PLANNING COMMISSION SEPTEMBER REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, September 20, 2023 at 7:00 PM

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

1. **Approval of Minutes, August 16th, 2023, Regular Meeting**

NEW BUSINESS

2. **Site Plan Case 2023-DEV-008**

   The Applicant proposes to construct five buildings, one clubhouse, one maintenance building, and 3 apartment buildings. The apartment buildings include between 8 units to 22 units in each building, and range in size from 11,245 sq. ft to 30,969 sq. ft in size. The clubhouse is 2,577 sq. ft. in size and the maintenance building is 584 sq. ft. in size.

3. **Preliminary Plat 2023-DEV-009**

   The applicant is requesting the approval of a preliminary plat for the Lansing Towne Centre North subdivision, which will replat Lot 1 of Lansing Town Centre. This preliminary plat, if approved, will allow the applicant to continue the platting process and apply for a Final Plat, which will subdivide approximately 14.5 acres into two (2) lots and one (1) tract allowing for the potential future construction of a multifamily development on Lot 1 and commercial development on Lot 2. No modification of zoning is being requested in association with this Preliminary Plat.

NOTICES AND COMMUNICATIONS

REPORTS - Commission and Staff Members

- Commission Members
- Director, Community & Economic Development
- Director, Public Works / City Engineer
- Director, Wastewater Utility
- Building Inspector, Community & Economic Development

ADJOURNMENT

For information on how to view prior meetings, please visit our website at *https://www.lansingks.org*. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

PLANNING COMMISSION AUGUST REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, August 16, 2023 at 7:00 PM

MINUTES

CALL TO ORDER

The regular August meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT

In attendance were Chairman Jake Kowalewski, Commissioners Brian Payne, Janette Labbee-Holdeman. Jerry Gies, Nancy McDougal, and Mike Suozzo. Commissioner Richard Hannon was not in attendance. Chairman Jake Kowalewski noted that there was a quorum present.

OLD BUSINESS

1. Approval of Minutes, May 17th, 2023, Regular Meeting

Motion was made by Commissioner Labbee-Holdeman to approve the minutes as written and it was seconded by Commissioner McDougal. Motion passed 6-0.

NEW BUSINESS

2. Conditional Use Permit Case 2023-DEV-007

The Applicant is requesting the approval of a Day Care – In home, Major, as classified by Article 4 of the Lansing UDO. The property is located at 104 Daisy St. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Single-Family Residential. An In-Home Day Care is allowed with a Conditional Use Permit as per UDO Article 4.03 Permitted Uses. The Applicant is licensed through the Kansas Department of Health and Environment (KDHE), license number 0009240, with a maximum capacity of 10 children. The UDO requires a Conditional Use Permit for any in-home day care with more than 6 children.

The public hearing was opened at 7:01pm.

Applicant and Daycare owner Cindy Hunt discussed how she had been in business for over 34 years with 6 or less children, and she then decided to work outside of her home for 9 years. She then reopened her daycare, and it has been operational for the last 14 years since it was reopened. She had all the proper inspections done every year, took classes etc. but she did not know that she had to get a conditional use permit, due to the new registration/permit process. She is determined to do what she needs to do in order to get all requirements met.

There was some discussion as to how the regulations and licensing has changed since she first opened her daycare, children and age requirements and maximums, etc. The business has been operating for many years and the goal is to clean up the paperwork that is needed to meet the City of Lansing daycare requirements.

Public hearing was closed at 7:06 pm.

With no further discussion. A motion was made by Commissioner Gies to approve the checklist as a finding of fact for the conditional use permit application. Commissioner Suozzo seconded it. Motion passed 6-0.

Next, a motion was made by Commissioner Suozzo to recommend approval for the conditional use permit application for the Daycare center located at 104 Daisy St. The motion was seconded by Commissioner McDougal. Motion passed 6-0.

NOTICES AND COMMUNICATIONS- None

REPORTS - Director, Community & Economic Development:

Mr. Gentzler mentioned wanting to begin the planning commission training classes, starting in September, accompanied by dinner for all members who attend. More details are to come. He also stated that he is expecting a couple of new plats to discuss, likely at the September PC Meeting.

ADJOURNMENT

Commissioner McDougal made a motion to adjourn, and the motion was seconded by Commissioner Gies. The meeting was adjourned by acclamation at 7:09 pm.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Joshua Gentzler, Community and Economic Development Director

For information on how to view prior meetings, please visit our website at *https://www.lansingks.org*. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

CITY OF LANSING KANSAS

Planning Commission Staff Report
September 20, 2023

Site Plan Case 2023-DEV-008
Covington Woods II Site Plan
Mary and Kay Streets, Lansing KS

Project Facts

Applicant
Jeff Beckler

Address
00000 Centre Drive

Property ID
106-24-0-40-08-001.03

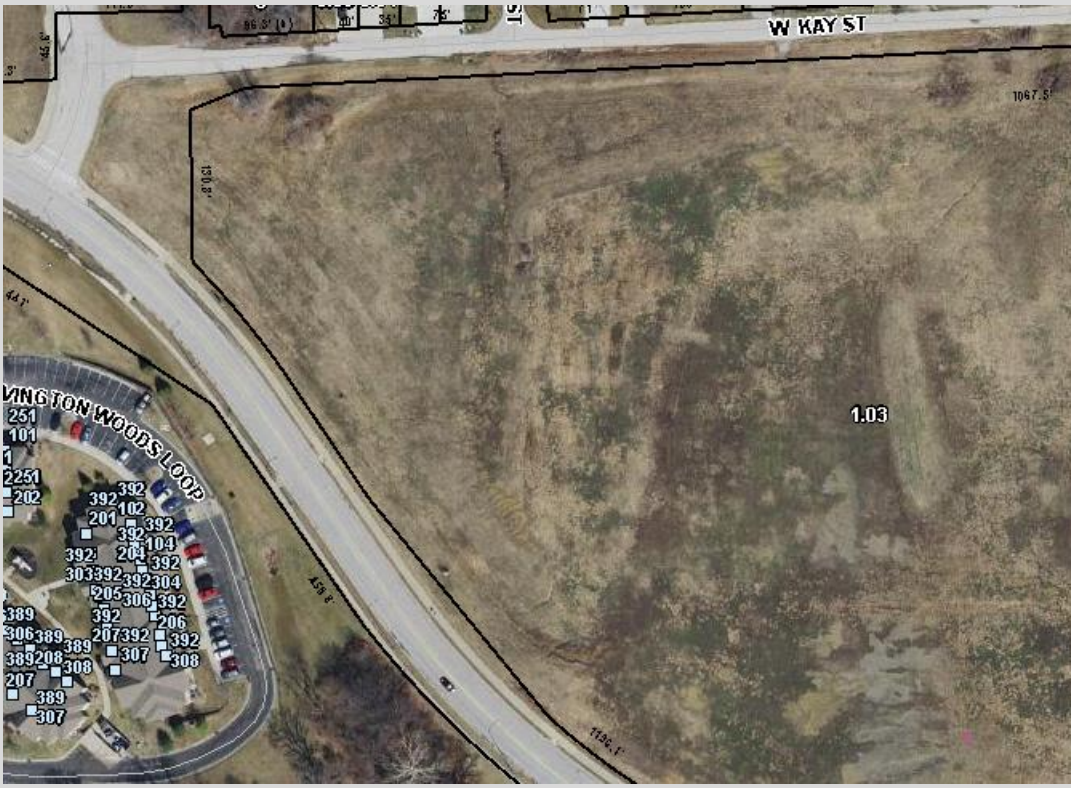
Zoning
R-4 Multi-Family Residential District

Future Land Use
Commercial

Land
205,883 SF (4.73 acres)

Building
Existing: N/A
Proposed: N/A

Requested Approvals
Site Plan



Project Summary

The Applicant proposes to construct five buildings, one clubhouse, one maintenance building, and 3 apartment buildings. The apartment buildings include between 8 unit to 22 units in each building, and range in size from 11,245 sq. ft to 30,969 sq. ft in size. The clubhouse is 2,577 sq. ft. in size and the maintenance building is 584 sq. ft. in size.

This is an existing green field site, and no buildings currently exist on the property. The plan includes the site work, landscaping, parking lot improvements, building construction and other appurtenances to the project. Approval of this Site Plan would authorize staff to issue a building permit for the project upon completion of review for compliance with building codes, subject to any conditions added during the approval process at the Planning Commission meeting.

Building elevations are included below, and an overall site plan is attached to this report.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible when the property has been subdivided with a final plat.

Open Items

Site Plan Application items

Community & Economic Development
The Community & Economic Development Director has reviewed the site plan for conformance with the site plan requirements as outlined in the Unified Development Ordinance (UDO), as well as the Site Plan Application, and found the following items of concern:

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
    - *The site plan is in compliance with standards outlined in Table 4-1 General Development Standards.*
    - *The Landscape Plan is in compliance with Article 6 – Site & Landscape Requirements, and the planting requirements in Table 6-1. It also demonstrates compliance with Article 7, including required sidewalk connections per Section 7.02-C – Sidewalks.*
    - *The Access and Parking Plan is in compliance with required counts and shared parking arrangement standards per Article 7.04.*
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
    - The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
        - *The site appears to be capable of accommodating the proposed development based on the Unified Development Code. An official review of building feasibility regarding drainage and grading plans will be conducted by the Public Works Department during the review of construction documents.*
    - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
        - *Proposed site arrangement and landscape design is appropriate for the site and context*.
    - The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
        - *The proposed architectural style and building materials appear to be appropriate for the site.*
    - The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
        - *The proposed design appears to be appropriate for the context, which is in R-4 – Multi-Family Residential District.*
    - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
        - *Not applicable.*
3. The application meets the criteria for all other reviews needed to build the project as proposed.
    - *Official review is underway by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO will be required before a building permit can be issued for this project.*
4. The recommendations of professional staff.
    - *Staff recommends approval of this site development plan.*

Public Works
The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found items of discussion as shown on the attached marked up Site Plan.

Wastewater Department

The Wastewater Director has reviewed the site plan for conformance with City requirements and found no items of concern.

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Michael W. Spickelmier, PE, Public Works Director
- Anthony R. Zell, JR, MBA, Wastewater Director
- Joshua Gentzler, Director, Community & Economic Development

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff recommends approval of Case 2023-DEV-008, Site Plan for Covington Woods II.

Action Options

1. Approve Case No. 2023-DEV-008; or
2. Deny Case No. 2023-DEV-008 for specified reasons; or
3. Table the case to another date, time and place.

Attachments

1. Application
2. Site Plan

CITY OF LANSING KANSAS
www.lansingks.org

Site Plan Application
Community & Economic Development Dept.
730 First Ter. Suite 2
Lansing, KS 66043
(913) 727-5488 • (913) 351-3618 FAX

SITE PLAN SUBMITTAL INFORMATION

See City of Lansing, Unified Development Ordinance Section 2.06 for additional information.

A. **SUBMISSION REQUIREMENTS.** The Site Plan shall include the following data, details, and supporting plans, which are found relevant to the proposal. The applicant shall provide six (6) legible and complete site plans, along with a PDF digital copy on a flash drive. The site plans shall be prepared by an architect or engineer licensed in Kansas, at a scale of one inch equals 30 feet for sites of five or fewer acres and be prepared at a scale of one inch equals 40 feet for sites over five acres.

Items required for submission include:

1. Name of project
2. Legal description
3. Date of preparation
4. North arrow
5. Scale 1 inch = 30 feet (five acres or less) or 40 feet (greater than five acres)
6. Name and address of owner of record
7. Name and address of developer
8. Name, address, and phone number(s) of preparer
9. Existing lot lines
10. Existing easements
11. Existing rights-of-way
12. Location and dimensions of all existing structures
13. Location and dimensions of all proposed structures
14. Number of stories of all existing structures
15. Gross floor area of all existing structures
16. Entrances to all existing structures
17. Number of stories of all proposed structures
18. Gross floor area of all proposed structures
19. Entrances to all proposed structures
20. Typical elevations of all proposed structures
21. Building materials of existing structures
22. Building materials of proposed structures
23. Location and dimensions of existing curb cuts
24. Location and dimensions of proposed curb cuts

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25. Location and dimensions of existing aisles
26. Location and dimensions of proposed aisles
27. Location and dimensions of existing off-street parking, loading, and walkways
28. Location and dimensions of proposed off-street parking, loading, and walkways
29. Location, height, and materials for screening walls and fences
30. The type of surfacing and base course for all parking, loading, and walkways
31. A landscape plan showing all existing open space, trees, forest cover, and water sources, and all proposed changes to these features including size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas located on the site, proposed by the applicant, or identified by the applicant.
32. The net public area shall be shown for proposed offices and commercial establishments. The proposed use, the required number of off-street parking spaces, and the number of off-street parking spaces shown shall be listed on the site plan. If the exact use is not known at the time a site plan is submitted for review, the number of minimum parking spaces required by the Unified Development Ordinance for the expected use shall calculate the off-street parking requirements.
33. All lighting for multifamily, office, commercial, and industrial uses shall meet the standards as outlined in the Unified Development Ordinance, Section 6.05 Outdoor Lighting.
34. The location, height, size, materials, and design of all proposed signage including subdivision monument entrance signs. All signage must meet the requirements outlined in the Unified Development Ordinance, Article 8 Sign Standards.
35. The location of each outdoor trash storage area and the screening details. Outdoor trash storage must be screened on four sides.
36. Location of existing and proposed utilities as set forth by the Unified Development Ordinance including:
    a. sewer or septic system
    b. water supply system
    c. gas supply system
    d. electric supply system
    e. telephone, cable, or other telecommunications systems
    f. storm drainage system including existing and proposed drain lines, culvert catch basins, head walls, end walls, hydrants, manholes, and drainage swales
37. Plans for erosion and pollution control both during and after construction, excessive runoff, excessive raising or lowering the water table, and flooding of other properties as applicable.
38. Site grading plan including existing and proposed topography at two-foot intervals, and dimensions for all parking lots and sufficient spot elevations on curbs to adequately demonstrate proper drainage.

CITY OF LANSING KANSAS
www.lansingks.org

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39. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site.
    a. The Planning Commission may require a detailed traffic study for large uses, mixed use and multi-tenant developments or for developments in heavy traffic areas. See the Unified Development Ordinance for additional details.

B. STANDARDS OF REVIEW: In addition to the above noted items, site plans will be reviewed by the Director and recommendations forwarded to the Planning Commission on the following standards:

1. The extent to which the proposal conforms to the provisions of the Unified Development Ordinance
2. The extent to which the development would be compatible with the surrounding area
3. The extent to which the proposal conforms to the recommendations of the Lansing Comprehensive Plan
4. The extent to which the proposal conforms to customary engineering standards used in the City
    a. Sanitary sewer plans approved by the Wastewater Utility Director, City Engineer, and KDHE
    b. Storm water plans approved by the Public Works Director and City Engineer
    c. Approval from KDHE and Notice of Intent for storm water runoff from construction activities
5. The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area
6. The extent to which the location of streets, paths, walkways, driveways, open space (if any), and parking lots have been located to achieve the following objectives:
    a. Preserve existing off-site views and create desirable on-site views
    b. Conserve natural resources and amenities including prime agricultural land
    c. Minimize any adverse flood impact
    d. Ensure that proposed structures are located on suitable soils
    e. Minimize any adverse environmental impact
    f. Minimize any present or future cost to the City and private providers of utilities in order to adequately provide utility service to the site.
7. All structures shall be required to have permanent or continuous footings and foundations.

Submission of Application. *Complete submission of application, including signature by applicant on all documents, is required prior to scheduling on Planning Commission Agenda. All additional information, which is to support the application, must be submitted by the deadline date. Failure to meet the application submittal requirement checklist will result in the application being delayed or rejected.*

CITY OF LANSING KANSAS

Site Plan Application

Date: 08/21/2023

Applicant / Owner

Applicant Name:	Kaw Valley Engineering	Owner Name:	LANSING CITY
Address:	14700 W. 114th Terrace	Address:	800 1ST TER LANSING, KS 66043
City, State, Zip:	Lenexa, KS 66215	City, State, Zip:	Lansing, KS 66043
Phone:	913-894-5150	Phone:	913-727-3233
Email:	kippes@kveng.com	Email:	

Architect

Name:		Contact:	
Address:		Phone:	
City, State, Zip:		Email:	

Project

Site Address:	00000 CENTRE DR, Lansing, KS 66043	Project Name:	Covington Woods II
		Proposed Use:	
City, State, Zip:	,	Property Size:	4.73
Parcel:	052-106-24-0-40-08-001.03-0	Proposed Zoning:	
Current Zoning:	R-4 Multi-Family Residential District		

Legal: LANSING TOWNE CENTRE, S25, T09, R22E, Lot 1 Plat Book/Page 08P /22

Project Description:

I do hereby certify that the information contained herein is true and correct.

