Traffic Maint.	268-4034
Conoco Pipeline Co.	1-800-231-2551
Williams Pipeline Co.	529-6800
Phillips Pipeline Co.	1-800-766-8230
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 on site location. Locations, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would 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 advance 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.

All areas disturbed by construction shall be seeded as indicated on Pond Plan.

This project is subject to a current SWPP Plan. Contractor shall comply with any unusual requirements as necessary for site to be in compliance during construction.

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 "Erosion Control BMP's."

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

At conclusion of construction, an as-built survey will be completed by the engineer. The contractor will be required to finish and smooth grade all locations as necessary that are not within ±0.2' of plan grade. The contractor shall include all costs associated with the regrading and/or remediation in the bid item "Mass Grading."

AS BUILT- 10/11/05 K.K.

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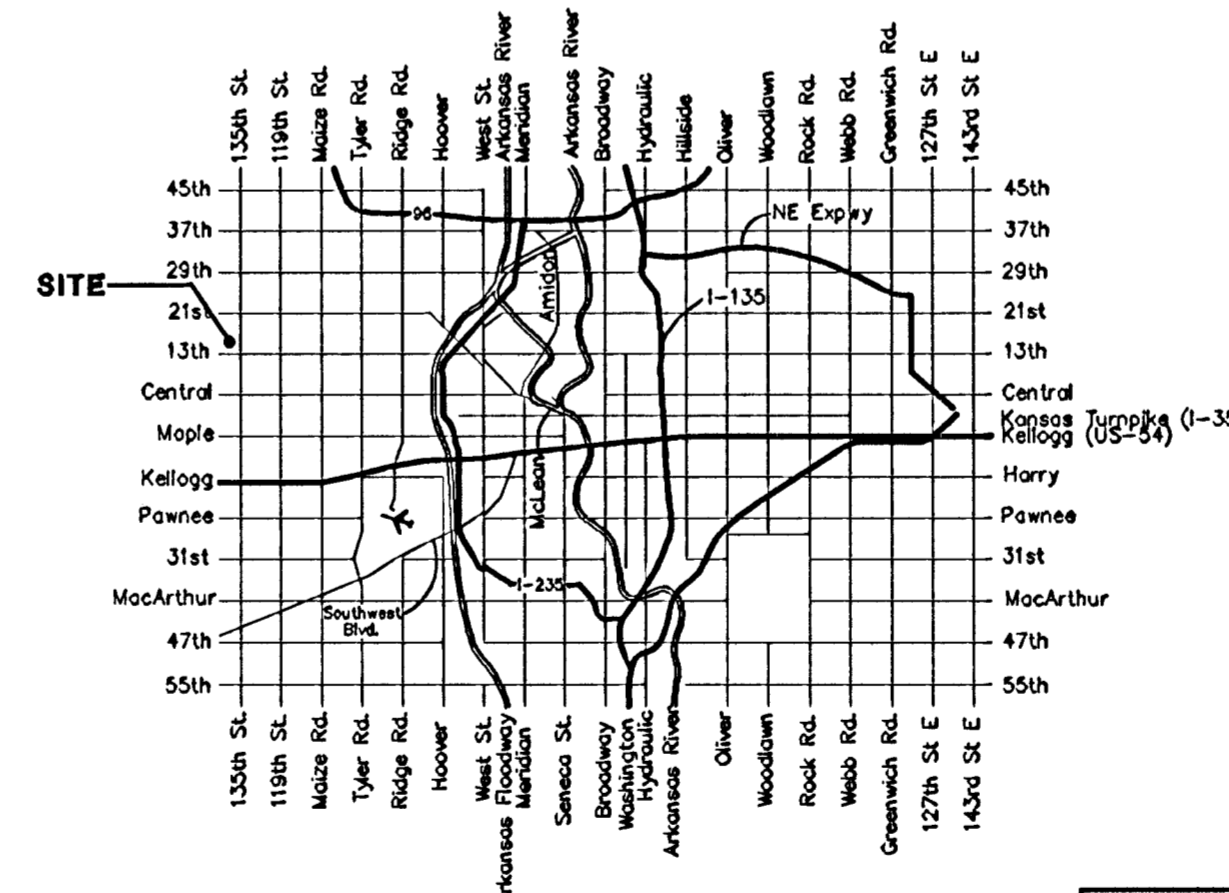
BENCHMARKS:

BM #1: C.O.W. disc at SW corner of intersection.

30.00'± S. of CL of 13th St. N.
35.00'± W. of CL of 135th St. W.
Elev. = 168.25 City Datum

BM #2: Small RR spike in 4th HLP
W. of 135th St. W. on south side
of 13th St. N. (N. face of HLP).
Elev. = 179.24 City Datum

BM #3: RR spike in Power Pole.
1321.65 W. of 135th St. W.
30' N. of 13th St. N.
Elev. = 178.45 City Datum



Construct 2,581 L.F. cut-off trench per detail, this sheet. Cost to be included in "Soil Erosion BMPs".

Install 2,984 S.Y. North American Green Erosion Control Mat S150BN, or approved equal. Erosion control mat shall be installed and anchored per details, this sheet. Note: This quantity does not include excess material necessary for overlap and anchoring.

Scale: 1" = 40'



NOTES:

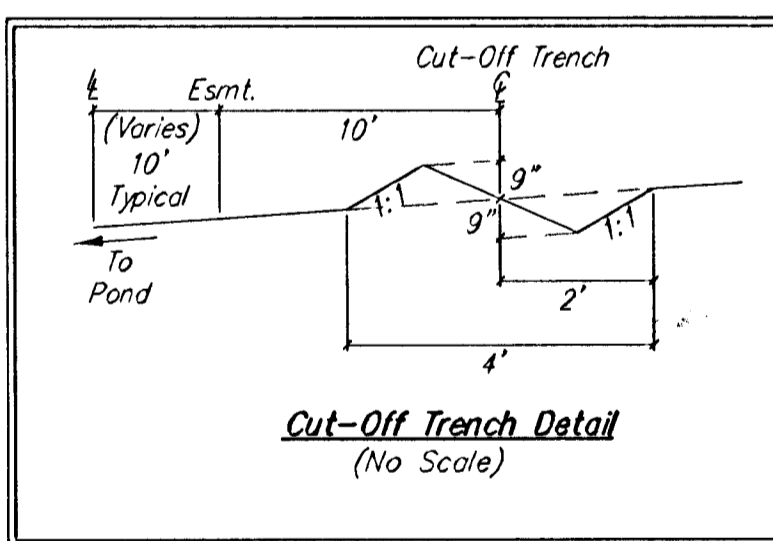
- Pond bottom and sideslopes below static pool elevation shall be over-excavated 1' and a 1' clay liner shall be compacted to 95% std. density. The plasticity index (P.I.) shall be at least 30. The compaction and P.I. shall be verified during construction. P.I. determination and compaction testing shall be arranged by the contractor at the request of the inspector. Cost shall be incidental to "Site Clearing & Restoration". Cost of over-excavation to install Clay Liner shall be incidental to bid item, "Excavation."
- Any excess excavation shall be stockpiled on-site at an area indicated by the Engineer out of easements and R/W. Area will be staked by Engineer. Additional area will be staked out if needed.
- All of Reserve "B" above the static water surface shall be seeded and mulched as follows: (Permanent Seeding)
SEED -- Kansas Premium Fescue Blend; 8#/1000 Sq. Ft.
FERTILIZER -- 12-24-12 Ratio at 350 Lbs./Ac.
MULCH -- 2 Tons Prairie Hay / Acre

All other disturbed areas not in street R/W are to be seeded as follows: (Temporary seeding)
SEED -- Ryegrass (PLS)--5#/1000 Sq. Ft. and Kansas Premium Fescue Blend; 5#/1000 Sq. Ft.
- Install Erosion Control Mat from 4' below the water surface to 22' up the bank.
- Baughman Company will provide staking information at the time of construction.
- Contractor to strip top 3" of soil within Res. "B" and street R/W before mass grading and stockpile. Top soil stockpile to be redistributed over Reserve "B" above water elevation prior to seeding.
- Compaction of 95% shall be obtained in all street R/Ws, 90% in all other areas.