Kyle Kippes _____

Name _____ Date

AFFIDAVIT

STATE OF Kansas)
) §
COUNTY OF Leavenworth)

Comes now City of Lansing, Anthony McNeill, of lawful age and having been first duly sworn on my oath state that:

1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

3. List of property owners and addresses:

_____

_____

_____

_____

_____

_____

4. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT.

Anthony R McNeill
/s/

STATE OF KANSAS)
) §
COUNTY OF Leavenworth)

NOTARY PUBLIC - State of Kansas
LETITIA L. SIMS
My Appt. Expires 07/22/2026

BE IT REMEMBERED that on this 22 day of August, 2023, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Anthony R. McNEILL, Mayor, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

Letitia Sims
Notary Public

My Appointment Expires: 07-22-2026

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Anthony McNeill City of Lansing Representative and _____, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

Authorized Agent: Jeff Beckler

Signed and entered into this 22nd day of August, 2023.

Anthony R McNeill
Signed

_____
Signed

Subscribed and sworn to before me on this 22 day of August, 2023.

NOTARY PUBLIC - State of Kansas
LETITIA L. SIMS
My Appt. Expires 07-22-2026

Letitia Sims
Notary Public

My Commission Expires 07-22-2026.

KAW VALLEY ENGINEERING

PRELIMINARY STORM DRAINAGE REPORT
COVINGTON WOODS II
LANSING, KANSAS

Prepared for:

ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
1329 E. Lark Street
Springfield, Missouri 65804

Prepared by:

KAW VALLEY ENGINEERING, INC.
14700 West 114th Terrace
Lenexa, Kansas 66215

August 21, 2023

KVE Project No. C23D1644

PRELIMINARY STORM DRAINAGE REPORT

COVINGTON WOODS II
LANSING, KANSAS
Project No. C23D1644

TABLE OF CONTENTS

INTRODUCTION

The development of Covington Woods II is being proposed on approximately 4.73-acres south of West Kay Street, and north of West Mary Street in Lansing, Kansas. With authorization from Zimmerman Properties Development, LLC, Kaw Valley Engineering, Inc. has completed a preliminary study of the existing site conditions and the proposed storm drainage systems associated with the development.

PURPOSE OF STUDY

The purpose of this study is to analyze the existing and future storm water drainage conditions and flows associated with the proposed development, and to provide an analysis of the proposed storm water detention system to ensure that the developed discharge from the site will be less than or equal to the pre-developed site discharge for the 100-year and more frequent storm events.

EXISTING CONDITIONS

The project site currently consists of grasses and slopes ranging from gentle to moderate. Runoff from the property currently discharges via overland flow to the northwest into an existing drainage ditch and pipe system. Approximately 0.86-acres of the property currently discharge via overland flow to the east. See Exhibit B for the Existing Drainage Area Map.

DESCRIPTION OF PROPOSED IMPROVEMENTS

The project will include the construction of three multi-family buildings (totaling 52 units), a clubhouse, maintenance building, associated utilities, drives and parking. The proposed improvements will increase the runoff from the site due to the construction of impervious surfaces associated with the project. The site will be graded to capture the majority of the improved site runoff and convey it by a proposed underground storm sewer system to a detention basin located in the northwest corner of the property. The detention basin will restrict the developed discharge rates to levels at or below pre-developed discharge rates for the 100-year and more frequent storm events. See Exhibit A for the proposed grading plan.

EXISTING DRAINAGE ANALYSIS

To determine the effectiveness of the proposed detention system, an existing discharge rate from the drainage area had to be determined. The allowable discharge rate for a 100-year rainfall event from the detention basin was used to size the basin to ensure the 100-year event will not overtop the basin. The runoff area used to calculate the existing runoff rate is the portion of the property that drains to the west. Two proposed areas bypass the detention basin and are undetained. These two undetained areas, totaling 0.79-acres, have been removed from the existing contributing area to account for them in the allowable release rate. The 0.86-acres

located on the east side of the property is excluded from the existing runoff rate calculation due to it's drainage area draining separately to the east. The effective existing drainage area is that of the total site less the east drainage area and the two undetained drainage areas, which totals 3.07 acres.

Pond Pack was used to calculate the existing runoff rates with the Modified Rational method for the 100-year and more frequent storm events. The existing time of concentration was calculated to be approximately 11 minutes. The rainfall intensities for the site are obtained from Section 5600 Storm Drainage Systems and Facilities, Kansas City APWA. A Runoff Coefficient (C) of 0.30, for undeveloped areas, is used for the existing analysis. The analysis indicates the existing runoff rates are 3.89-cfs for the 2-year storm, 5.38-cfs for the 10-year storm, and 7.61-cfs for the 100-year storm.

DEVELOPED DRAINAGE ANALYSIS

Pond Pack was used to route the developed runoff through the on-site detention basin to determine the effectiveness of the detention basin at limiting the developed discharge from the site. Approximately 0.79-acres are not detained. The impervious area in the undetained areas has been added to the detained impervious area to account for these surfaces in the detention calculations.

The detention calculations were performed using the Modified Rational method for the 100-year and more frequent storm events. The developed runoff coefficients of the detained and undetained areas are 0.65 and 0.3 respectively, which is calculated from the percent impervious area using 0.3 for permeable surfaces and 0.9 for impervious surfaces. The time of concentration was assumed to be 5 minutes for the developed site.

As previously stated, the developed runoff calculations were performed using the Modified Rational method.

DETENTION SYSTEM

The storm water detention basin will be located at the northwest corner of the property. The detention basin will have minimum and maximum elevations of 832.0 ft. and 840.0 ft. with maximum side slopes of 3:1 for ease of maintenance.

The detention basin will discharge through a 4'x4' concrete structure fabricated to have two orifices that will control the release of the 100-year and more frequent storm events. The lower orifice will have an 8 in. diameter with an invert elevation of 832.0 ft. and the upper orifice will have a 10 in. diameter with an invert elevation of 835.5 ft. The 4'x4' concrete outlet structure will discharge to an 18" culvert. A 20 ft. earthen emergency weir will be constructed at an elevation of 838.0 ft. to discharge the detention basin in storm events greater than the 100-year event.

Through the use of the outlet structure the detention basin will discharge 2.96-cfs at a water surface elevation of 835.62 ft. in a 2-year rainfall event, 4.9-cfs at a water surface elevation of 836.45 ft. in a

10-year rainfall event, and 6.63-cfs at a water surface elevation of 837.46 ft. in a 100-year rainfall event. The proposed detention system will not adversely affect the proposed structures or neighboring property.

DRAINAGE ANALYSIS RESULTS

Pond Pack was used to route the runoff area through its storm water detention basin to determine the effectiveness of the detention basin to adequately limit the developed runoff rates for the 100-year and more frequent storm events. Table 1 is a summary of the Pond Pack analysis of the detention basin for developed conditions. The Pond Pack analysis can be seen in Exhibit D.

DETENTION BASIN ANALYSIS RESULTS SUMMARY

Return Period Storm (Year)	Existing Runoff (cfs)	Developed Runoff Directed To Detention (cfs)	Detention Basin Release Rate (cfs)	Runoff Reduction (cfs)	Maximum Water Surface Elevation (ft)	Maximum Storage Volume (ac-ft)
2	3.89	8.27	2.96	0.93	835.62	0.167
5	4.73	9.97	3.97	0.76	836.13	0.210
10	5.38	11.33	4.90	0.48	836.45	0.239
25	6.24	13.14	5.64	0.60	836.83	0.276
50	6.93	14.38	6.20	0.73	837.17	0.313
100	7.61	15.80	6.63	0.98	837.46	0.346

CONCLUSIONS

The proposed storm water detention system will provide storage to limit the developed storm water runoff associated with the Covington Woods II project to levels below the existing runoff rates for the 100-year and more frequent storm events.

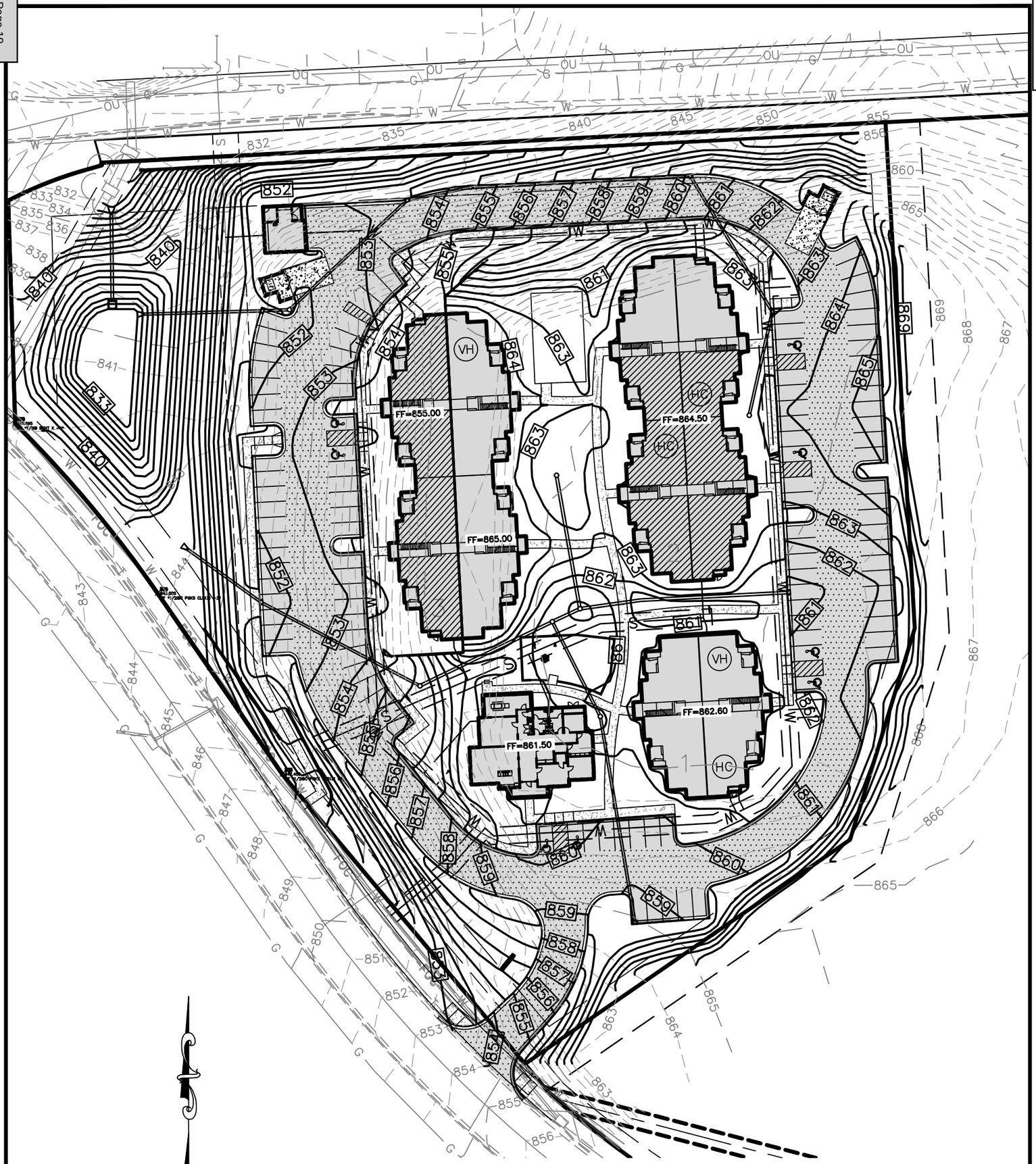
Respectfully submitted,
Kaw Valley Engineering, Inc.

Kyle G. Kippes, P.E.
Project Manager

KYLE G. KIPPES LICENSED 20913 8-21-23 KANSAS PROFESSIONAL ENGINEER

Noah J. Coleman, EIT
Staff Engineer

EXHIBIT A
PROPOSED GRADING PLAN

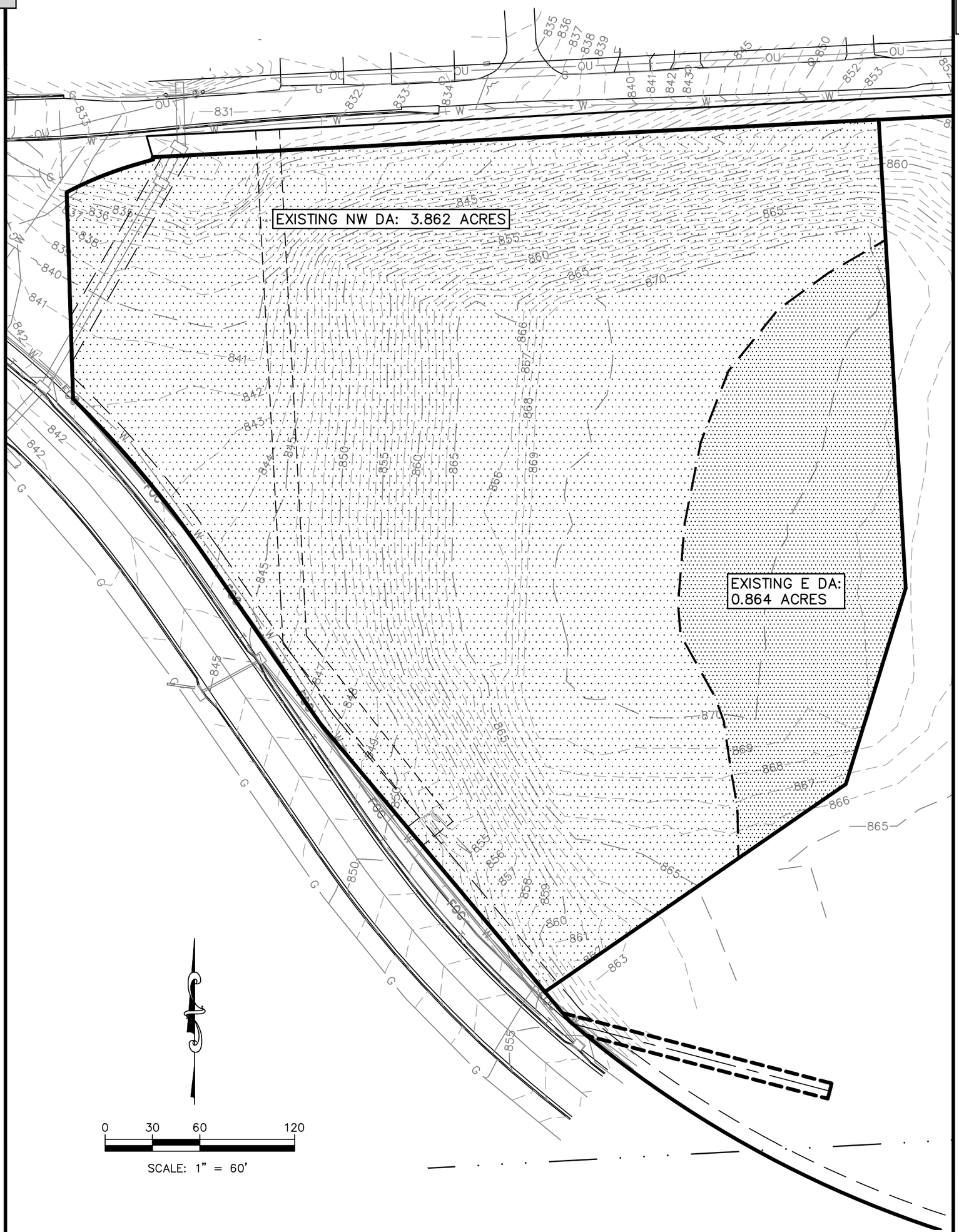


14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
lx@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