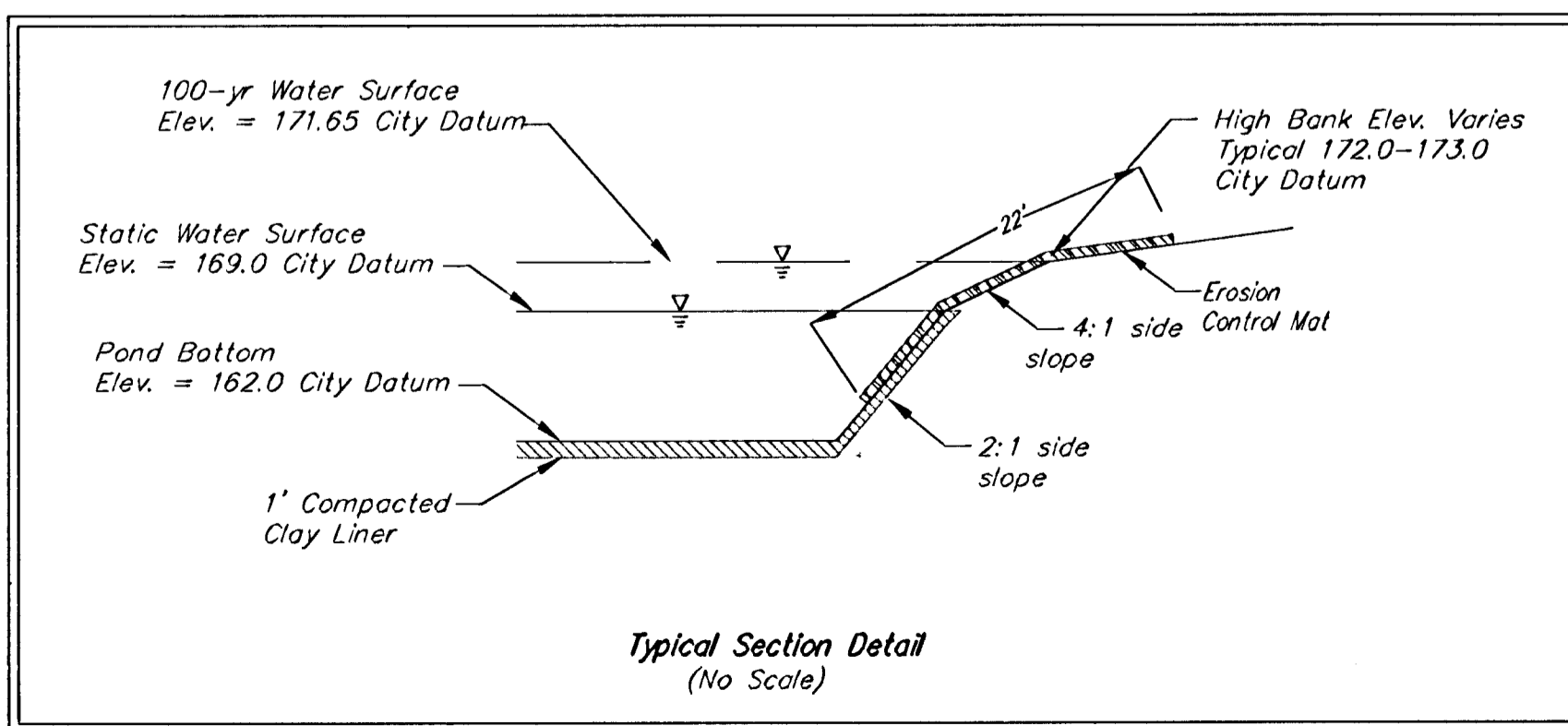
EARTH WORK TOTALS

	G.Y. Cut	G.Y. Fill
Mass Grading	17,852	30,599
Pond Construction	26,081	551
Total Earthwork	43,933	31,150

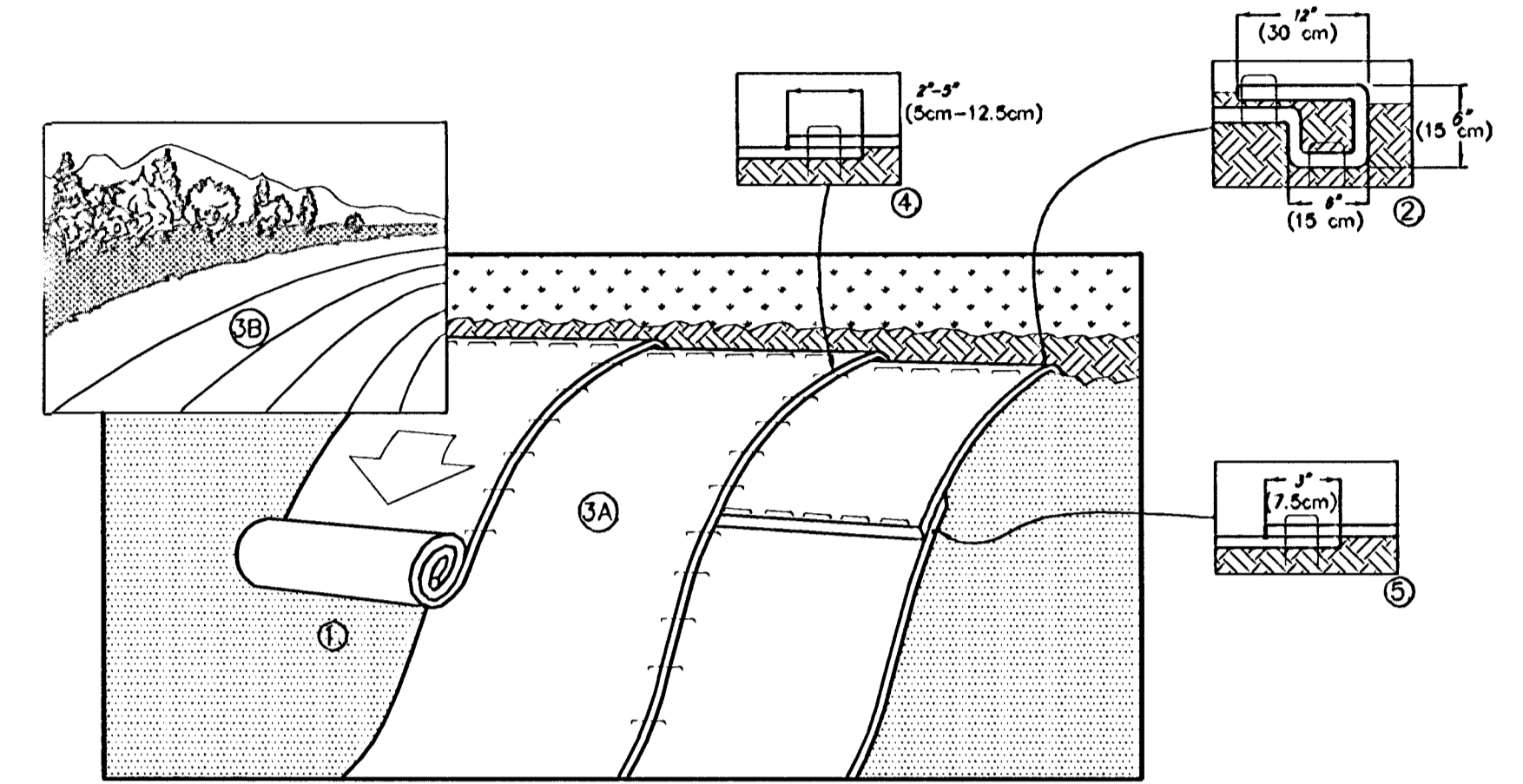
Earthwork quantities do not include correction factors and are for reference only. All cost associated with mass grading shall be included in the bid item "Mass Grading".



- (185) — Existing Grade
- 185 — Proposed Grade
- [Wavy Line] — Cut-off Trench



SLOPE INSTALLATION



- 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.
- 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.
- 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.
- 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.
- CONSECUTIVE BLANKETS SPICED 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.

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

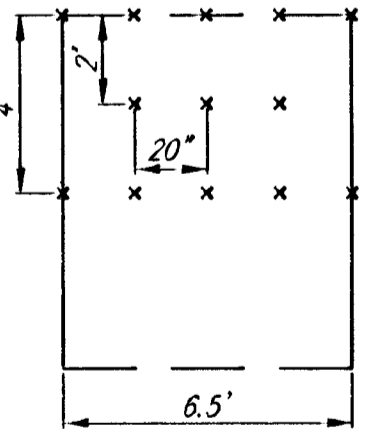
STAPLE PATTERN "D"

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 manufacturer's installation instructions regarding overlap dimensions. The overlap shall have a minimum dimension of three inches (3").