GRADING EXHIBIT
08-18-2023
1644PGRADE

EXHIBIT B
EXISTING DRAINAGE AREA MAP



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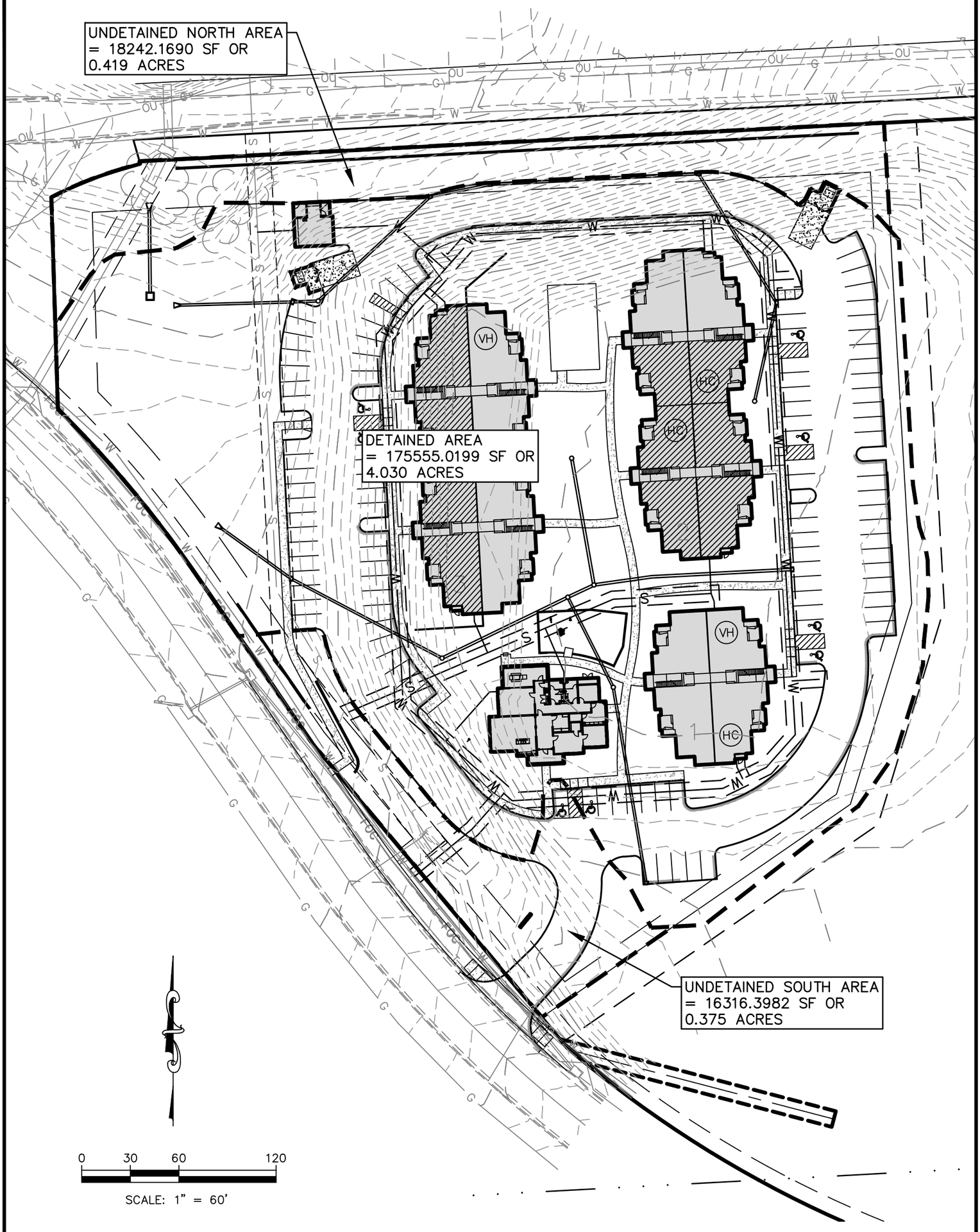
KAW VALLEY ENGINEERING

EXISTING DRAINAGE AREA MAP

08-17-2023

1644EXDAM

EXHIBIT C
PROPOSED DRAINAGE AREA MAP



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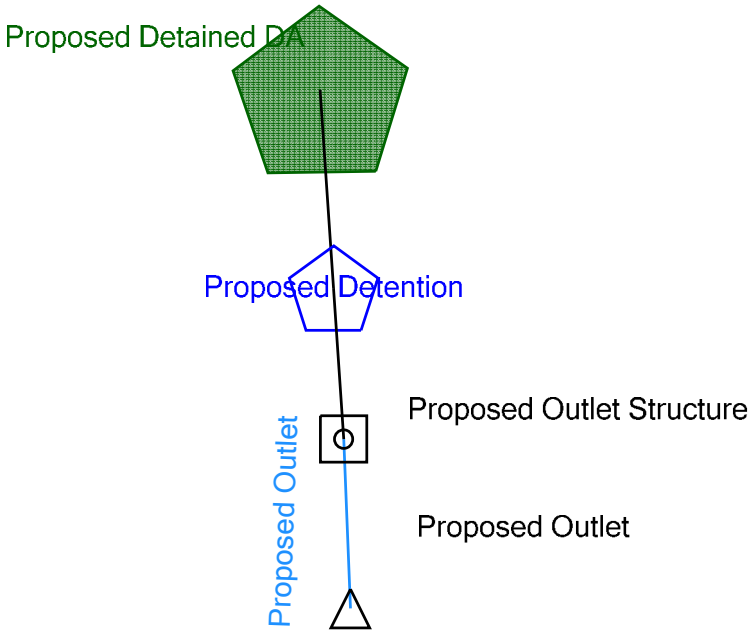
KAW VALLEY ENGINEERING

PROPOSED DRAINAGE AREA MAP

08-17-2023
1644PDAM

EXHIBIT D
POND PACK ANALYSIS

Scenario: Base



Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

Element Details			
Label	Composite Outlet Structure - 1	Notes	

Headwater Range			
Headwater Type	Use Pond for Headwater Range	Maximum (Headwater)	840.00 ft
Pond	Proposed Detention	Increment (Headwater)	0.50 ft
Minimum (Headwater)	832.00 ft		

SpotElevation (ft)

Tailwater Setup	
Tailwater Type	Free Outfall

Tailwater Tolerances			
Maximum Iterations	30	Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft	Flow Tolerance (Minimum)	0.001 ft³/s
Headwater Tolerance (Maximum)	0.50 ft	Flow Tolerance (Maximum)	10.000 ft³/s
Tailwater Tolerance (Minimum)	0.01 ft		

Outlet Structure	
Outlet Structure Type	Weir

Outlet Structure (IDs and Direction)			
Outlet ID	20' Earth Weir	Downstream ID	Tailwater
Flow Direction	Forward Flow Only	Notes	

Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft

Outlet Structure (Weir)			
Weir	Irregular Weir	Weir Coefficient	3.60 (ft^0.5)/s
Vary Coefficient with Depth	False		

Irregular Weir Cross-section

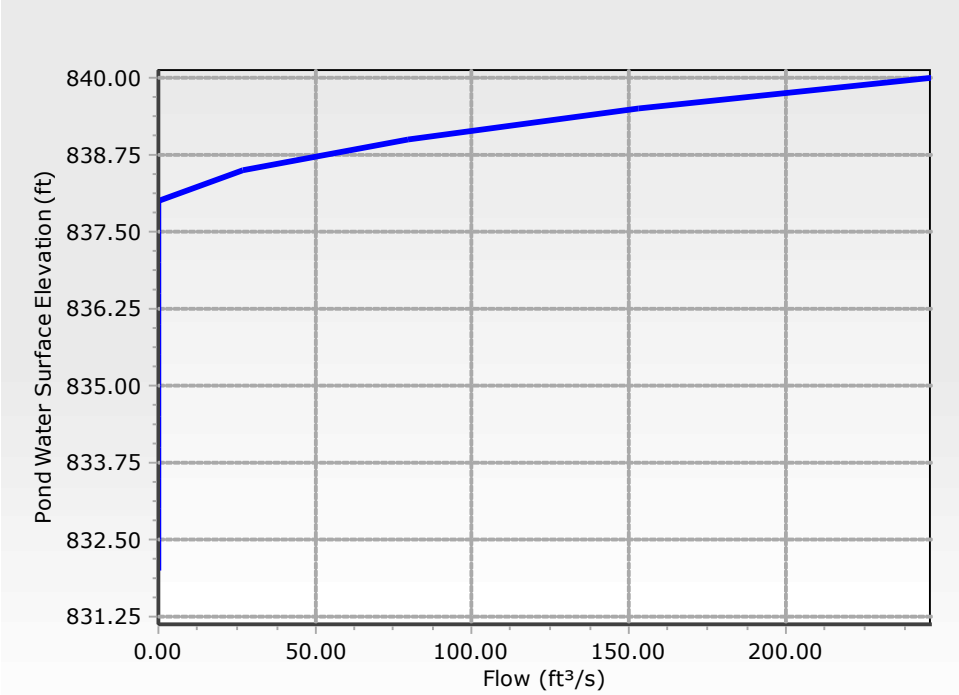
Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

Irregular Weir Cross-section

Station (ft)	Elevation (ft)
0.00	2.00
6.00	0.00
26.00	0.00
32.00	2.00

Outlet Structure (Common)	
Elevation	838.00 ft

Outlet Structure (Weir, Advanced)	
User Defined Table	False



RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 20' Earth Weir (Irregular Weir)

Upstream ID = (Pond Water Surface)
Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Flow (ft³/s)	Tailwater Elevation (ft)	Convergence Error (ft)

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 20' Earth Weir (Irregular Weir)

Upstream ID = (Pond Water Surface)
Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Flow (ft^3/s)	Tailwater Elevation (ft)	Convergence Error (ft)
832.00	0.00	(N/A)	0.00
832.50	0.00	(N/A)	0.00
833.00	0.00	(N/A)	0.00
833.50	0.00	(N/A)	0.00
834.00	0.00	(N/A)	0.00
834.50	0.00	(N/A)	0.00
835.00	0.00	(N/A)	0.00
835.50	0.00	(N/A)	0.00
836.00	0.00	(N/A)	0.00
836.50	0.00	(N/A)	0.00
837.00	0.00	(N/A)	0.00
837.50	0.00	(N/A)	0.00
838.00	0.00	(N/A)	0.00
838.50	26.81	(N/A)	0.00
839.00	79.64	(N/A)	0.00
839.50	153.32	(N/A)	0.00
840.00	246.85	(N/A)	0.00

Computation Messages
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 20' Earth Weir (Irregular Weir)

Upstream ID = (Pond Water Surface)
Downstream ID = Tailwater (Pond Outfall)

Computation Messages
WS below an invert; no flow.
Max.H=.50; Max.Htw=free out;; W(ft) =23.00
Max.H=1.00; Max.Htw=free out;; W(ft) =26.00
Max.H=1.50; Max.Htw=free out;; W(ft) =29.00
Max.H=2.00; Max.Htw=free out;; W(ft) =32.00

Outlet Structure	
Outlet Structure Type	Orifice

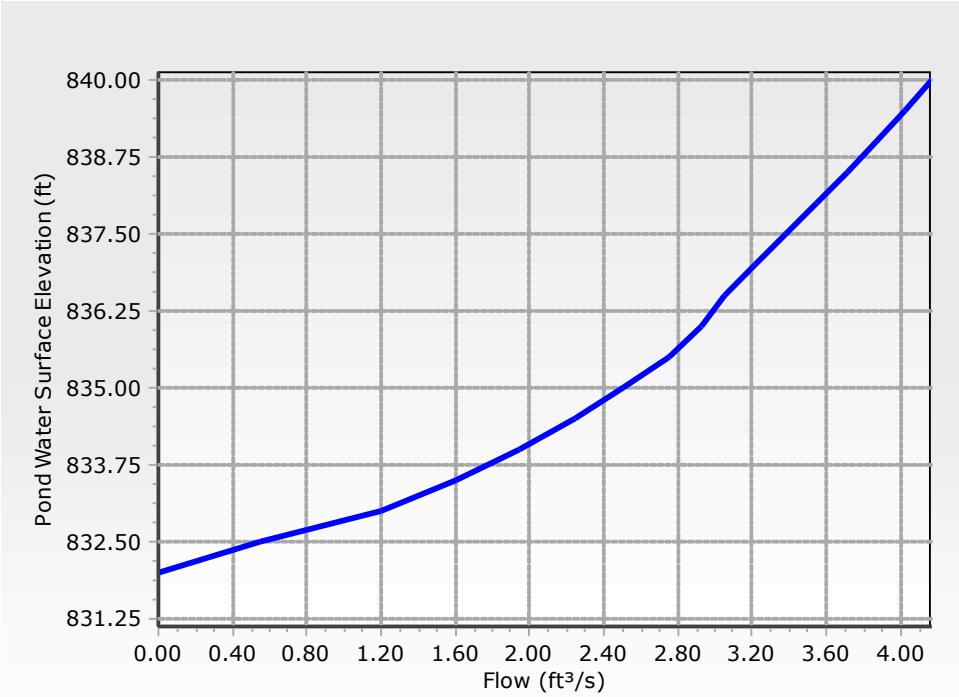
Outlet Structure (IDs and Direction)			
Outlet ID	8" Low	Downstream ID	18" Culvert
Flow Direction	Forward Flow Only	Notes	

Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft

Outlet Structure (Orifice)			
Orifice	Circular Orifice	Orifice Coefficient	0.600
Number of Openings	1	Orifice Diameter	8.0 in

Outlet Structure (Common)	
Elevation	832.00 ft

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1



RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 8" Low (Orifice-Circular)

Upstream ID = (Pond Water Surface)
Downstream ID = 18" Culvert (Culvert-Circular)

Water Surface Elevation (ft)	Device Flow (ft³/s)	(into) Headwater Hydraulic Grade Line (ft)	Converge Downstream Hydraulic Grade Line (ft)	Next Downstream Hydraulic Grade Line (ft)
832.00	0.00	0.00	0.00	0.00
832.50	0.54	832.50	832.29	832.29
833.00	1.20	833.00	832.49	832.49
833.50	1.61	833.50	832.58	832.58
834.00	1.95	834.00	832.66	832.66
834.50	2.24	834.50	832.72	832.72
835.00	2.51	835.00	832.77	832.77
835.50	2.75	835.50	832.81	832.81
836.00	2.93	836.00	832.96	832.96
836.50	3.06	836.50	833.19	833.19
837.00	3.22	837.00	833.33	833.33
837.50	3.39	837.50	833.43	833.43
838.00	3.55	838.00	833.53	833.53
838.50	3.72	838.50	833.61	833.61
839.00	3.87	839.00	833.69	833.69
839.50	4.03	839.50	833.76	833.76

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 8" Low (Orifice-Circular)

Upstream ID = (Pond Water Surface)
Downstream ID = 18" Culvert (Culvert-Circular)

Water Surface Elevation (ft)	Device Flow (ft³/s)	(into) Headwater Hydraulic Grade Line (ft)	Converge Downstream Hydraulic Grade Line (ft)	Next Downstream Hydraulic Grade Line (ft)
840.00	4.17	840.00	833.84	833.84

Downstream Hydraulic Grade Line Error (ft)	Convergence Error (ft³/s)	Downstream Channel Tailwater (ft)	Tailwater Error (ft)
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00

Message
WS below an invert; no flow.
CRIT.DEPTH CONTROL Vh= .143ft
Dcr= .357ft CRIT.DEPTH Hev= .00ft
H =.51
H =.92
H =1.34
H =1.78
H =2.23
H =2.69
H =3.04
H =3.31
H =3.67
H =4.07
H =4.47
H =4.89
H =5.31
H =5.74

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 8" Low (Orifice-Circular)

Upstream ID = (Pond Water Surface)
Downstream ID = 18" Culvert (Culvert-Circular)