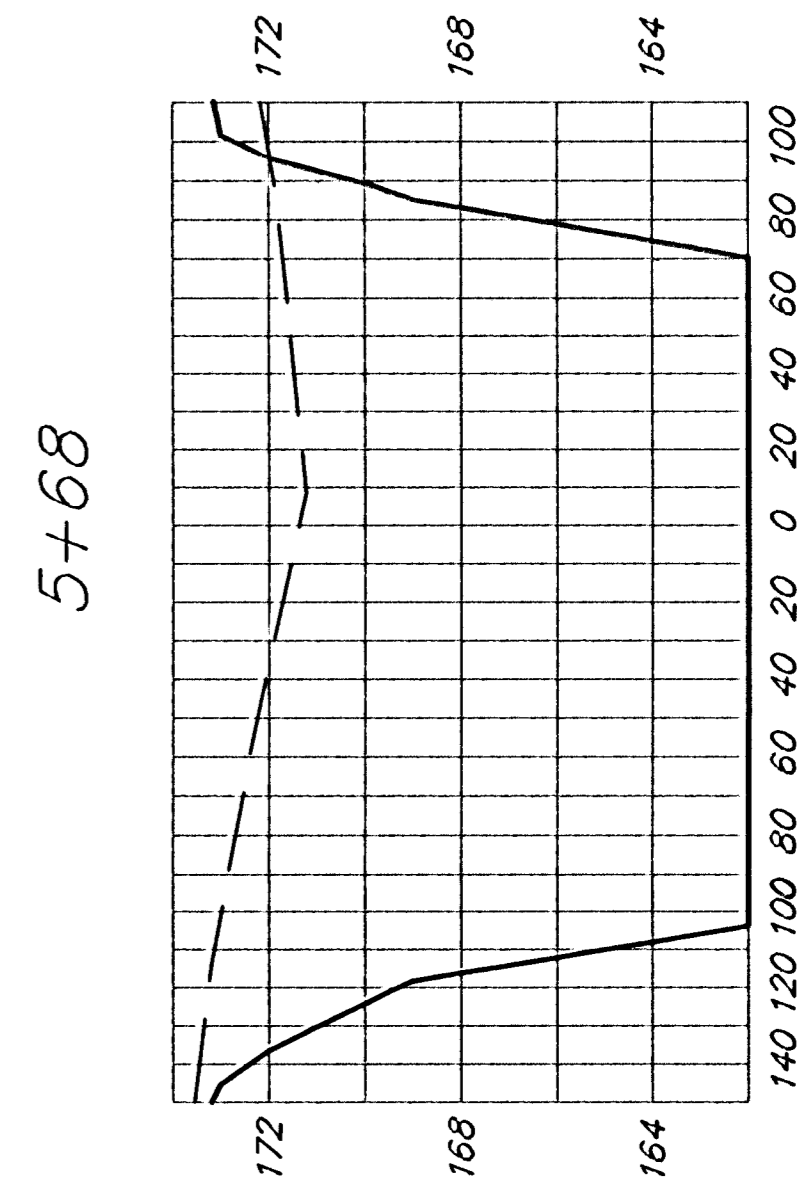
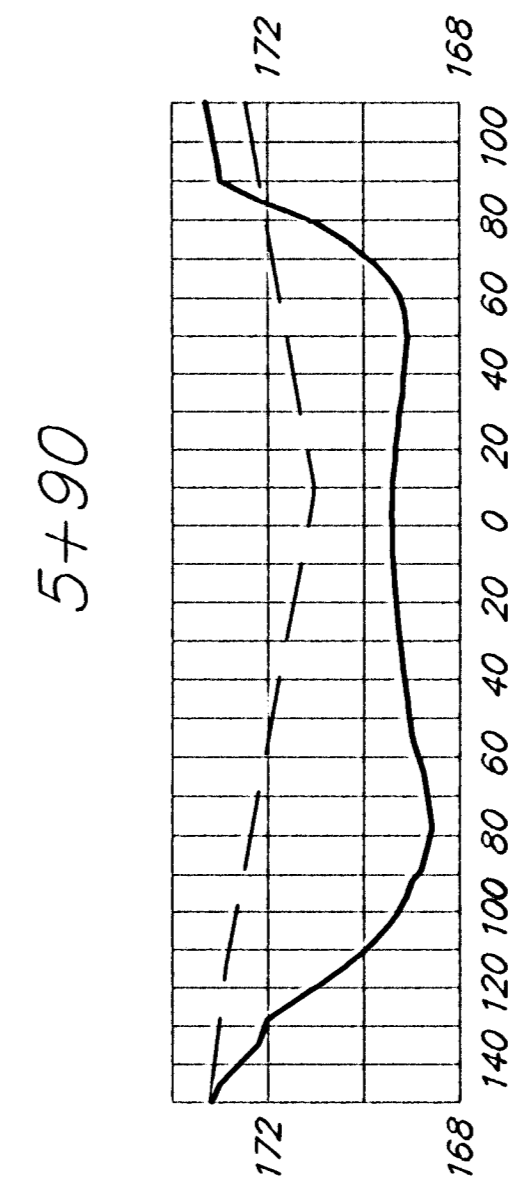
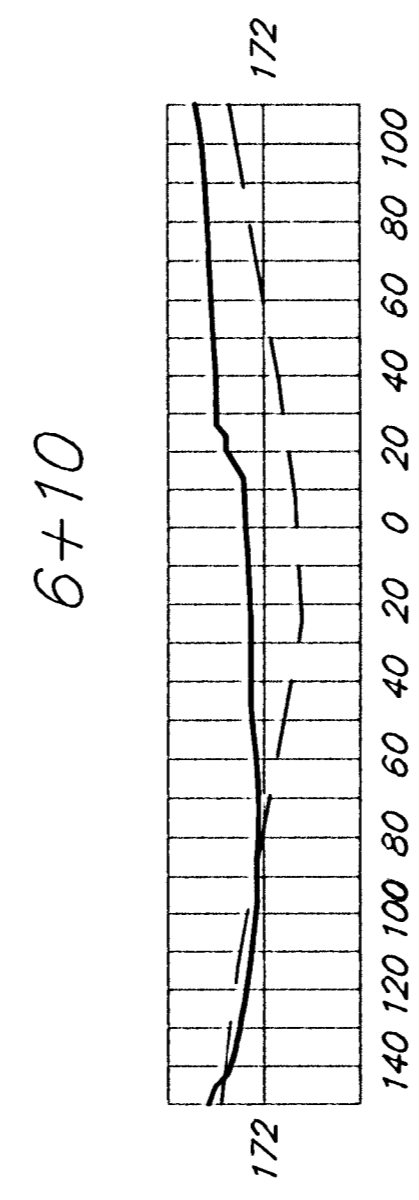
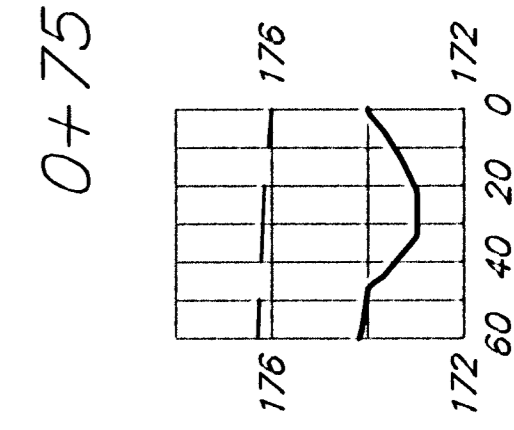
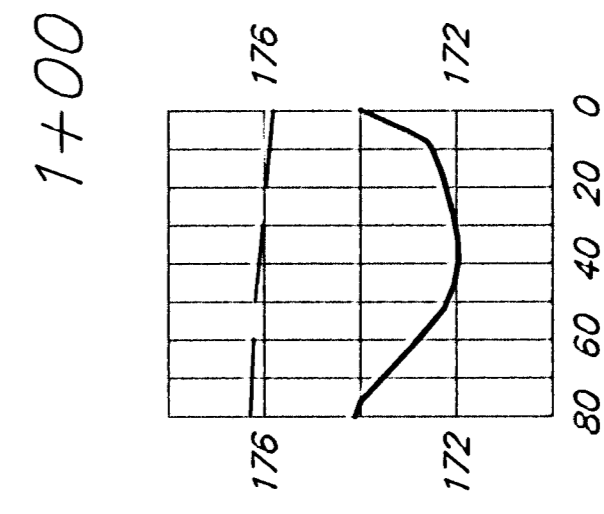
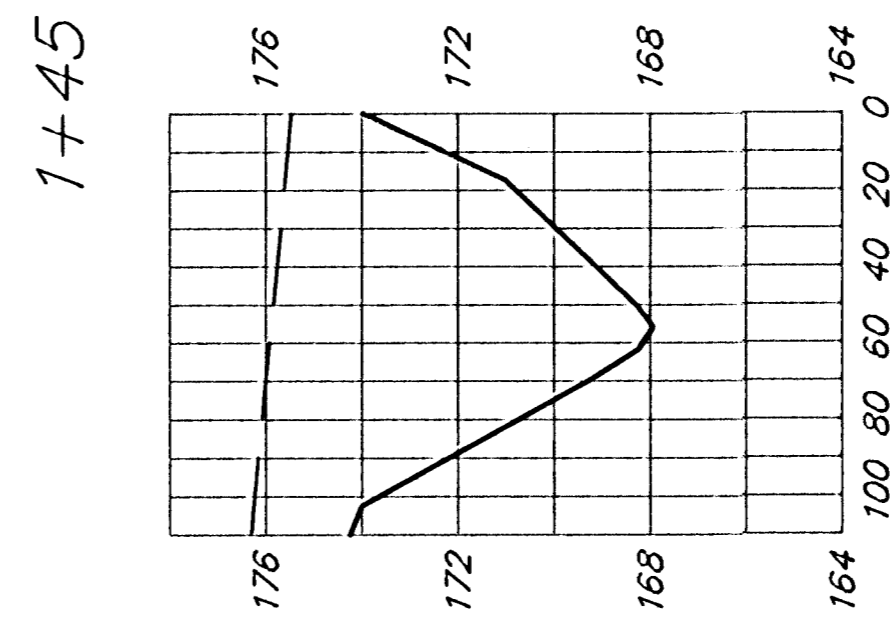
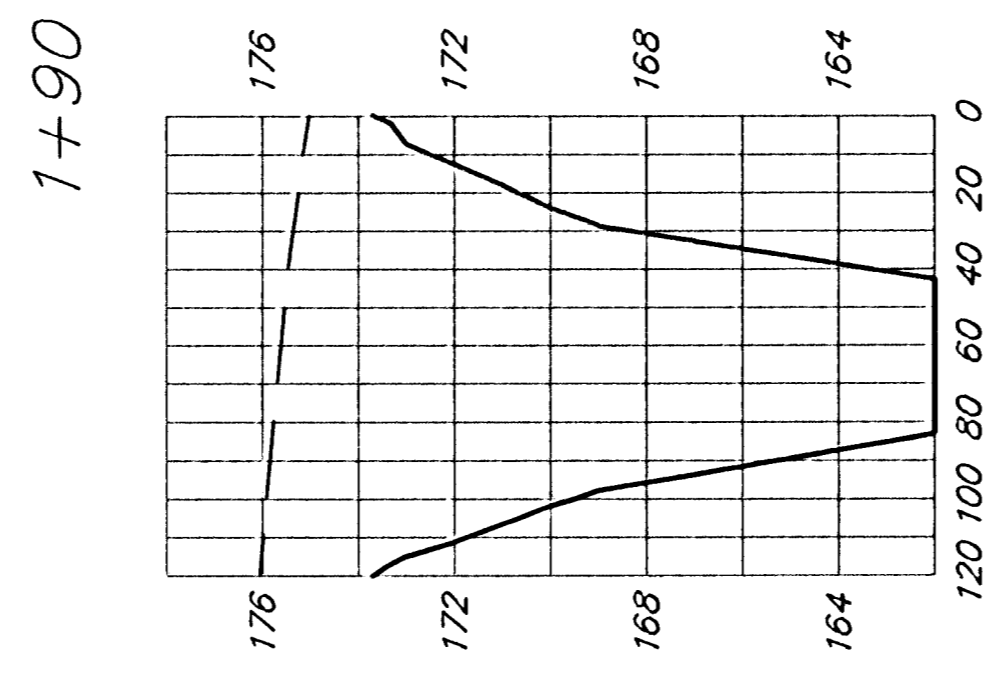
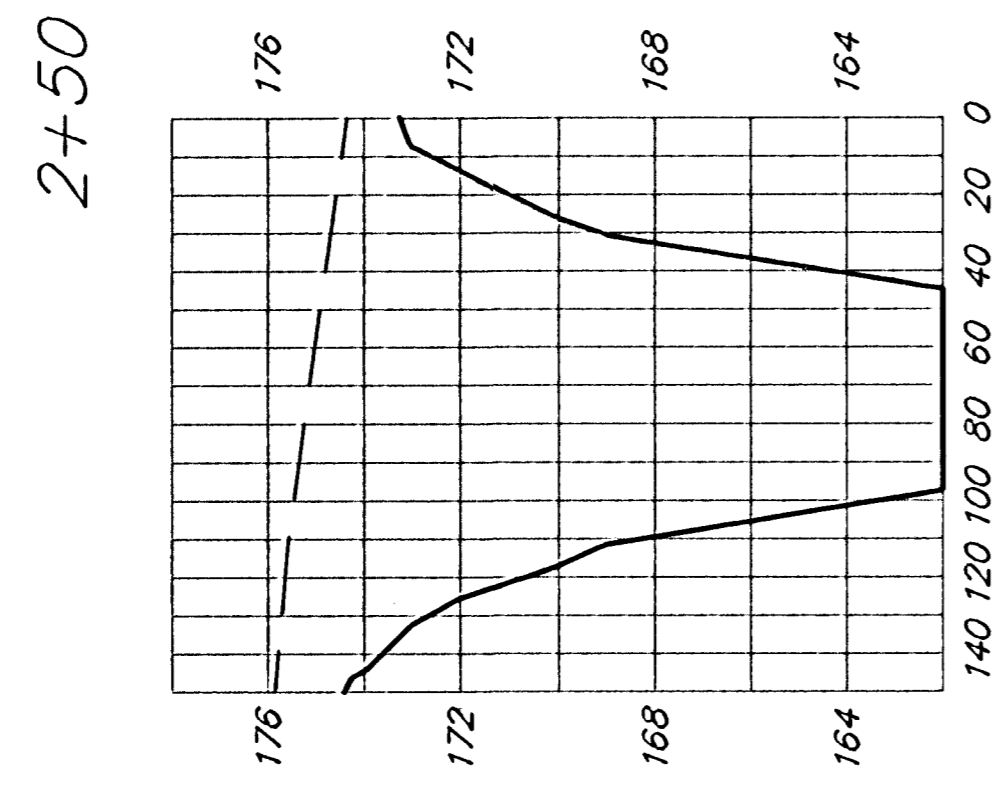