Message
H =6.16

Outlet Structure			
Outlet Structure Type	Orifice		

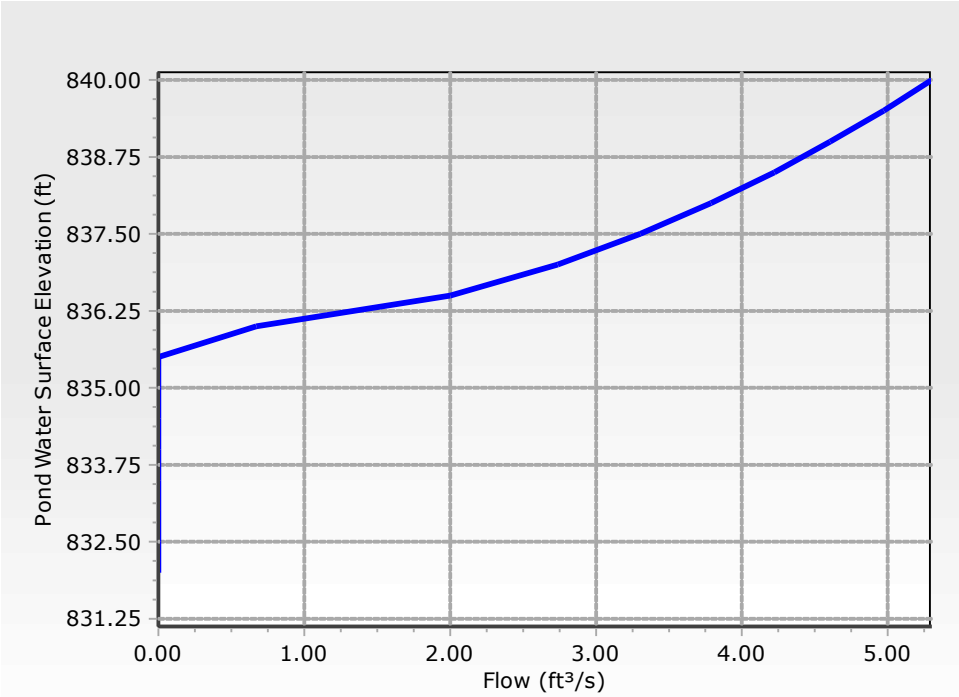
Outlet Structure (IDs and Direction)			
Outlet ID	10" High	Downstream ID	18" Culvert
Flow Direction	Forward Flow Only	Notes	

Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft

Outlet Structure (Orifice)			
Orifice	Circular Orifice	Orifice Coefficient	0.600
Number of Openings	1	Orifice Diameter	10.0 in

Outlet Structure (Common)	
Elevation	835.50 ft

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1



RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 10" High (Orifice-Circular)

Upstream ID = (Pond Water Surface)
Downstream ID = 18" Culvert (Culvert-Circular)

Water Surface Elevation (ft)	Device Flow (ft³/s)	(into) Headwater Hydraulic Grade Line (ft)	Converge Downstream Hydraulic Grade Line (ft)	Next Downstream Hydraulic Grade Line (ft)
832.00	0.00	0.00	0.00	0.00
832.50	0.00	0.00	0.00	832.29
833.00	0.00	0.00	0.00	832.49
833.50	0.00	0.00	0.00	832.58
834.00	0.00	0.00	0.00	832.66
834.50	0.00	0.00	0.00	832.72
835.00	0.00	0.00	0.00	832.77
835.50	0.00	0.00	0.00	832.81
836.00	0.68	836.00	Free Outfall	832.96
836.50	2.00	836.50	Free Outfall	833.19
837.00	2.73	837.00	Free Outfall	833.33
837.50	3.30	837.50	Free Outfall	833.43
838.00	3.79	838.00	Free Outfall	833.53
838.50	4.22	838.50	Free Outfall	833.61
839.00	4.61	839.00	Free Outfall	833.69
839.50	4.97	839.50	Free Outfall	833.76

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 10" High (Orifice-Circular)

Upstream ID = (Pond Water Surface)
Downstream ID = 18" Culvert (Culvert-Circular)

Water Surface Elevation (ft)	Device Flow (ft³/s)	(into) Headwater Hydraulic Grade Line (ft)	Converge Downstream Hydraulic Grade Line (ft)	Next Downstream Hydraulic Grade Line (ft)
840.00	5.30	840.00	Free Outfall	833.84

Downstream Hydraulic Grade Line Error (ft)	Convergence Error (ft³/s)	Downstream Channel Tailwater (ft)	Tailwater Error (ft)
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00

Message
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
WS below an invert; no flow.
CRIT.DEPTH CONTROL Vh= .137ft Dcr= .362ft CRIT.DEPTH Hev= .00ft
H =.58
H =1.08
H =1.58
H =2.08
H =2.58
H =3.08
H =3.58

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 10" High (Orifice-Circular)

Upstream ID = (Pond Water Surface)
Downstream ID = 18" Culvert (Culvert-Circular)

Message
H =4.08

Outlet Structure			
Outlet Structure Type	Culvert	Culvert Type	Circular

Outlet Structure (IDs and Direction)			
Outlet ID	18" Culvert	Downstream ID	Tailwater
Flow Direction	Forward Flow Only	Notes	

Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft

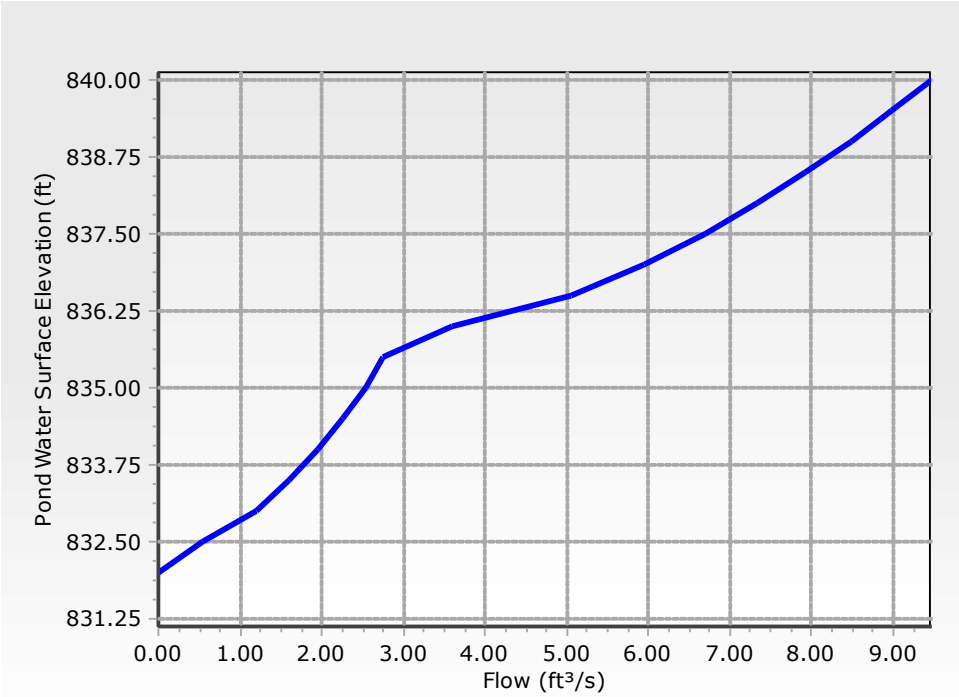
Culvert Data			
Number of Barrels	1	Downstream Invert	831.00 ft
Length	90.00 ft	Diameter	18.0 in
Upstream Invert	831.90 ft		

Unsubmerged->Submerged			
Specify Transitions	False	Compute Inlet Control Only	False

Culvert Coefficients			
Inlet Description	Concrete - Groove end projecting	C	0.0317
Chart	Chart 1	Y	0.6900
Nomograph	Nomograph 3	Manning's n	0.013
Equation Form	Form 1	Ke	0.200
K	0.0045	Kr	0.000
M	2.0000	Slope Correction Factor	-0.500

Culvert (Advanced)			
Convergence Tolerance	0.00 ft	Specify Number of Backwater Sections	False

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1



RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 18" Culvert (Culvert-Circular)

Mannings open channel maximum capacity: 11.30 ft³/s
Upstream ID = 8" Low, 10" High
Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Device Flow (ft³/s)	(into) Headwater Hydraulic Grade Line (ft)	Converge Downstream Hydraulic Grade Line (ft)	Next Downstream Hydraulic Grade Line (ft)
832.00	0.00	0.00	0.00	Free Outfall
832.50	0.54	832.29	Free Outfall	Free Outfall
833.00	1.20	832.49	Free Outfall	Free Outfall
833.50	1.61	832.58	Free Outfall	Free Outfall
834.00	1.95	832.66	Free Outfall	Free Outfall
834.50	2.25	832.72	Free Outfall	Free Outfall
835.00	2.53	832.77	Free Outfall	Free Outfall
835.50	2.75	832.81	Free Outfall	Free Outfall
836.00	3.60	832.96	Free Outfall	Free Outfall
836.50	5.06	833.19	Free Outfall	Free Outfall
837.00	5.96	833.33	Free Outfall	Free Outfall
837.50	6.69	833.43	Free Outfall	Free Outfall
838.00	7.34	833.53	Free Outfall	Free Outfall
838.50	7.93	833.61	Free Outfall	Free Outfall
839.00	8.48	833.69	Free Outfall	Free Outfall

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 18" Culvert (Culvert-Circular)

Mannings open channel maximum capacity: 11.30 ft³/s
Upstream ID = 8" Low, 10" High
Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Device Flow (ft³/s)	(into) Headwater Hydraulic Grade Line (ft)	Converge Downstream Hydraulic Grade Line (ft)	Next Downstream Hydraulic Grade Line (ft)
839.50	8.99	833.76	Free Outfall	Free Outfall
840.00	9.47	833.84	Free Outfall	Free Outfall

Downstream Hydraulic Grade Line Error (ft)	Convergence Error (ft³/s)	Downstream Channel Tailwater (ft)	Tailwater Error (ft)
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.01	(N/A)	0.00
0.00	0.00	(N/A)	0.00
0.00	0.01	(N/A)	0.00
0.00	0.00	(N/A)	0.00

Message
WS below an invert; no flow.
CRIT.DEPTH CONTROL Vh= .095ft Dcr= .273ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .147ft Dcr= .410ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .173ft Dcr= .476ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .193ft Dcr= .526ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .210ft Dcr= .566ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .226ft Dcr= .602ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .238ft Dcr= .630ft CRIT.DEPTH Hev= .00ft

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = 18" Culvert (Culvert-Circular)

Mannings open channel maximum capacity: 11.30 ft³/s
Upstream ID = 8" Low, 10" High
Downstream ID = Tailwater (Pond Outfall)

Message
CRIT.DEPTH CONTROL Vh= .282ft Dcr= .725ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .356ft Dcr= .866ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .403ft Dcr= .943ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .443ft Dcr= 1.001ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .480ft Dcr= 1.050ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .515ft Dcr= 1.091ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .550ft Dcr= 1.128ft CRIT.DEPTH Hev= .00ft
CRIT.DEPTH CONTROL Vh= .584ft Dcr= 1.160ft CRIT.DEPTH Hev= .00ft
INLET CONTROL... Submerged: HW =1.94

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

Composite Rating Table
Tailwater Elevation = Free Outfall (Composite Outlet Structure - 1)

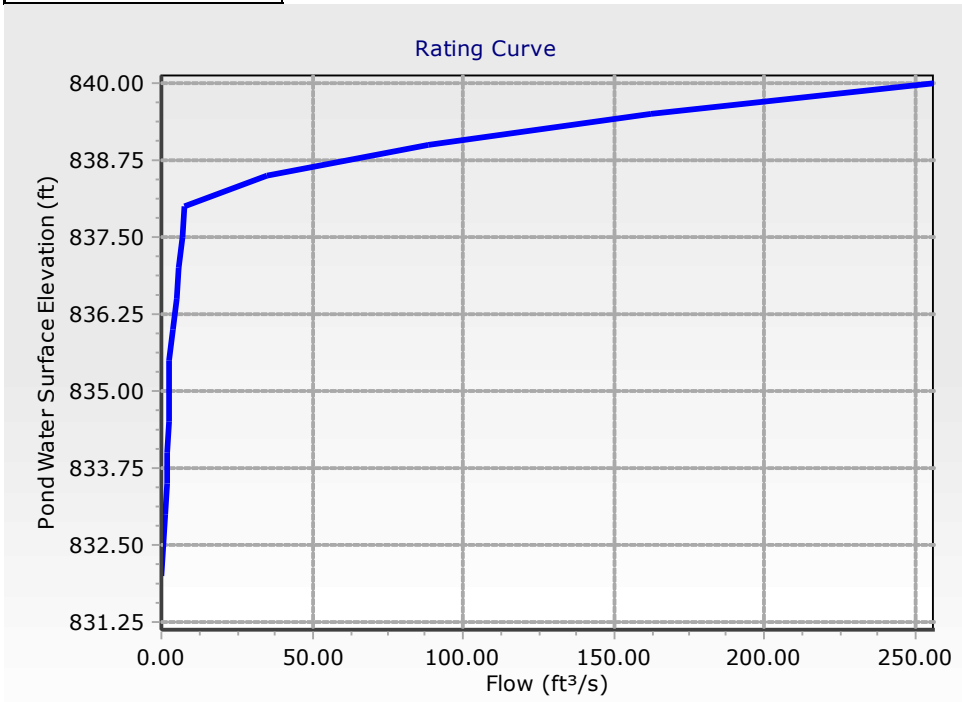
Water Surface Elevation (ft)	Flow (ft³/s)	Tailwater Elevation (ft)	Convergence Error (ft)
832.00	0.00	(N/A)	0.00
832.50	0.54	(N/A)	0.00
833.00	1.20	(N/A)	0.00
833.50	1.61	(N/A)	0.00
834.00	1.95	(N/A)	0.00
834.50	2.24	(N/A)	0.00
835.00	2.51	(N/A)	0.00
835.50	2.75	(N/A)	0.00
836.00	3.60	(N/A)	0.00
836.50	5.06	(N/A)	0.00
837.00	5.96	(N/A)	0.00
837.50	6.69	(N/A)	0.00
838.00	7.34	(N/A)	0.00
838.50	34.73	(N/A)	0.00
839.00	88.11	(N/A)	0.00
839.50	162.31	(N/A)	0.00
840.00	256.32	(N/A)	0.00

Contributing Structures
(no Q: 8" Low,10" High,18" Culvert,20' Earth Weir)
8" Low,18" Culvert (no Q: 10" High,20' Earth Weir)
8" Low,18" Culvert (no Q: 10" High,20' Earth Weir)
8" Low,18" Culvert (no Q: 10" High,20' Earth Weir)
8" Low,18" Culvert (no Q: 10" High,20' Earth Weir)
8" Low,18" Culvert (no Q: 10" High,20' Earth Weir)
8" Low,18" Culvert (no Q: 10" High,20' Earth Weir)
8" Low,18" Culvert (no Q: 10" High,20' Earth Weir)
8" Low,10" High,18" Culvert (no Q: 20' Earth Weir)

Composite Outlet Structure Detailed Report: Composite Outlet Structure - 1

Composite Rating Table
Tailwater Elevation = Free Outfall (Composite Outlet Structure - 1)

Contributing Structures
8" Low,10" High,18" Culvert (no Q: 20' Earth Weir)
8" Low,10" High,18" Culvert (no Q: 20' Earth Weir)
8" Low,10" High,18" Culvert (no Q: 20' Earth Weir)
8" Low,10" High,18" Culvert (no Q: 20' Earth Weir)
8" Low,10" High,18" Culvert,20' Earth Weir
8" Low,10" High,18" Culvert,20' Earth Weir
8" Low,10" High,18" Culvert,20' Earth Weir
8" Low,10" High,18" Culvert,20' Earth Weir



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Subsection: Modified Rational Grand Summary

Modified Rational Method

Q = CiA * Units Conversion; Where conversion = 43560 / (12 * 3600)

Frequency (years)	Area (ft^2)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft^3/s)	Flow (Allowable) (ft^3/s)	Volume (inflow) (ac-ft)	Volume (Storage) (ac-ft)
2	175,555.000	0.650	0.350	3.132	8.27	3.89	0.239	0.129
2	175,555.000	0.650	0.350	3.132	8.27	3.89	0.239	0.129
10	175,555.000	0.650	0.367	4.289	11.33	5.38	0.343	0.184
100	175,555.000	0.650	0.383	5.981	15.80	7.61	0.501	0.265
5	175,555.000	0.650	0.367	3.775	9.97	4.73	0.302	0.162
50	175,555.000	0.650	0.383	5.444	14.38	6.93	0.456	0.241
25	175,555.000	0.650	0.367	4.975	13.14	6.24	0.398	0.213

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
Proposed Detained DA	2-year	2	0.239	0.100	8.27
Proposed Detained DA	5-year	5	0.297	0.100	9.97
Proposed Detained DA	10-year	10	0.337	0.100	11.33
Proposed Detained DA	25-year	25	0.391	0.100	13.14
Proposed Detained DA	50-year	50	0.452	0.100	14.38
Proposed Detained DA	100-year	100	0.496	0.100	15.80