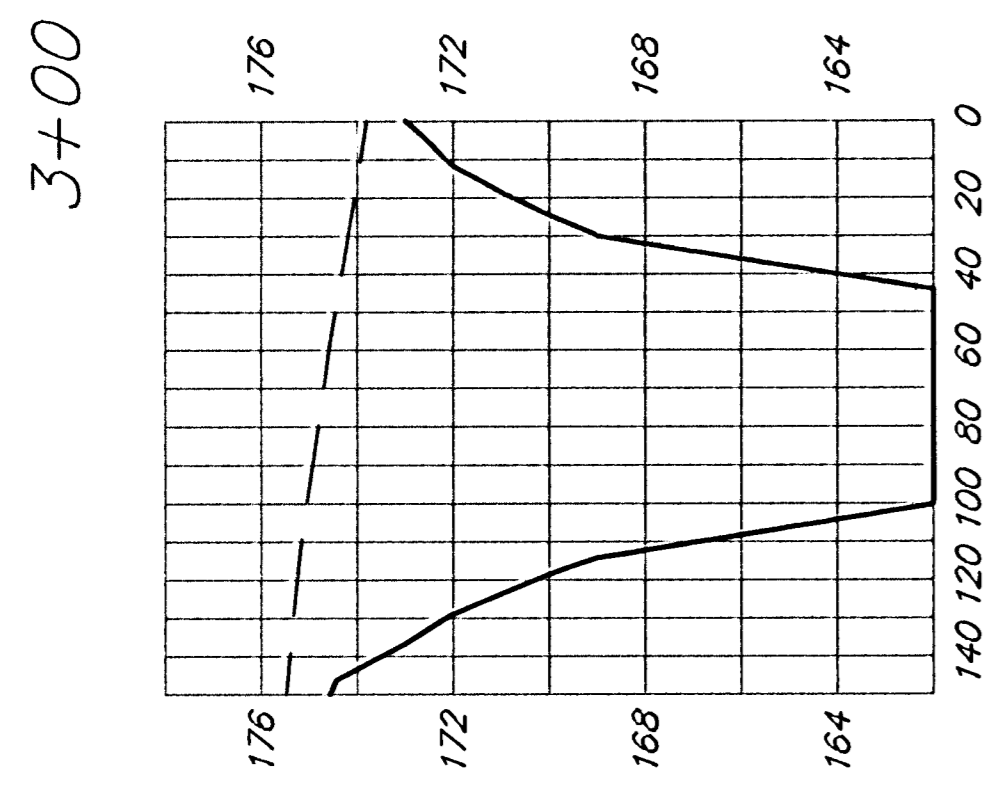
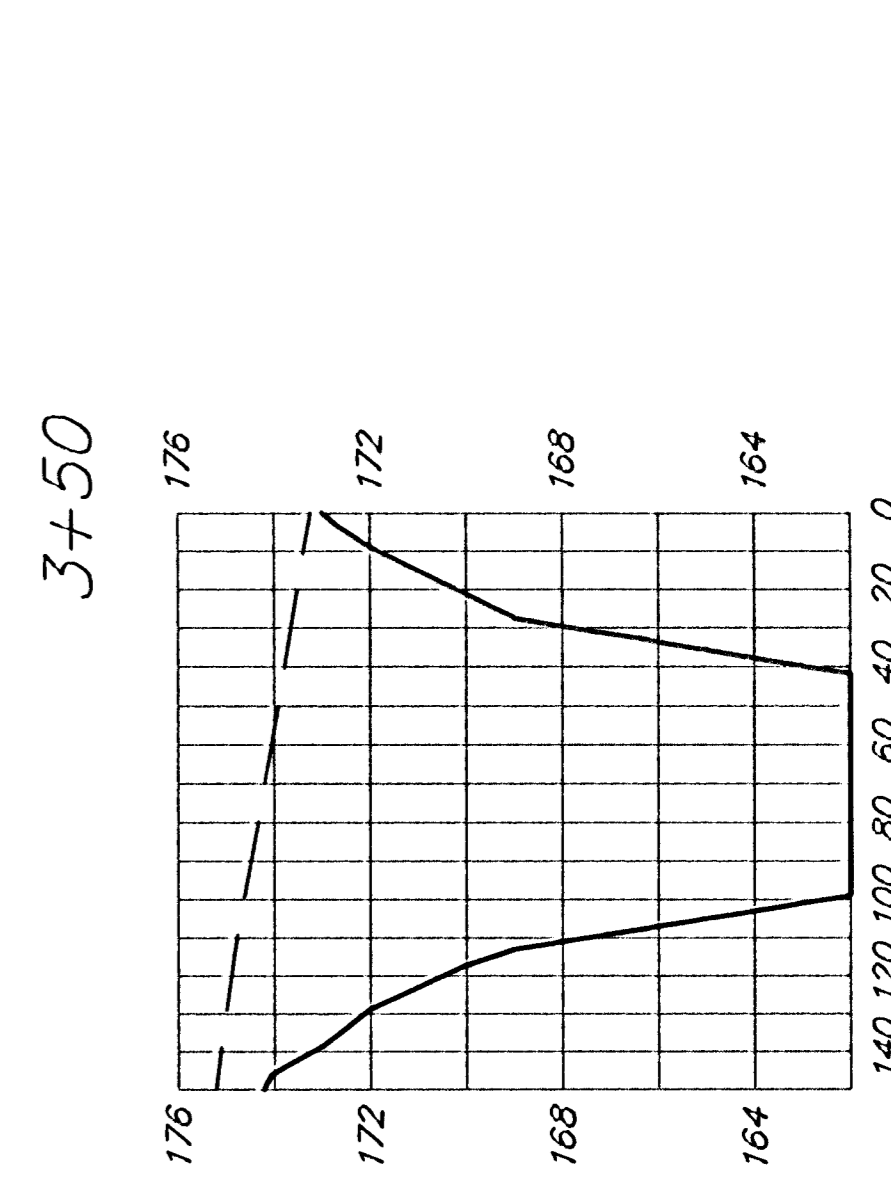
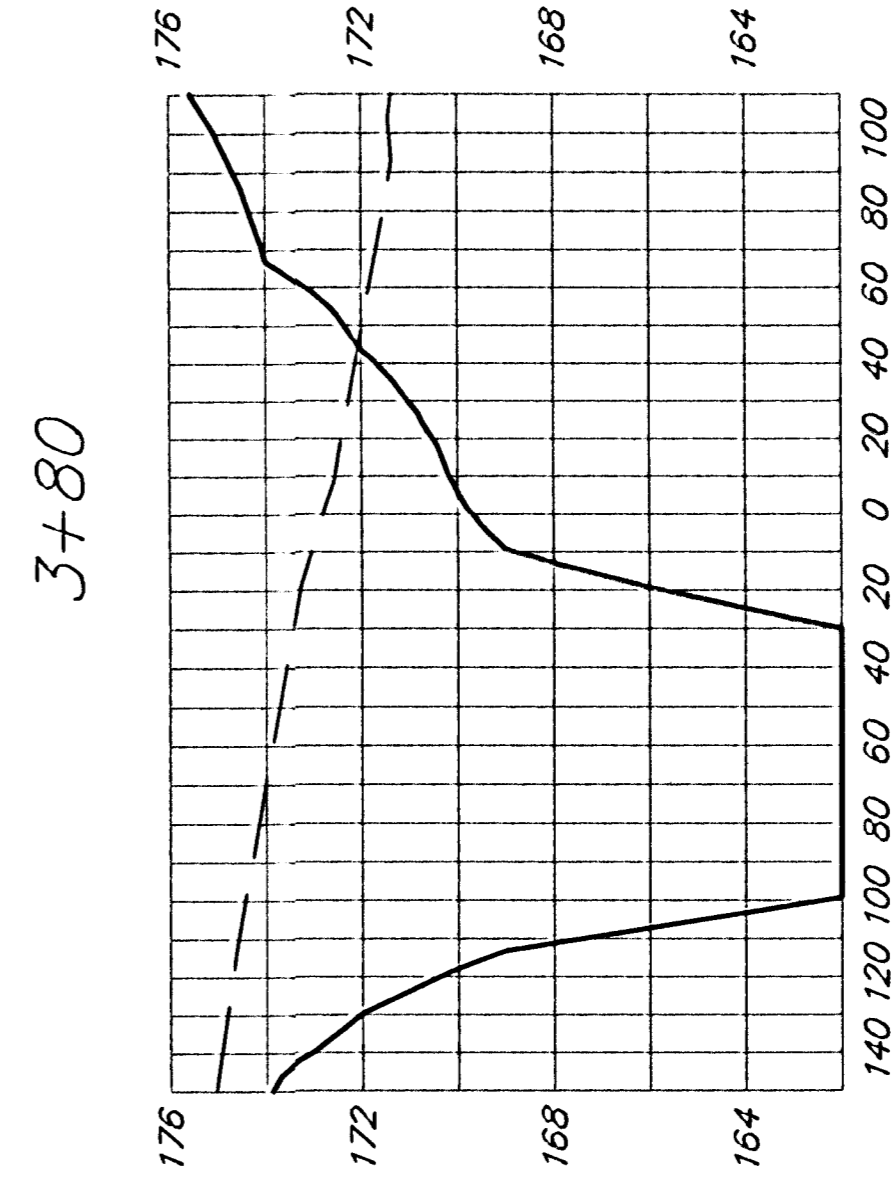
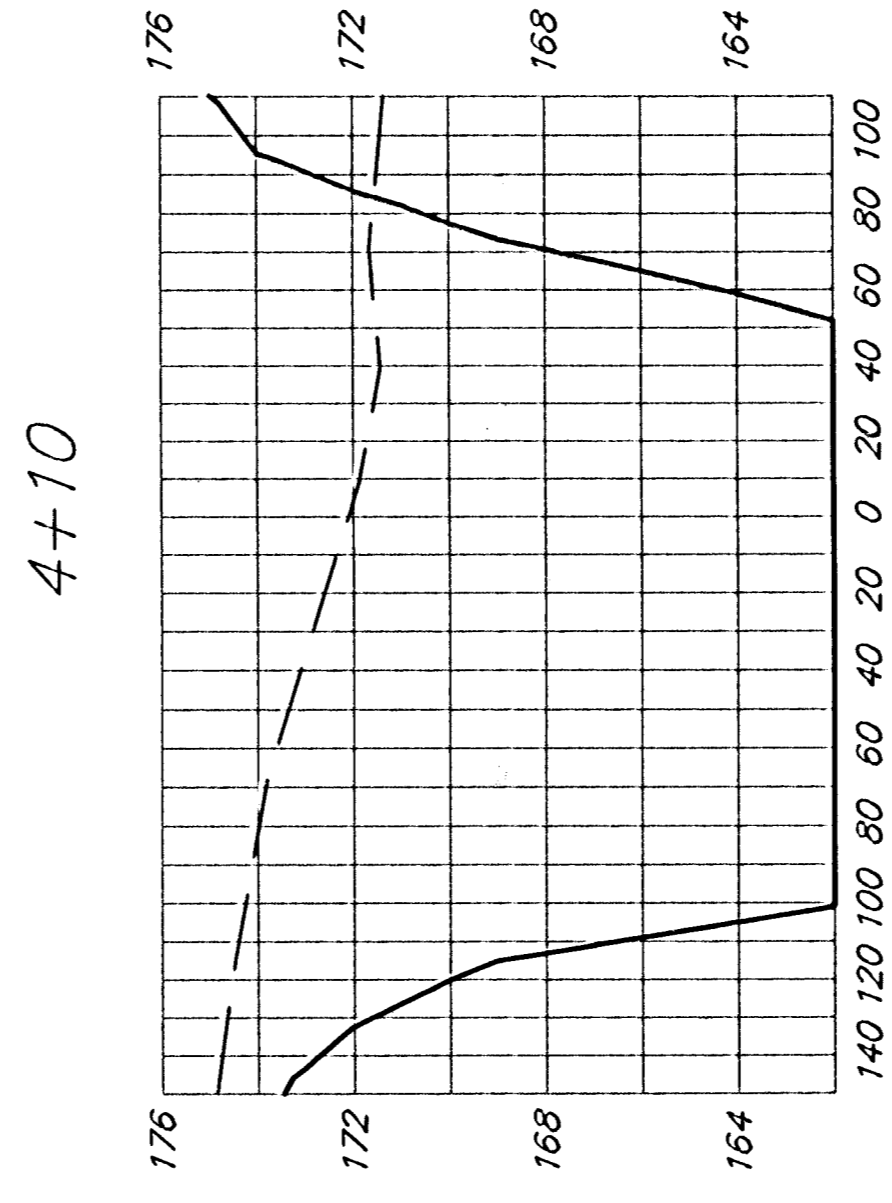
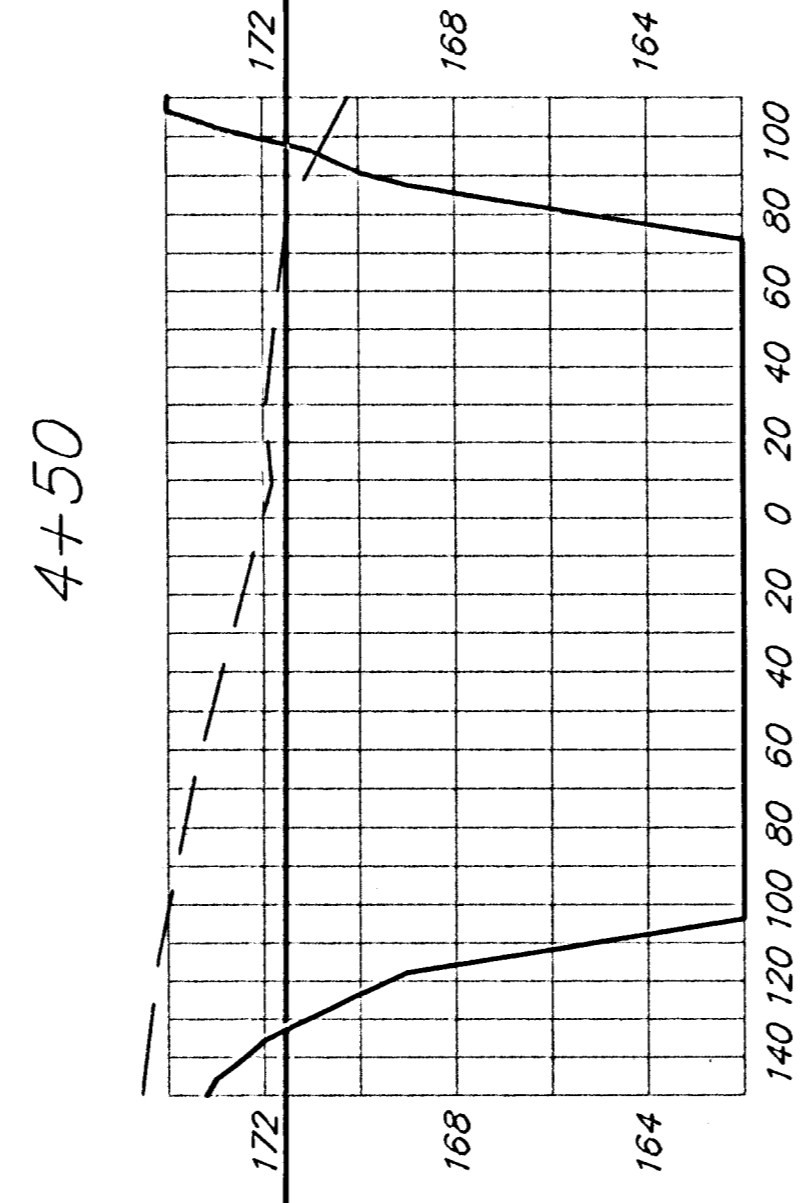
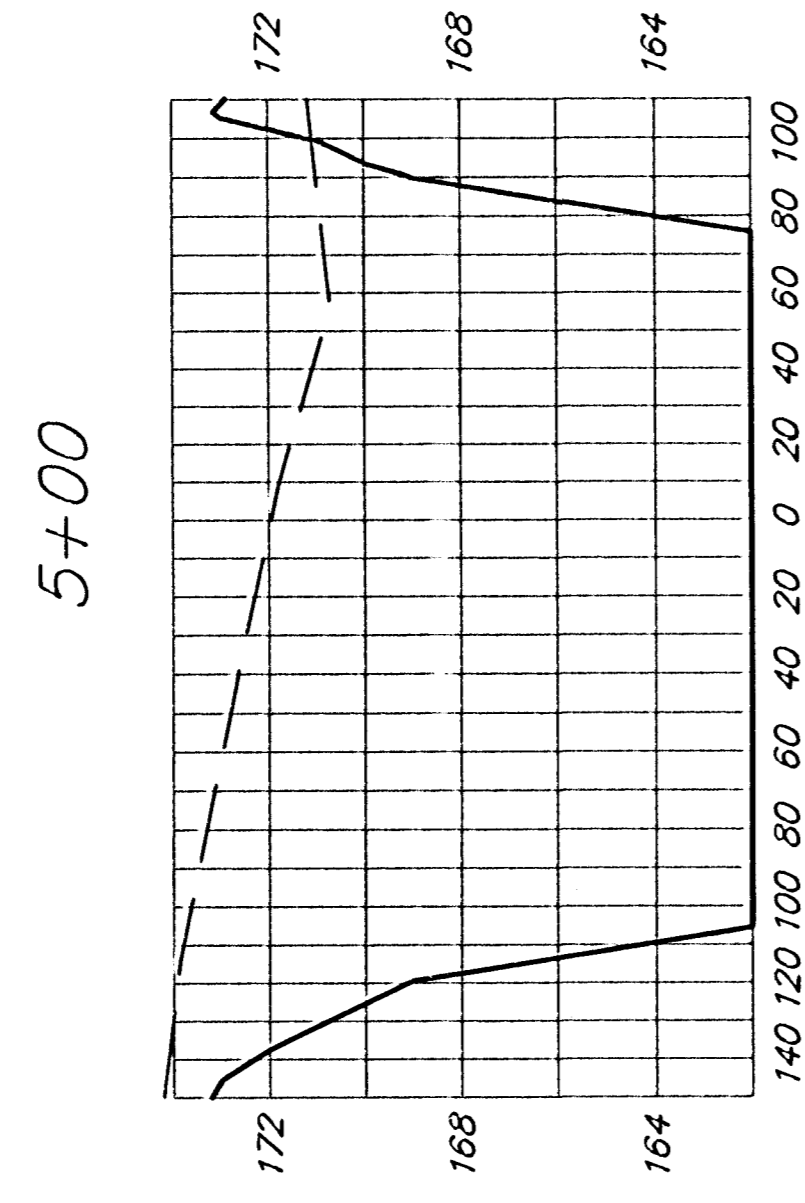
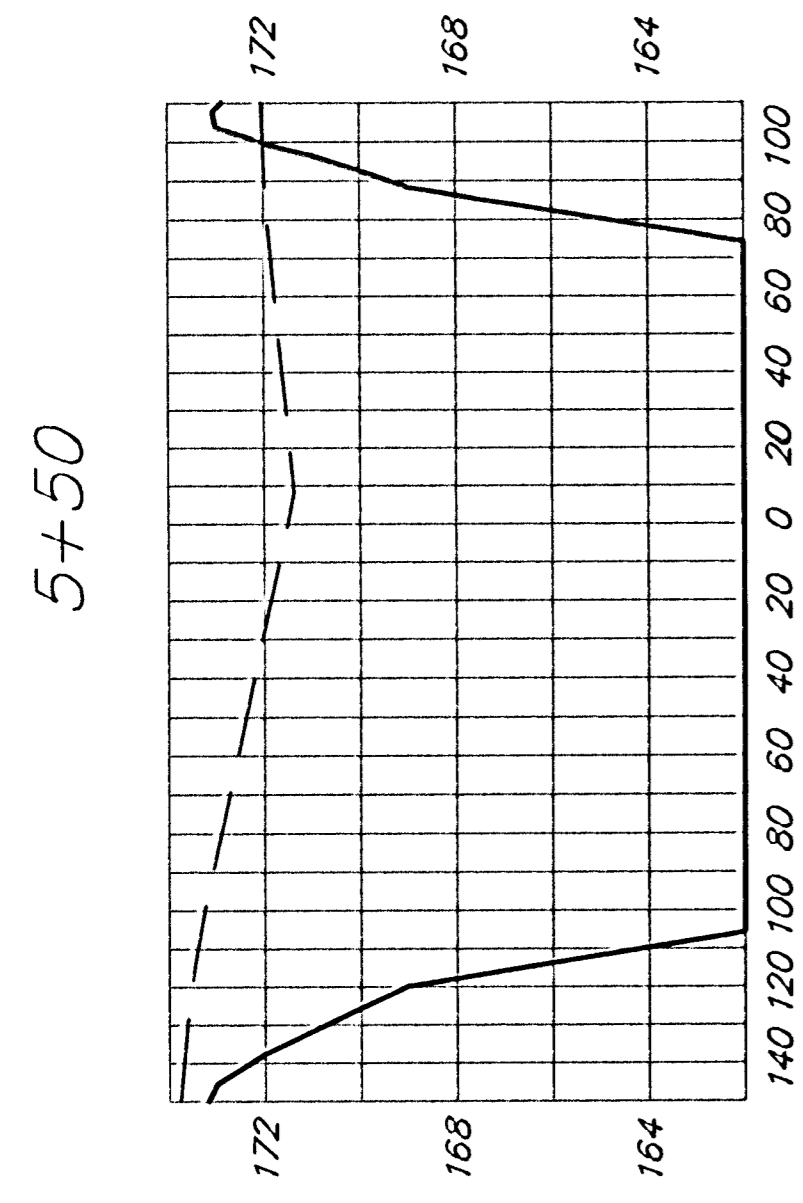
Erosion control mat.