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
Proposed Outlet	2-year	2	0.239	0.400	2.96
Proposed Outlet	5-year	5	0.297	0.400	3.97
Proposed Outlet	10-year	10	0.337	0.400	4.90
Proposed Outlet	25-year	25	0.391	0.400	5.64
Proposed Outlet	50-year	50	0.452	0.450	6.20
Proposed Outlet	100-year	100	0.496	0.450	6.63

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Proposed Detention (IN)	2-year	2	0.239	0.100	8.27	(N/A)	(N/A)
Proposed Detention (OUT)	2-year	2	0.239	0.400	2.96	835.62	0.167
Proposed Detention (IN)	5-year	5	0.297	0.100	9.97	(N/A)	(N/A)
Proposed Detention (OUT)	5-year	5	0.297	0.400	3.97	836.13	0.210
Proposed Detention (IN)	10-year	10	0.337	0.100	11.33	(N/A)	(N/A)
Proposed Detention (OUT)	10-year	10	0.337	0.400	4.90	836.45	0.239
Proposed Detention (IN)	25-year	25	0.391	0.100	13.14	(N/A)	(N/A)

Subsection: Master Network Summary

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft^3/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Proposed Detention (OUT)	25-year	25	0.391	0.400	5.64	836.83	0.276
Proposed Detention (IN)	50-year	50	0.452	0.100	14.38	(N/A)	(N/A)
Proposed Detention (OUT)	50-year	50	0.452	0.450	6.20	837.17	0.313
Proposed Detention (IN)	100-year	100	0.496	0.100	15.80	(N/A)	(N/A)
Proposed Detention (OUT)	100-year	100	0.496	0.450	6.63	837.46	0.346

Subsection: Elevation-Area Volume Curve

Return Event: 100 years

Label: Proposed Detention

Storm Event: IDF Curve Equation - 1 - 100 Year

Scenario: 100-year

Elevation (ft)	Planimeter (ft²)	Area (ft²)	A1+A2+sqr (A1*A2) (ft²)	Volume (ac-ft)	Volume (Total) (ac-ft)
832.00	0.0	10.000	0.000	0.000	0.000
833.00	0.0	1,741.000	1,882.947	0.014	0.014
834.00	0.0	2,326.000	6,079.353	0.047	0.061
835.00	0.0	2,974.000	7,930.119	0.061	0.122
836.00	0.0	3,737.000	10,044.742	0.077	0.198
837.00	0.0	4,656.000	12,564.267	0.096	0.295
838.00	0.0	5,733.000	15,555.512	0.119	0.414
839.00	0.0	7,281.000	19,474.803	0.149	0.563
840.00	0.0	8,736.000	23,992.388	0.184	0.746

Subsection: Elevation-Volume-Flow Table (Pond)
Label: Proposed Detention
Scenario: 2-year

Return Event: 2 years
Storm Event: IDF Curve Equation - 1 - 2 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Elevation (ft)	Outflow (ft³/s)	Storage (ac-ft)	Area (ft²)	Infiltration (ft³/s)	Flow (Total) (ft³/s)	2S/t + O (ft³/s)
832.00	0.00	0.000	10.000	0.00	0.00	0.00
832.50	0.54	0.002	503.723	0.00	0.54	1.63
833.00	1.20	0.014	1,741.000	0.00	1.20	8.18
833.50	1.61	0.036	2,022.927	0.00	1.61	19.03
834.00	1.95	0.061	2,326.000	0.00	1.95	31.44
834.50	2.24	0.089	2,640.059	0.00	2.24	45.52
835.00	2.51	0.122	2,974.000	0.00	2.51	61.37
835.50	2.75	0.158	3,344.621	0.00	2.75	79.15
836.00	3.60	0.198	3,737.000	0.00	3.60	99.67
836.50	5.06	0.244	4,183.884	0.00	5.06	123.11
837.00	5.96	0.295	4,656.000	0.00	5.96	148.55
837.50	6.69	0.351	5,180.506	0.00	6.69	176.60
838.00	7.34	0.414	5,733.000	0.00	7.34	207.55
838.50	34.73	0.484	6,483.901	0.00	34.73	268.86
839.00	88.11	0.563	7,281.000	0.00	88.11	360.45
839.50	162.31	0.650	7,991.944	0.00	162.31	477.06
840.00	256.32	0.746	8,736.000	0.00	256.32	617.52

Subsection: Elevation-Volume-Flow Table (Pond)
Label: Proposed Detention
Scenario: 5-year

Return Event: 5 years
Storm Event: IDF Curve Equation - 1 - 5 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Elevation (ft)	Outflow (ft³/s)	Storage (ac-ft)	Area (ft²)	Infiltration (ft³/s)	Flow (Total) (ft³/s)	2S/t + O (ft³/s)
832.00	0.00	0.000	10.000	0.00	0.00	0.00
832.50	0.54	0.002	503.723	0.00	0.54	1.63
833.00	1.20	0.014	1,741.000	0.00	1.20	8.18
833.50	1.61	0.036	2,022.927	0.00	1.61	19.03
834.00	1.95	0.061	2,326.000	0.00	1.95	31.44
834.50	2.24	0.089	2,640.059	0.00	2.24	45.52
835.00	2.51	0.122	2,974.000	0.00	2.51	61.37
835.50	2.75	0.158	3,344.621	0.00	2.75	79.15
836.00	3.60	0.198	3,737.000	0.00	3.60	99.67
836.50	5.06	0.244	4,183.884	0.00	5.06	123.11
837.00	5.96	0.295	4,656.000	0.00	5.96	148.55
837.50	6.69	0.351	5,180.506	0.00	6.69	176.60
838.00	7.34	0.414	5,733.000	0.00	7.34	207.55
838.50	34.73	0.484	6,483.901	0.00	34.73	268.86
839.00	88.11	0.563	7,281.000	0.00	88.11	360.45
839.50	162.31	0.650	7,991.944	0.00	162.31	477.06
840.00	256.32	0.746	8,736.000	0.00	256.32	617.52

Subsection: Elevation-Volume-Flow Table (Pond)

Label: Proposed Detention

Scenario: 10-year

Return Event: 10 years

Storm Event: IDF Curve Equation - 1 - 10 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Elevation (ft)	Outflow (ft³/s)	Storage (ac-ft)	Area (ft²)	Infiltration (ft³/s)	Flow (Total) (ft³/s)	2S/t + O (ft³/s)
832.00	0.00	0.000	10.000	0.00	0.00	0.00
832.50	0.54	0.002	503.723	0.00	0.54	1.63
833.00	1.20	0.014	1,741.000	0.00	1.20	8.18
833.50	1.61	0.036	2,022.927	0.00	1.61	19.03
834.00	1.95	0.061	2,326.000	0.00	1.95	31.44
834.50	2.24	0.089	2,640.059	0.00	2.24	45.52
835.00	2.51	0.122	2,974.000	0.00	2.51	61.37
835.50	2.75	0.158	3,344.621	0.00	2.75	79.15
836.00	3.60	0.198	3,737.000	0.00	3.60	99.67
836.50	5.06	0.244	4,183.884	0.00	5.06	123.11
837.00	5.96	0.295	4,656.000	0.00	5.96	148.55
837.50	6.69	0.351	5,180.506	0.00	6.69	176.60
838.00	7.34	0.414	5,733.000	0.00	7.34	207.55
838.50	34.73	0.484	6,483.901	0.00	34.73	268.86
839.00	88.11	0.563	7,281.000	0.00	88.11	360.45
839.50	162.31	0.650	7,991.944	0.00	162.31	477.06
840.00	256.32	0.746	8,736.000	0.00	256.32	617.52

Subsection: Elevation-Volume-Flow Table (Pond)

Label: Proposed Detention

Scenario: 25-year

Return Event: 25 years

Storm Event: IDF Curve Equation - 1 - 25 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Elevation (ft)	Outflow (ft³/s)	Storage (ac-ft)	Area (ft²)	Infiltration (ft³/s)	Flow (Total) (ft³/s)	2S/t + O (ft³/s)
832.00	0.00	0.000	10.000	0.00	0.00	0.00
832.50	0.54	0.002	503.723	0.00	0.54	1.63
833.00	1.20	0.014	1,741.000	0.00	1.20	8.18
833.50	1.61	0.036	2,022.927	0.00	1.61	19.03
834.00	1.95	0.061	2,326.000	0.00	1.95	31.44
834.50	2.24	0.089	2,640.059	0.00	2.24	45.52
835.00	2.51	0.122	2,974.000	0.00	2.51	61.37
835.50	2.75	0.158	3,344.621	0.00	2.75	79.15
836.00	3.60	0.198	3,737.000	0.00	3.60	99.67
836.50	5.06	0.244	4,183.884	0.00	5.06	123.11
837.00	5.96	0.295	4,656.000	0.00	5.96	148.55
837.50	6.69	0.351	5,180.506	0.00	6.69	176.60
838.00	7.34	0.414	5,733.000	0.00	7.34	207.55
838.50	34.73	0.484	6,483.901	0.00	34.73	268.86
839.00	88.11	0.563	7,281.000	0.00	88.11	360.45
839.50	162.31	0.650	7,991.944	0.00	162.31	477.06
840.00	256.32	0.746	8,736.000	0.00	256.32	617.52

Subsection: Elevation-Volume-Flow Table (Pond)

Label: Proposed Detention

Scenario: 50-year

Return Event: 50 years

Storm Event: IDF Curve Equation - 1 - 50 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Elevation (ft)	Outflow (ft³/s)	Storage (ac-ft)	Area (ft²)	Infiltration (ft³/s)	Flow (Total) (ft³/s)	2S/t + O (ft³/s)
832.00	0.00	0.000	10.000	0.00	0.00	0.00
832.50	0.54	0.002	503.723	0.00	0.54	1.63
833.00	1.20	0.014	1,741.000	0.00	1.20	8.18
833.50	1.61	0.036	2,022.927	0.00	1.61	19.03
834.00	1.95	0.061	2,326.000	0.00	1.95	31.44
834.50	2.24	0.089	2,640.059	0.00	2.24	45.52
835.00	2.51	0.122	2,974.000	0.00	2.51	61.37
835.50	2.75	0.158	3,344.621	0.00	2.75	79.15
836.00	3.60	0.198	3,737.000	0.00	3.60	99.67
836.50	5.06	0.244	4,183.884	0.00	5.06	123.11
837.00	5.96	0.295	4,656.000	0.00	5.96	148.55
837.50	6.69	0.351	5,180.506	0.00	6.69	176.60
838.00	7.34	0.414	5,733.000	0.00	7.34	207.55
838.50	34.73	0.484	6,483.901	0.00	34.73	268.86
839.00	88.11	0.563	7,281.000	0.00	88.11	360.45
839.50	162.31	0.650	7,991.944	0.00	162.31	477.06
840.00	256.32	0.746	8,736.000	0.00	256.32	617.52

Subsection: Elevation-Volume-Flow Table (Pond)

Label: Proposed Detention

Scenario: 100-year

Return Event: 100 years

Storm Event: IDF Curve Equation - 1 - 100 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Elevation (ft)	Outflow (ft³/s)	Storage (ac-ft)	Area (ft²)	Infiltration (ft³/s)	Flow (Total) (ft³/s)	2S/t + O (ft³/s)
832.00	0.00	0.000	10.000	0.00	0.00	0.00
832.50	0.54	0.002	503.723	0.00	0.54	1.63
833.00	1.20	0.014	1,741.000	0.00	1.20	8.18
833.50	1.61	0.036	2,022.927	0.00	1.61	19.03
834.00	1.95	0.061	2,326.000	0.00	1.95	31.44
834.50	2.24	0.089	2,640.059	0.00	2.24	45.52
835.00	2.51	0.122	2,974.000	0.00	2.51	61.37
835.50	2.75	0.158	3,344.621	0.00	2.75	79.15
836.00	3.60	0.198	3,737.000	0.00	3.60	99.67
836.50	5.06	0.244	4,183.884	0.00	5.06	123.11
837.00	5.96	0.295	4,656.000	0.00	5.96	148.55
837.50	6.69	0.351	5,180.506	0.00	6.69	176.60
838.00	7.34	0.414	5,733.000	0.00	7.34	207.55
838.50	34.73	0.484	6,483.901	0.00	34.73	268.86
839.00	88.11	0.563	7,281.000	0.00	88.11	360.45
839.50	162.31	0.650	7,991.944	0.00	162.31	477.06
840.00	256.32	0.746	8,736.000	0.00	256.32	617.52

Subsection: Level Pool Pond Routing Summary
Label: Proposed Detention (IN)
Scenario: 2-year

Return Event: 2 years
Storm Event: IDF Curve Equation - 1 - 2 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	8.27 ft³/s	Time to Peak (Flow, In)	0.100 hours
Flow (Peak Outlet)	2.96 ft³/s	Time to Peak (Flow, Outlet)	0.400 hours

Elevation (Water Surface, Peak)	835.62 ft
Volume (Peak)	0.167 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	0.239 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	0.239 ac-ft
Volume (Retained)	0.000 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Subsection: Level Pool Pond Routing Summary
Label: Proposed Detention (IN)
Scenario: 5-year

Return Event: 5 years
Storm Event: IDF Curve Equation - 1 - 5 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	9.97 ft³/s	Time to Peak (Flow, In)	0.100 hours
Flow (Peak Outlet)	3.97 ft³/s	Time to Peak (Flow, Outlet)	0.400 hours

Elevation (Water Surface, Peak)	836.13 ft
Volume (Peak)	0.210 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	0.297 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	0.297 ac-ft
Volume (Retained)	0.000 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Subsection: Level Pool Pond Routing Summary
Return Event: 10 years
Label: Proposed Detention (IN)
Storm Event: IDF Curve Equation - 1 - 10 Year
Scenario: 10-year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	11.33 ft³/s	Time to Peak (Flow, In)	0.100 hours
Flow (Peak Outlet)	4.90 ft³/s	Time to Peak (Flow, Outlet)	0.400 hours

Elevation (Water Surface, Peak)	836.45 ft
Volume (Peak)	0.239 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	0.337 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	0.337 ac-ft
Volume (Retained)	0.000 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Subsection: Level Pool Pond Routing Summary
Return Event: 25 years
Label: Proposed Detention (IN)
Storm Event: IDF Curve Equation - 1 - 25 Year
Scenario: 25-year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	13.14 ft³/s	Time to Peak (Flow, In)	0.100 hours
Flow (Peak Outlet)	5.64 ft³/s	Time to Peak (Flow, Outlet)	0.400 hours

Elevation (Water Surface, Peak)	836.83 ft
Volume (Peak)	0.276 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	0.391 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	0.391 ac-ft
Volume (Retained)	0.000 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Subsection: Level Pool Pond Routing Summary

Label: Proposed Detention (IN)

Scenario: 50-year

Return Event: 50 years

Storm Event: IDF Curve Equation - 1 - 50 Year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	14.38 ft³/s	Time to Peak (Flow, In)	0.100 hours
Flow (Peak Outlet)	6.20 ft³/s	Time to Peak (Flow, Outlet)	0.450 hours

Elevation (Water Surface, Peak)	837.17 ft
Volume (Peak)	0.313 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	0.452 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	0.452 ac-ft
Volume (Retained)	0.000 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Subsection: Level Pool Pond Routing Summary
Return Event: 100 years
Label: Proposed Detention (IN)
Storm Event: IDF Curve Equation - 1 - 100 Year
Scenario: 100-year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	832.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	15.80 ft³/s	Time to Peak (Flow, In)	0.100 hours
Flow (Peak Outlet)	6.63 ft³/s	Time to Peak (Flow, Outlet)	0.450 hours

Elevation (Water Surface, Peak)	837.46 ft
Volume (Peak)	0.346 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	0.496 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	0.496 ac-ft
Volume (Retained)	0.000 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Subsection: Pond Routed Hydrograph (total out) Return Event: 2 years
Label: Proposed Detention (OUT) Storm Event: IDF Curve Equation - 1 - 2 Year
Scenario: 2-year

Peak Discharge	2.96 ft³/s
Time to Peak	0.400 hours
Hydrograph Volume	0.239 ac-ft

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
0.000	0.00	0.88	1.51	1.91	2.18
0.250	2.40	2.58	2.74	2.96	2.85
0.500	2.71	2.63	2.56	2.48	2.40
0.750	2.32	2.24	2.15	2.06	1.97
1.000	1.87	1.77	1.67	1.57	1.46
1.250	1.35	1.25	1.07	0.85	0.68
1.500	0.54	0.18	0.06	0.02	0.01
1.750	0.00	0.00	(N/A)	(N/A)	(N/A)