STAPLE PATTERN



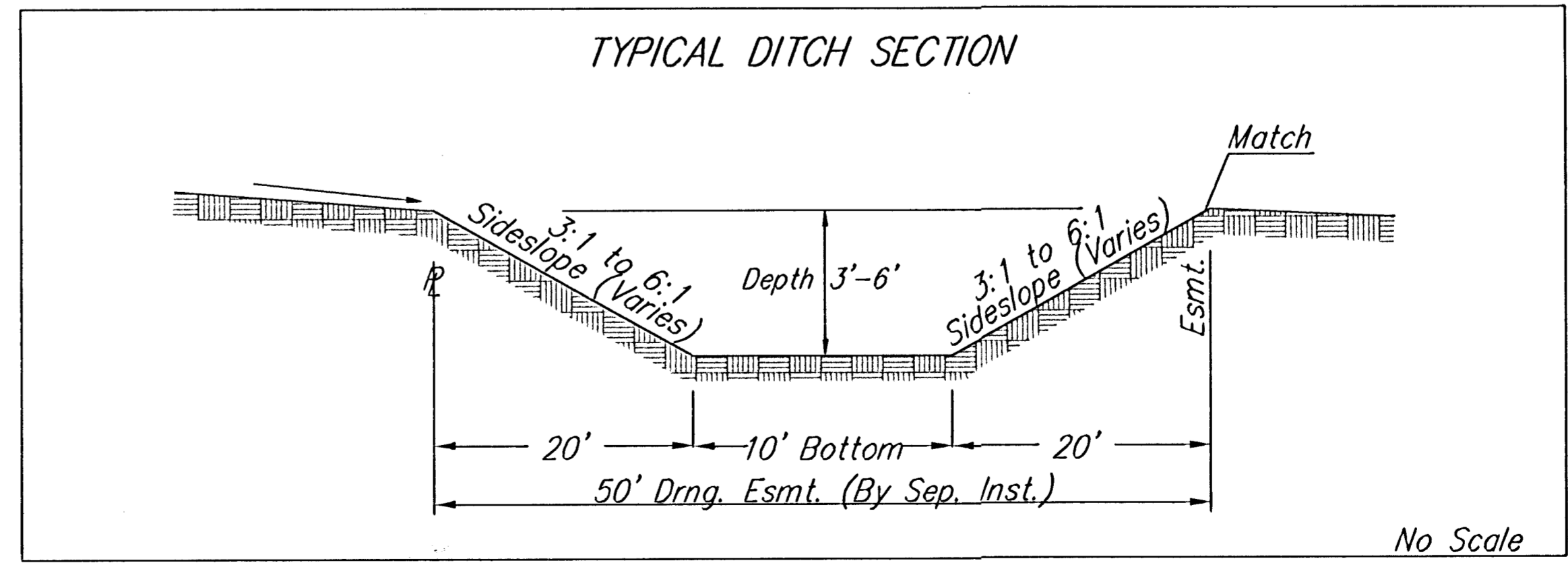
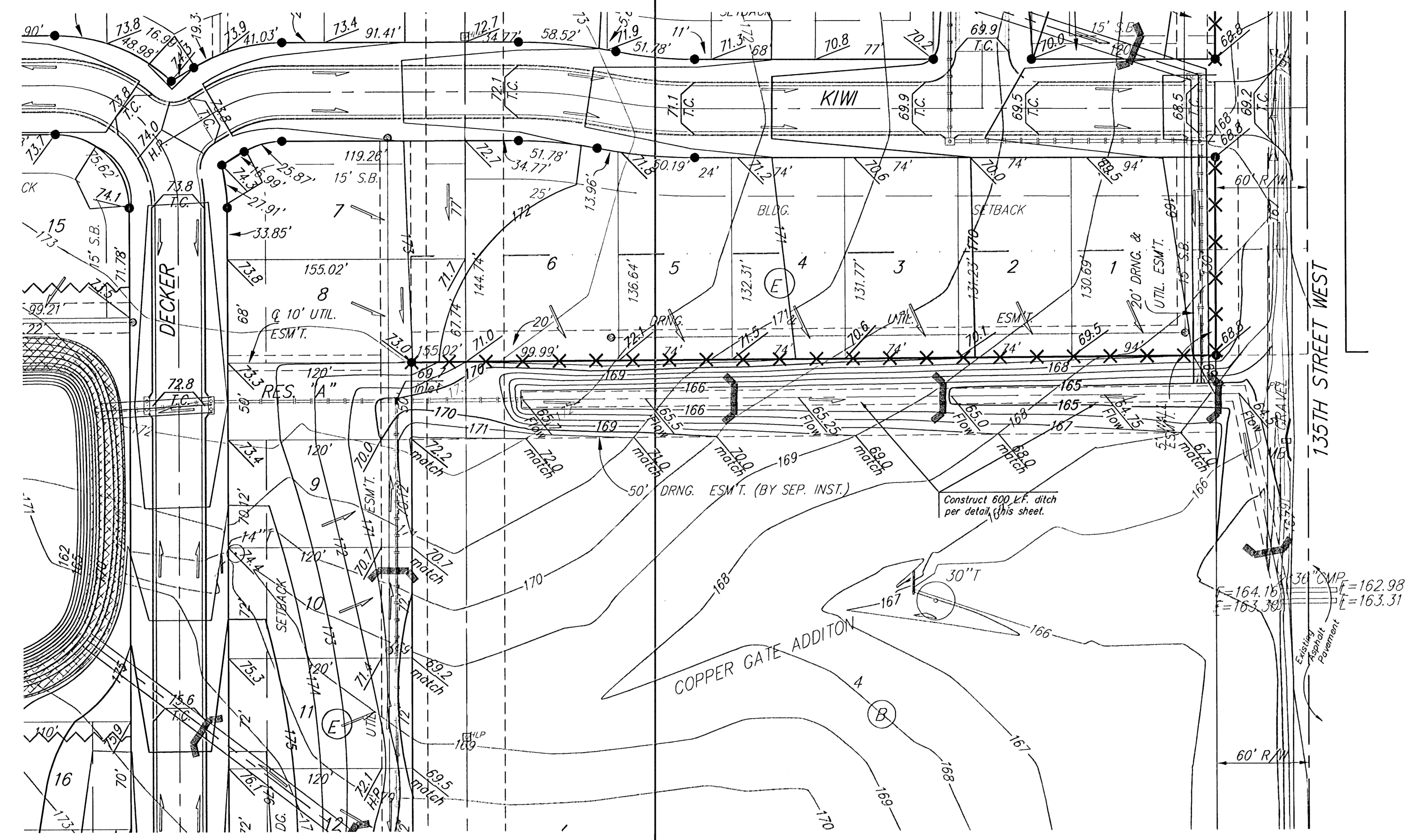
BAUGHMAN COPPER GATE NORTH ADDITION
POND PLAN
WICHITA, KANSAS