Subsection: Pond Routed Hydrograph (total out) Return Event: 5 years
Label: Proposed Detention (OUT) Storm Event: IDF Curve Equation - 1 - 5 Year
Scenario: 5-year

Peak Discharge	3.97 ft³/s
Time to Peak	0.400 hours
Hydrograph Volume	0.297 ac-ft

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
0.000	0.00	0.98	1.63	2.06	2.36
0.250	2.59	2.89	3.48	3.97	3.85
0.500	3.45	3.16	2.90	2.72	2.65
0.750	2.57	2.50	2.42	2.34	2.26
1.000	2.17	2.08	1.99	1.89	1.79
1.250	1.69	1.60	1.48	1.37	1.27
1.500	1.12	0.89	0.71	0.57	0.25
1.750	0.08	0.03	0.01	0.00	0.00

Subsection: Pond Routed Hydrograph (total out)

Label: Proposed Detention (OUT)

Scenario: 10-year

Return Event: 10 years

Storm Event: IDF Curve Equation - 1 - 10 Year

Peak Discharge	4.90 ft³/s
Time to Peak	0.400 hours
Hydrograph Volume	0.337 ac-ft

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
0.000	0.00	1.07	1.71	2.17	2.49
0.250	2.74	3.42	4.31	4.90	4.71
0.500	4.13	3.61	3.31	3.04	2.78
0.750	2.69	2.61	2.54	2.46	2.38
1.000	2.30	2.22	2.13	2.04	1.95
1.250	1.85	1.74	1.65	1.54	1.43
1.500	1.32	1.22	1.01	0.80	0.64
1.750	0.44	0.15	0.05	0.02	0.01
2.000	0.00	0.00	(N/A)	(N/A)	(N/A)

Subsection: Pond Routed Hydrograph (total out)

Label: Proposed Detention (OUT)

Scenario: 25-year

Return Event: 25 years

Storm Event: IDF Curve Equation - 1 - 25 Year

Peak Discharge	5.64 ft³/s
Time to Peak	0.400 hours
Hydrograph Volume	0.391 ac-ft

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
0.000	0.00	1.18	1.81	2.30	2.64
0.250	3.28	4.34	5.27	5.64	5.52
0.500	5.13	4.55	3.99	3.53	3.24
0.750	2.97	2.74	2.67	2.59	2.52
1.000	2.44	2.36	2.28	2.19	2.10
1.250	2.01	1.92	1.82	1.72	1.62
1.500	1.51	1.40	1.30	1.19	0.95
1.750	0.76	0.60	0.34	0.11	0.04
2.000	0.01	0.00	0.00	0.00	(N/A)

Subsection: Pond Routed Hydrograph (total out)

Label: Proposed Detention (OUT)

Scenario: 50-year

Return Event: 50 years

Storm Event: IDF Curve Equation - 1 - 50 Year

Peak Discharge	6.20 ft³/s
Time to Peak	0.450 hours
Hydrograph Volume	0.452 ac-ft

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
0.000	0.00	1.22	1.89	2.39	2.74
0.250	3.71	5.04	5.71	6.15	6.20
0.500	5.95	5.53	5.14	4.57	4.00
0.750	3.54	3.24	2.97	2.74	2.67
1.000	2.60	2.52	2.44	2.36	2.28
1.250	2.20	2.10	2.02	1.93	1.82
1.500	1.72	1.63	1.51	1.40	1.30
1.750	1.20	0.95	0.76	0.61	0.35
2.000	0.12	0.04	0.01	0.00	0.00
2.250	0.00	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Pond Routed Hydrograph (total out)

Label: Proposed Detention (OUT)

Scenario: 100-year

Return Event: 100 years

Storm Event: IDF Curve Equation - 1 - 100 Year

Peak Discharge	6.63 ft³/s
Time to Peak	0.450 hours
Hydrograph Volume	0.496 ac-ft

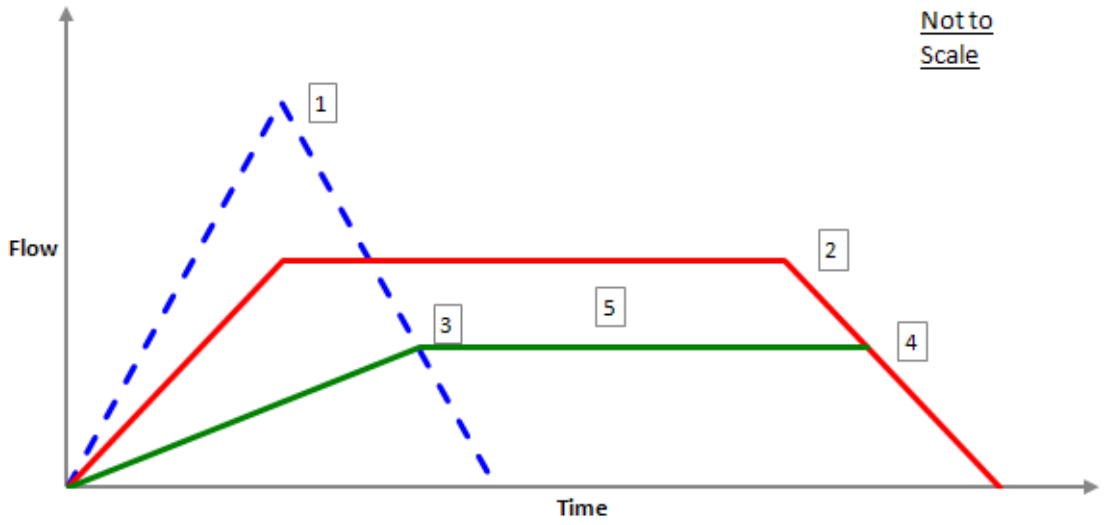
HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
0.000	0.00	1.25	1.96	2.48	3.06
0.250	4.37	5.47	6.14	6.56	6.63
0.500	6.37	6.03	5.64	5.24	4.72
0.750	4.14	3.62	3.32	3.04	2.79
1.000	2.69	2.61	2.54	2.46	2.38
1.250	2.30	2.22	2.13	2.04	1.95
1.500	1.85	1.75	1.65	1.54	1.43
1.750	1.32	1.23	1.01	0.81	0.64
2.000	0.45	0.15	0.05	0.02	0.01
2.250	0.00	0.00	(N/A)	(N/A)	(N/A)

Subsection: Modified Rational Graph
Label: Proposed Detained DA
Scenario: 2-year

Return Event: 2 years
Storm Event: IDF Curve Equation - 1 - 2 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	0.350 hours



[1]			[2]		
Time of Concentration (Modified Rational, Composite)	0.083	hours	Time of Duration (Modified Rational, Critical)	0.350	hours
Intensity (Modified Rational, Peak)	5.409	in/h	Intensity (Modified Rational, Critical)	3.132	in/h
Flow (Modified Rational, Peak)	14.29	ft³/s	Flow (Modified Rational, Critical)	8.27	ft³/s

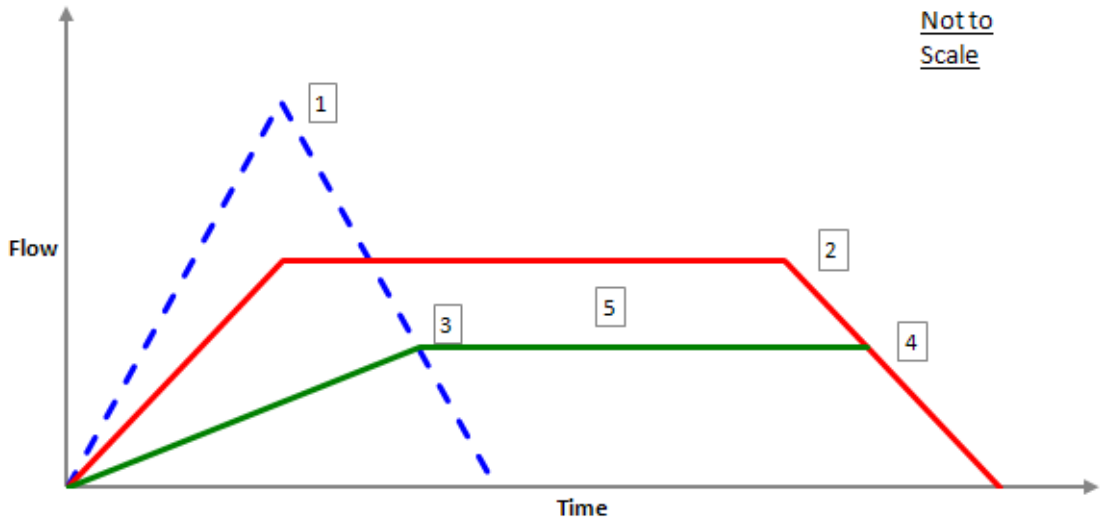
[3]	
First Outflow Breakpoint (Modified Rational, Method T)	0.394 hours
Flow (Modified Rational, Allowable)	3.89 ft³/s

[4]			[5]		
Second Outflow Breakpoint (Modified Rational)	0.144	hours	Storage (Modified Rational, Estimated)	0.129	ac-ft
Flow (Modified Rational, Allowable)	3.89	ft³/s			

Subsection: Modified Rational Graph
Label: Proposed Detained DA
Scenario: 5-year

Return Event: 5 years
Storm Event: IDF Curve Equation - 1 - 5 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	0.367 hours



[1]			[2]		
Time of Concentration (Modified Rational, Composite)	0.083	hours	Time of Duration (Modified Rational, Critical)	0.367	hours
Intensity (Modified Rational, Peak)	6.471	in/h	Intensity (Modified Rational, Critical)	3.775	in/h
Flow (Modified Rational, Peak)	17.09	ft³/s	Flow (Modified Rational, Critical)	9.97	ft³/s

[3]	
First Outflow Breakpoint (Modified Rational, Method T)	0.410 hours
Flow (Modified Rational, Allowable)	4.73 ft³/s

[4]			[5]		
Second Outflow Breakpoint (Modified Rational)	0.144	hours	Storage (Modified Rational, Estimated)	0.162	ac-ft
Flow (Modified Rational, Allowable)	4.73	ft³/s			

Subsection: Modified Rational Graph

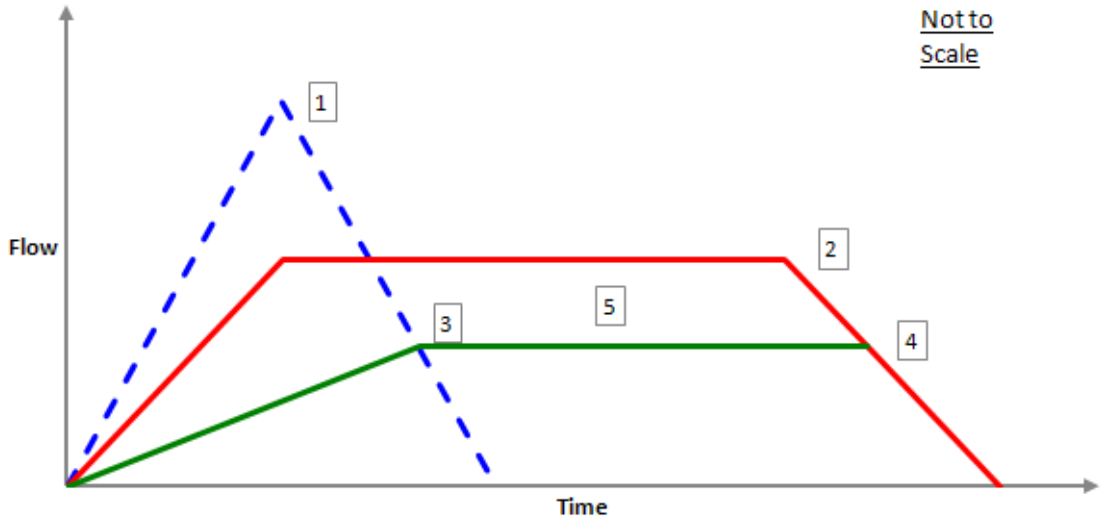
Label: Proposed Detained DA

Scenario: 10-year

Return Event: 10 years

Storm Event: IDF Curve Equation - 1 - 10 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	0.367 hours



[1]			[2]		
Time of Concentration (Modified Rational, Composite)	0.083	hours	Time of Duration (Modified Rational, Critical)	0.367	hours
Intensity (Modified Rational, Peak)	7.353	in/h	Intensity (Modified Rational, Critical)	4.289	in/h
Flow (Modified Rational, Peak)	19.42	ft³/s	Flow (Modified Rational, Critical)	11.33	ft³/s

[3]	
First Outflow Breakpoint (Modified Rational, Method T)	0.410 hours
Flow (Modified Rational, Allowable)	5.38 ft³/s

[4]			[5]		
Second Outflow Breakpoint (Modified Rational)	0.144	hours	Storage (Modified Rational, Estimated)	0.184	ac-ft
Flow (Modified Rational, Allowable)	5.38	ft³/s			

Subsection: Modified Rational Graph

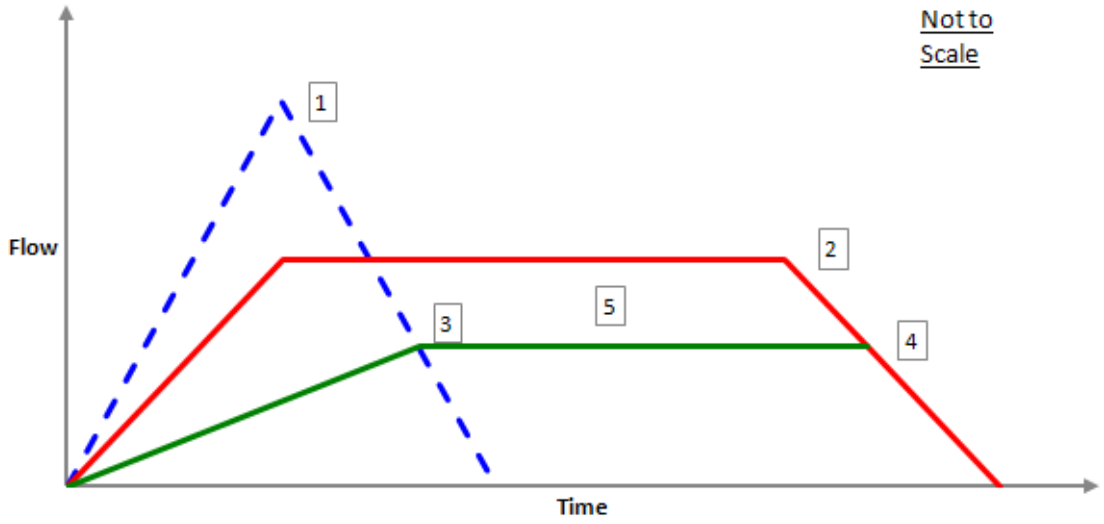
Label: Proposed Detained DA

Scenario: 25-year

Return Event: 25 years

Storm Event: IDF Curve Equation - 1 - 25 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	0.367 hours



[1]			[2]		
Time of Concentration (Modified Rational, Composite)	0.083	hours	Time of Duration (Modified Rational, Critical)	0.367	hours
Intensity (Modified Rational, Peak)	8.529	in/h	Intensity (Modified Rational, Critical)	4.975	in/h
Flow (Modified Rational, Peak)	22.53	ft³/s	Flow (Modified Rational, Critical)	13.14	ft³/s

[3]	
First Outflow Breakpoint (Modified Rational, Method T)	0.410 hours
Flow (Modified Rational, Allowable)	6.24 ft³/s

[4]			[5]		
Second Outflow Breakpoint (Modified Rational)	0.144	hours	Storage (Modified Rational, Estimated)	0.213	ac-ft
Flow (Modified Rational, Allowable)	6.24	ft³/s			