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7771 F 316-262-0149	
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER 1561 PFS (607861)	DESIGN DRAWN NBW TMS
REVISIONS	APPROVED DATE 06/15/05
	SCALE Noted
	SHEET 4 OF 11
CopperGateNorth/Phase/Pond	0502E164





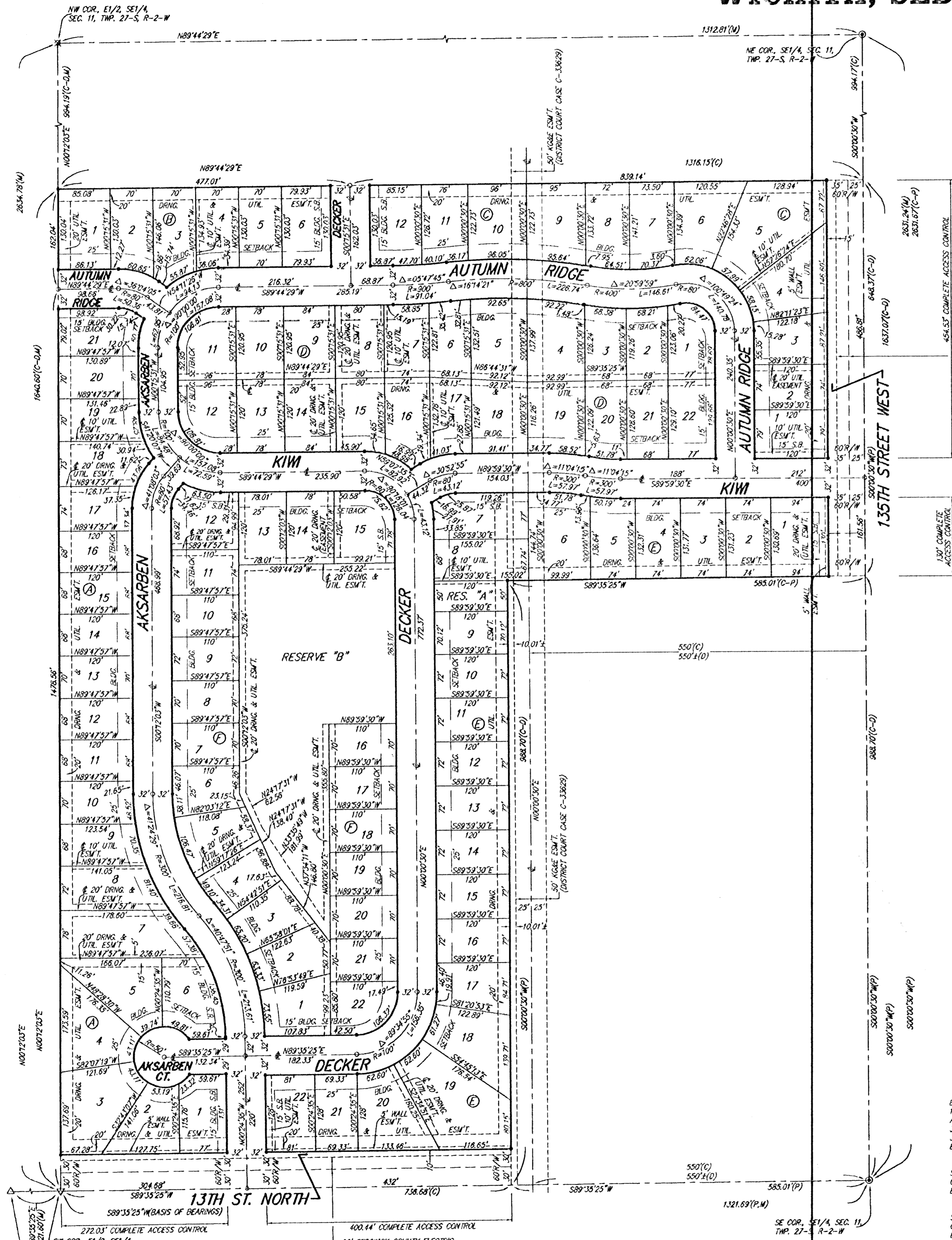
Scale: 1" = 40'



	COPPER GATE NORTH ADDITION	
	DITCH PLAN	
<small>Baughman Company, P.A. 313 Ella St. Wichita, KS 67211 P 316-262-7771 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>		
PROJECT NUMBER 1561 PPS (607861)	DESIGN NBW	DRAWN TMS
REVISIONS:	DATE 06/15/05	DATE 06/15/05
	SCALE Noted	SHEET
		6 OF 12
<small>CopperGateNorth/Phase/Ditch</small>		<small>0502E164</small>

COPPER GATE NORTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) the aforesaid county and state do hereby certify that we have surveyed and platted "COPPER GATE NORTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the south 50 acres of the E1/2 of the SE1/4 of Sec. 11, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, except that part platted as Copper Gate Addition, TOGETHER with the north 70.00 feet of Lot 4, Block B, in said Copper Gate Addition, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael A. Conroy
Michael G. Conroy, Surveyor

This plat of "COPPER GATE NORTH ADDITION" Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 22nd day of April, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell, Chair
John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 14th day of October, 2004.

Carlos Mayans, Mayor
Karen Sublett, City Clerk

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 "COPPER GATE NORTH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall 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. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, berms, lakes, drainage purposes, and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by the home owners association for the addition. 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.

Reviewed in accordance with K.S.A. 58-2005 on this 8th day of September, 2004.

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

Kick'N Development Corp.
Paul E. Kelsey, President

Entered on transfer record this 26th day of October, 2004.
Don Brace, County Clerk

- ⊙ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ⊙ = 1" IRON (FOUND)
 - ⊙ = STONE W/ #5 REBAR ON E. SIDE (FOUND)
 - ⊙ = STONE (FOUND)
 - ⊙ = 3" COUNTY DISC IN CONC. (FOUND)
- (M) = MEASURED
(C) = CALCULATED
(P) = PLATTED
(D) = DESCRIBED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.

LOT	BLOCK	ELEVATION
2-11,13-21	F	123.5

BENCHMARK:
135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC AT SOUTHWEST CORNER OF INTERSECTION, 30.00'± S. OF & OF 13TH ST. N. 35.00'± W. OF & OF 135TH ST. W. ELEV. = 168.23 CITY DATUM (1355.65 NGVD29)

SMALL RAILROAD SPIKE IN 2ND HLP W. OF 135TH ST. W. ON SOUTH SIDE OF 13TH ST. N., (N. FACE OF HLP). ELEV. = 172.10 CITY DATUM (1359.50 NGVD29)

SMALL RAILROAD SPIKE IN 4TH HLP W. OF 135TH ST. W. ON SOUTH SIDE OF 13TH ST. N., (N. FACE OF HLP). ELEV. = 179.24 CITY DATUM (1366.64 NGVD29)

135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC 28.00'± E. OF & OF 135TH ST. W. ELEV. = 170.33 CITY DATUM (1357.73 NGVD29)

State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd day of September, 2004, by Paul E. Kelsey, President of Kick'N Development Corp., on behalf of the corporation.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE, Notary Public

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 26th day of October, 2004 at 9:49 a.m.; and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

My App't. Exp. 11-7-2005

Register of Deeds - Bill Meek
DOC #/FLM-PG: 28619019
Date Recorded: 10/26/2004 9:49:12 AM
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING
318-282-7221 • 318-2113 • WICHITA, KANSAS 67211
F:\PLAT\COPPER GATE NORTH ADDITION\DWG\COPPERGATE NORTH ADDITION.DWG