Subsection: Modified Rational Graph

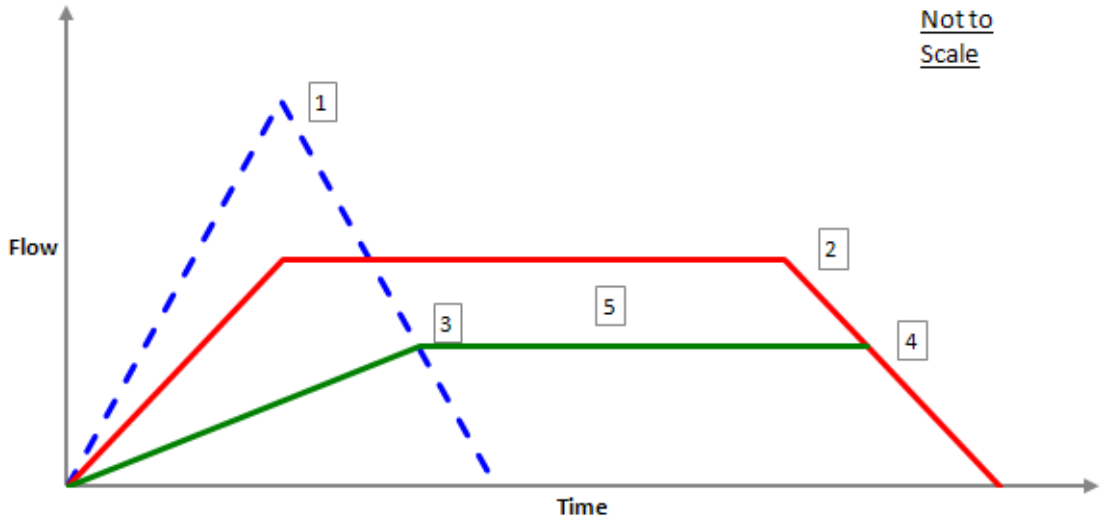
Label: Proposed Detained DA

Scenario: 50-year

Return Event: 50 years

Storm Event: IDF Curve Equation - 1 - 50 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	0.383 hours



[1]			[2]		
Time of Concentration (Modified Rational, Composite)	0.083	hours	Time of Duration (Modified Rational, Critical)	0.383	hours
Intensity (Modified Rational, Peak)	9.395	in/h	Intensity (Modified Rational, Critical)	5.444	in/h
Flow (Modified Rational, Peak)	24.82	ft³/s	Flow (Modified Rational, Critical)	14.38	ft³/s

[3]	
First Outflow Breakpoint (Modified Rational, Method T)	0.427 hours
Flow (Modified Rational, Allowable)	6.93 ft³/s

[4]			[5]		
Second Outflow Breakpoint (Modified Rational)	0.143	hours	Storage (Modified Rational, Estimated)	0.241	ac-ft
Flow (Modified Rational, Allowable)	6.93	ft³/s			

Subsection: Modified Rational Graph

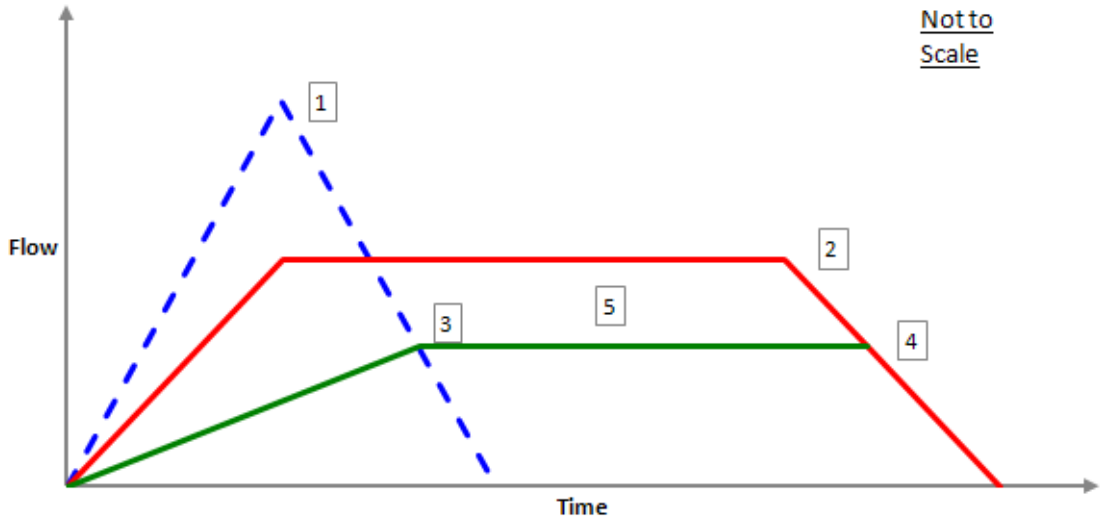
Label: Proposed Detained DA

Scenario: 100-year

Return Event: 100 years

Storm Event: IDF Curve Equation - 1 - 100 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	0.383 hours



[1]			[2]		
Time of Concentration (Modified Rational, Composite)	0.083	hours	Time of Duration (Modified Rational, Critical)	0.383	hours
Intensity (Modified Rational, Peak)	10.323	in/h	Intensity (Modified Rational, Critical)	5.981	in/h
Flow (Modified Rational, Peak)	27.27	ft³/s	Flow (Modified Rational, Critical)	15.80	ft³/s

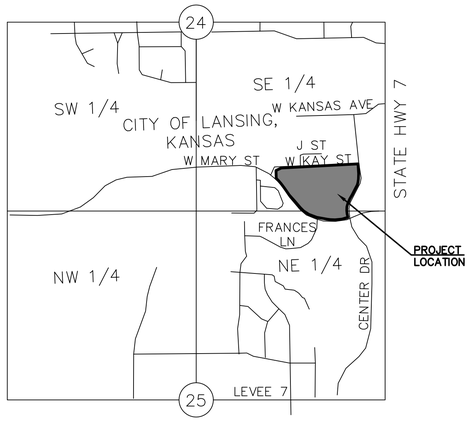
[3]	
First Outflow Breakpoint (Modified Rational, Method T)	0.427 hours
Flow (Modified Rational, Allowable)	7.61 ft³/s

[4]			[5]		
Second Outflow Breakpoint (Modified Rational)	0.143	hours	Storage (Modified Rational, Estimated)	0.265	ac-ft
Flow (Modified Rational, Allowable)	7.61	ft³/s			

Index

COVINGTON WOODS II
SITE PLANS

WEST MARY STREET AND WEST KAY STREET,
CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS 66043



VICINITY MAP
SE 1/4 SEC 24, NE 1/4 SEC 25,
TWP 9S – RNG 22E
NOT TO SCALE

PREPARED FOR:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)–883–1632
CONTACT: MANDI PASWATERS
EMAIL: mpaswaters@wilhoitproperties.com

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894–5150
CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

OWNER:
CITY OF LANSING
800 1ST TERRACE
LANSING, KS 66043

LAND AREA:
TOTAL = 205,883 SF OR 4.73 AC±

ZONING:
"R–4" – MULTIFAMILY
RESIDENTIAL DISTRICT

PROPOSED USE:
MULTIFAMILY RESIDENCIES

Sheet List Table

DESCRIPTION:
THE WESTERN 4.726 ACRES OF LOT 1, LANSING TOWNE CENTRE, A SUBDIVISION IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, RECORDED IN DOCUMENT #2008P00022 AT THE REGISTER OF DEEDS OFFICE IN LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN MOST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WEST KAY STREET AS NOW ESTABLISHED; THENCE NORTH 87°02'20" EAST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 460.08 FEET TO A POINT; THENCE SOUTH 03°18'19" EAST, A DISTANCE OF 297.16 FEET TO A POINT; THENCE SOUTH 16°59'54" WEST, A DISTANCE OF 129.64 FEET TO A POINT; THENCE SOUTH 55°23'50" WEST, A DISTANCE OF 231.36 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WEST MARTY STREET AS NOW ESTABLISHED; THENCE NORTH 39°56'39" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 221.54 FEET TO A POINT; THENCE NORTH 34°34'26" WEST CONTINUING ON SAID SOUTHWESTERLY LINE, A DISTANCE OF 128.71 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT CONTINUING ON SAID SOUTHWESTERLY LINE, HAVING A RADIUS OF 686.17 FEET, A DELTA ANGLE OF 10°51'03" AND AN ARC LENGTH OF 129.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 01°46'43" WEST ON SAID WEST LINE, A DISTANCE OF 130.87 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT CONTINUING ON SAID WEST LINE, HAVING A RADIUS OF 232.47 FEET, A DELTA ANGLE OF 11°39'44" AND AN ARC LENGTH OF 47.32 FEET TO A POINT; THENCE NORTH 73°58'15" EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 11.50 FEET TO A POINT; THENCE NORTH 16°01'45" WEST CONTINUING ON SAID WEST LINE, A DISTANCE OF 1.53 FEET TO THE POINT OF BEGINNING. CONTAINS 205,883 SQUARE FEET OR 4.726 ACRES MORE OR LESS.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19–1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY.

END OF DESCRIPTION

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. **THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.**

REV	DATE	DESCRIPTION	DSN	DWN	CHK

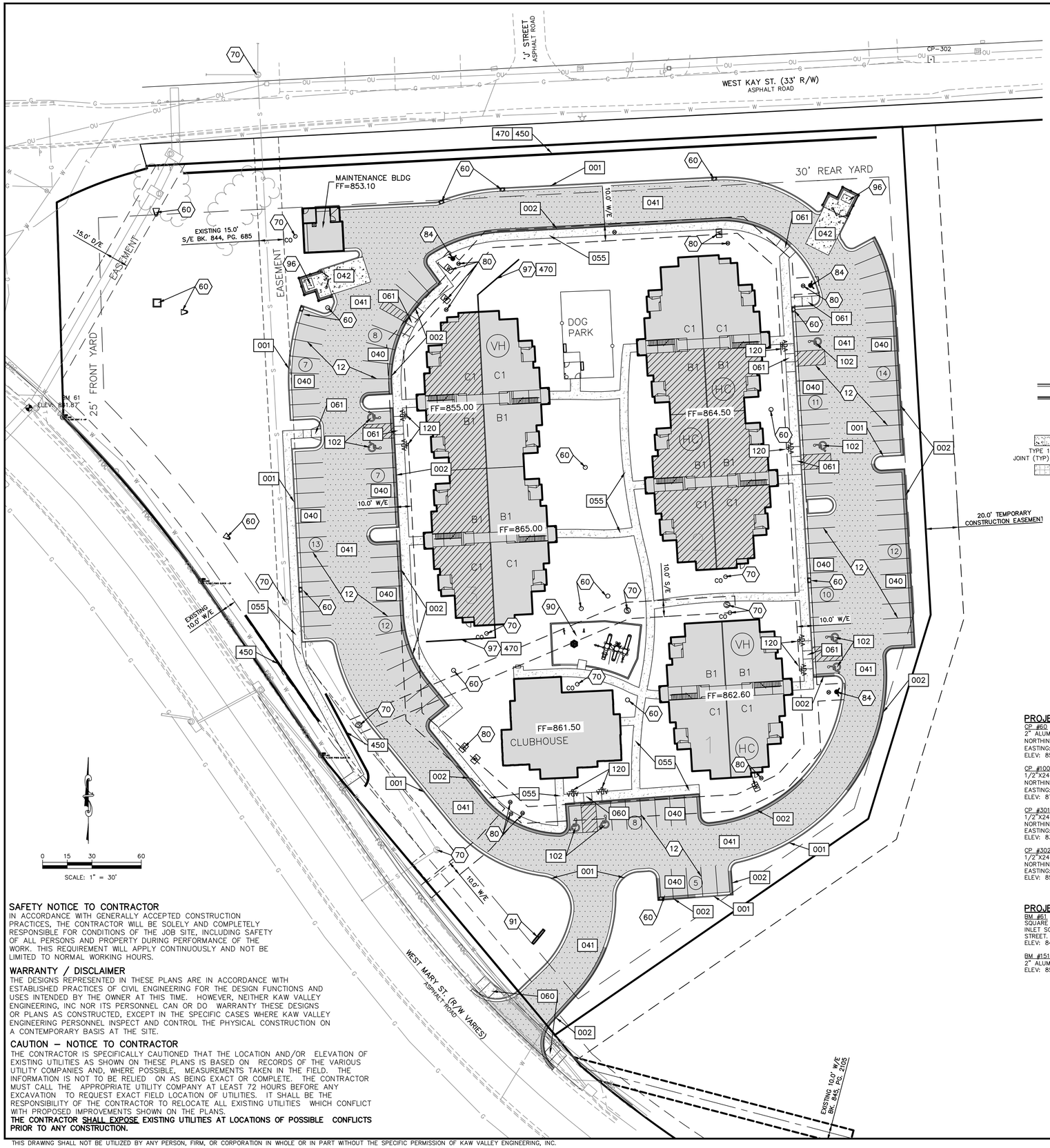
KYLE G. KIPPES
ENGINEER
KS # 20913

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
lx@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113.
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
TITLE SHEET

PROJ. NO.	
	C23_1644
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644SP	
SHEET	REV
C001	



LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- OP OVERHEAD POWER LINE
- T UNDERGROUND TELEPHONE
- ELECTRIC BOX
- G UNDERGROUND GAS
- W WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- 950 EXISTING GRADE 5' CONTOUR
- 939 EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER WITH REVERSE FLOW
- HD ASPHALT PAVEMENT (041)
- LD ASPHALT PAVEMENT (040)
- CONCRETE PAVEMENT (042) W/JOINTING
- TYPE 1 JOINT (TYP)
- TYPE 3 JOINT (TYP)
- CONCRETE SIDEWALK (055) W/JOINTING

PREPARED FOR:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)-883-1632
CONTACT: MANDI PASWATERS
EMAIL: mpaswaters@wilhoitproperties.com

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF LANSING TECHNICAL SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS AND ENTRANCES SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.
8. CONTRACTOR TO PROVIDE INSPECTION SERVICE FOR FILL PLACEMENT, PAVEMENT, RETAINING WALL AND PRIVATE UTILITIES INSTALLATION. COPIES OF INSPECTION REPORTS ARE TO BE PROVIDED TO CITY, INCLUDING BUT NOT LIMITED TO DAILY LOGS, COMPACTION RESULTS, MATERIAL TESTING AND PHOTOGRAPHS.

DETAILS – SEE DETAIL SHEETS C190 AND C191 FOR THE FOLLOWING DETAILS

001 CONCRETE CURB AND GUTTER
002 CURB AND GUTTER – DRY CURB
040 ASPHALT PAVEMENT
041 HEAVY DUTY ASPHALT PAVEMENT
042 HEAVY DUTY CONCRETE PAVEMENT
055 CONCRETE SIDEWALK
060 SIDEWALK RAMPS
061 PRIVATE SIDEWALK RAMPS
102 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
120 ACCESSIBLE PARKING SIGNAGE
450 RETAINING WALL – CONTRACTOR SHALL PROVIDE RETAINING WALL DESIGN SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF KANSAS
470 FENCE

NOTES:

12 WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
60 STORM STRUCTURE (SEE C600 SERIES SHEETS)
70 SANITARY SEWER APPURTENANCES (SEE SHEET C500)
80 WATER APPURTENANCES (SEE SHEET C500)
84 FIRE HYDANT (SEE SEPARATE WATER MAIN PLANS)
90 PLAYGROUND
91 MONUMENT SIGN (SEE ARCHITECTURAL PLAN)
96 TRASH ENCLOSURE (SEE ARCHITECTURAL PLAN)
97 CAST IN PLACE STEM WALL

PROJECT CONTROL: (U.S. SURVEY FEET)

CP #60
2" ALUMINUM CAP STAMPED BM L2-09 FOUND AND HELD
NORTHING: 347157.89 (GROUND)
EASTING: 2189985.31 (GROUND)
ELEV: 857.58

CP #100
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 346949.53 (GROUND)
EASTING: 2189016.43 (GROUND)
ELEV: 874.35

CP #301
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347691.37
EASTING: 2188509.13
ELEV: 837.22

CP #302
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347759.73
EASTING: 2189092.17
ELEV: 853.01

PROJECT BENCHMARK:

BM #61
SQUARE CUT SET ON CENTERLINE OF FRONT FACE OF 1ST CURB INLET SOUTHEAST OF INTERSECTION OF KAY STREET AND MARY STREET.
ELEV: 841.87

BM #151
2" ALUMINUM CAP STAMPED BM L2-09 FOUND.
ELEV: 857.60

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103C0232G, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

NOTE:
1. **CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.**
2. **THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.**
3. **ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.**
4. **ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.**
5. **ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.**

Know what's **below.**
Call before you dig.

SAFETY NOTICE TO CONTRACTOR

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WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR

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THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

REV	DATE	DESCRIPTION	DSN	DWN	CHK

20913
6-21-23
KANSAS PROFESSIONAL ENGINEER

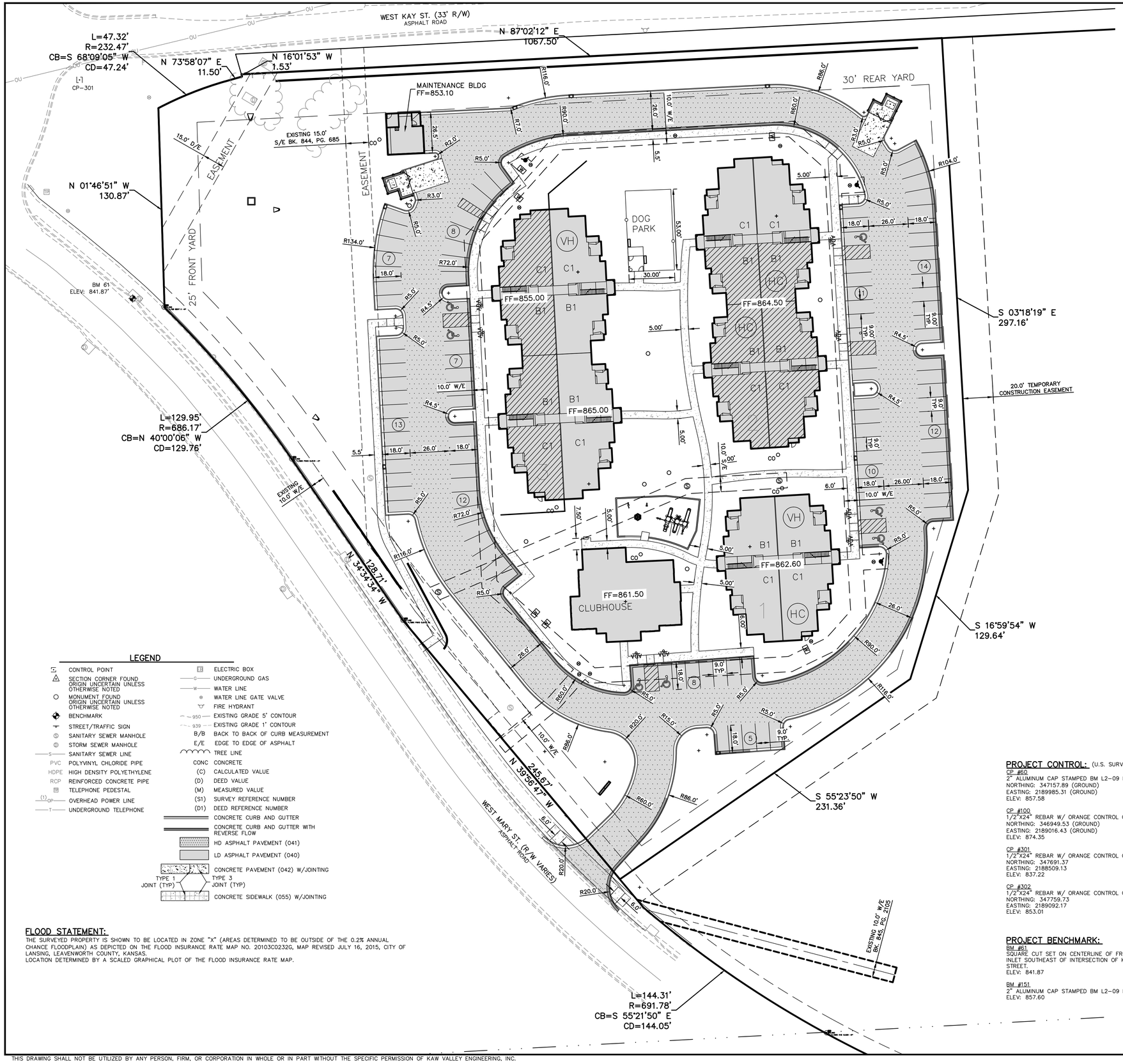
KYLE G. KIPPES
ENGINEER
KS # 20913

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
lx@kveng.com | www.kveng.com

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
SITE PLAN

PROJ. NO.	C23_1644	
DESIGNER	KGK	DRAWN BY HAS/JQN
CFN	1644SP	
SHEET	C100	REV



LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- OHP OVERHEAD POWER LINE
- UGT UNDERGROUND TELEPHONE
- ELECTRIC BOX
- UGG UNDERGROUND GAS
- W WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- 950 EXISTING GRADE 5' CONTOUR
- 939 EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER WITH REVERSE FLOW
- HD ASPHALT PAVEMENT (041)
- LD ASPHALT PAVEMENT (040)
- CONCRETE PAVEMENT (042) W/JOINTING — TYPE 1 JOINT (TYP) / TYPE 3 JOINT (TYP)
- CONCRETE SIDEWALK (055) W/JOINTING

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LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

PROJECT CONTROL: (U.S. SURVEY FEET)

CP #50
2" ALUMINUM CAP STAMPED BM L2-09 FOUND AND HELD
NORTHING: 347157.89 (GROUND)
EASTING: 2189985.31 (GROUND)
ELEV: 857.58

CP #100
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 346949.53 (GROUND)
EASTING: 2189016.43 (GROUND)
ELEV: 874.35

CP #301
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347691.37
EASTING: 2188509.13
ELEV: 837.22

CP #302
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347759.73
EASTING: 2189092.17
ELEV: 853.01

PROJECT BENCHMARK:

BM #61
SQUARE CUT SET ON CENTERLINE OF FRONT FACE OF 1ST CURB INLET SOUTHEAST OF INTERSECTION OF KAY STREET AND MARY STREET.
ELEV: 841.87

BM #151
2" ALUMINUM CAP STAMPED BM L2-09 FOUND.
ELEV: 857.60

0 15 30 60
SCALE: 1" = 30'

Know what's **below.** **Call** before you dig.

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REV	DATE	DESCRIPTION	DSN	DWN	CHK

KYLE G. KIPPES
LICENSED
20913
KANSAS
PROFESSIONAL ENGINEER
8/23/23

KYLE G. KIPPES
ENGINEER
KS # 20913

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kv@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF KANSAS. STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
DIMENSION PLAN

PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644DIM	
SHEET	REV
C200	

GRADING NOTES:

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.

2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER ENGINEER PRIOR TO BRINGING ON SITE.

4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER ENGINEER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.

9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

11. CONTRACTOR SHALL USE SILT FENCE, STRAW BALES OF HAY OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

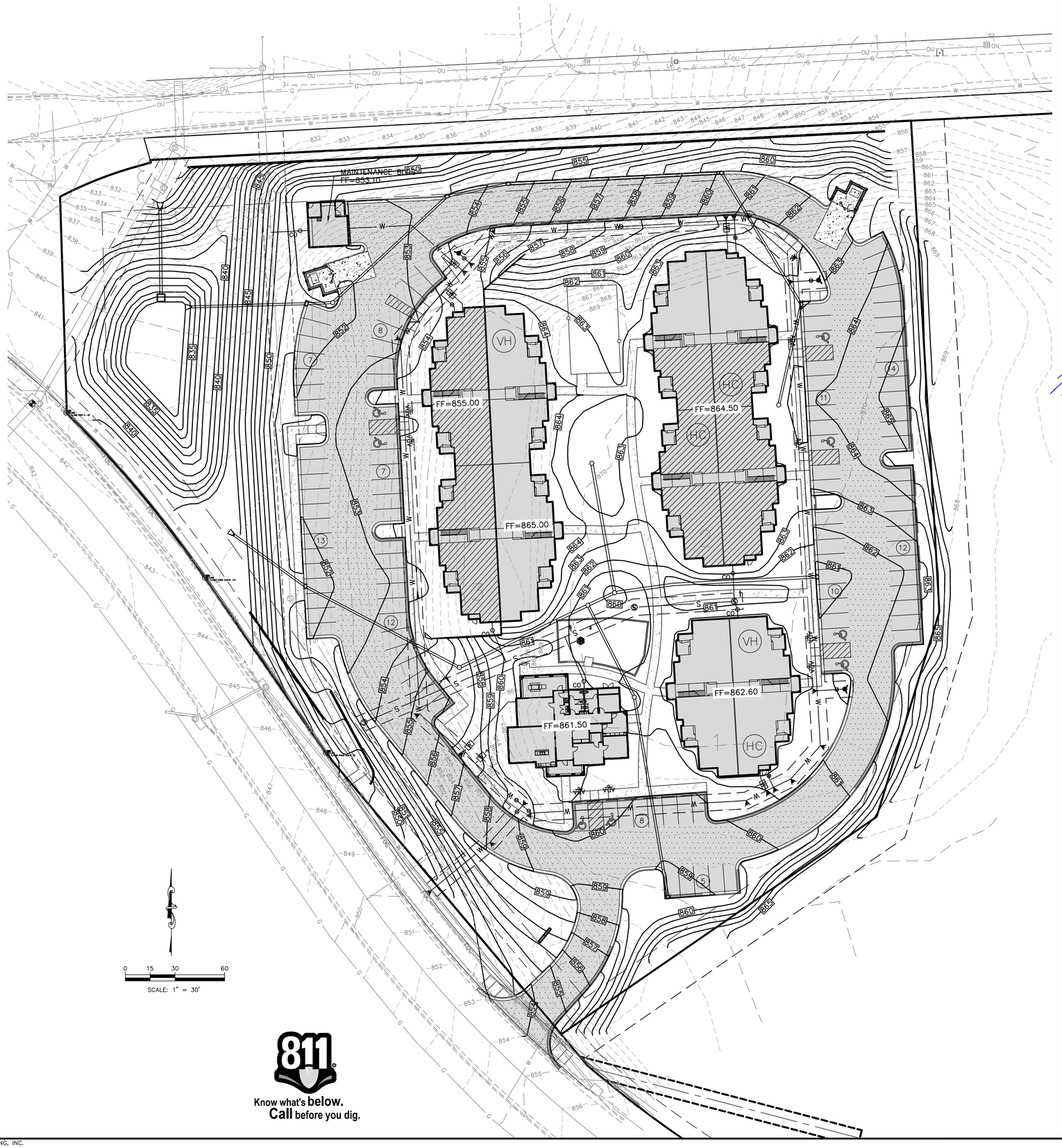
14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

17. CONTRACTOR TO PROVIDE WALL DETAILS AND PLANS SEALED BY A KANSAS LICENSED ENGINEER. WALL DESIGNER TO VERIFY BEARING CAPACITY AND GLOBAL STABILITY FOR WALL CALCULATIONS.

LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- (1) OP OVERHEAD POWER LINE
- T UNDERGROUND TELEPHONE
- ELECTRIC BOX
- G UNDERGROUND GAS
- W WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- 950 EXISTING GRADE 5' CONTOUR
- 939 EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER



IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES BELOW AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

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LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

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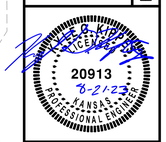
811 Know what's **below.** **Call** before you dig.

REV	DATE	DESCRIPTION	DSN	DWN	CHK



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KAW VALLEY ENGINEERING

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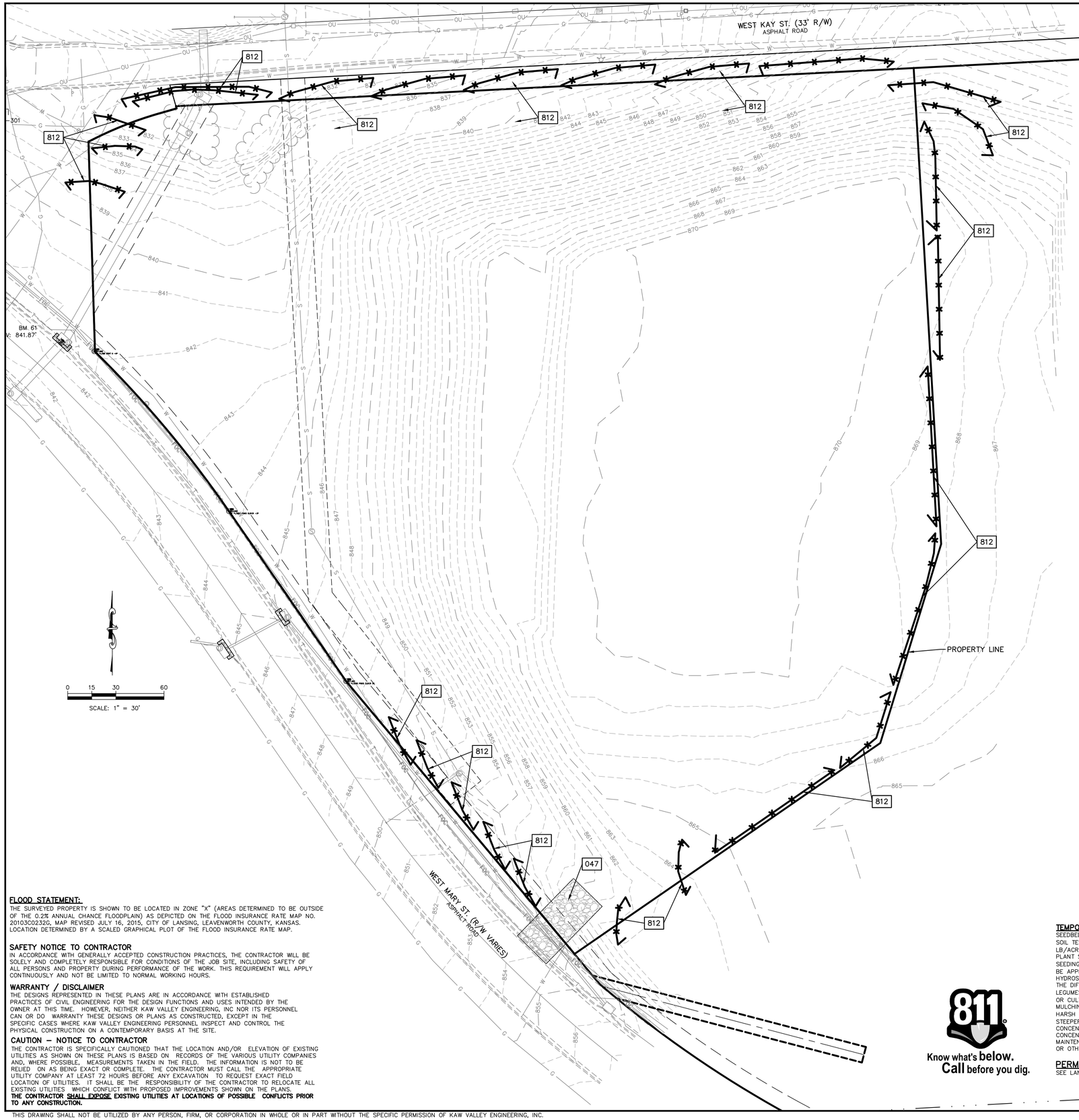
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
GRADING PLAN

PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644GP	
SHEET	REV
C300	



GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER MANUFACTURED SYNTHETIC FILTERS "GUTTER BUDDIES" OR APPROVED EQUAL OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NPDES STORM WATER POLLUTION PREVENTION PLAN. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT PRODUCING RUNOFF AND DAILY DURING PROLONGED RAINFALL PERIODS..
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
24. RIGHT OF WAY TO BE STABILIZED AS REQUIRED BY CITY OF LANSING.
25. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
26. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
27. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490

047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
826 CONCRETE WASHOUT

EROSION & PROPOSED IMPROVEMENTS LEGEND:

- 1218 — EXISTING GROUND CONTOUR (1' INTERVALS)
- 1218 — PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
- SEDIMENTATION FENCE
- INLET PROTECTION

FLOOD STATEMENT:
THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103C0232G, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

TEMPORARY SEEDING
SEEDBED PREPARATION – SEEDBED SHOULD BE WELL-PULVERIZED, LOOSE AND UNIFORM. LIME AND FERTILIZER SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF pH IS UNKNOWN, APPLY LIME AT A RATE OF 2 TONS/ACRE. APPLY A 10-10-10 GRADE FERTILIZER AT 700-1,000 LB/ACRE. INCORPORATE BOTH INTO THE TOP 4-6 INCHES OF SOIL.
PLANT SELECTION – ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING – EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.
MULCHING – THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE), SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREA TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING.
MAINTENANCE – RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING
SEE LANDSCAPING PLAN OF THE PROJECT SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSN	DWN	CHK

KYLE G. KIPPES
20913
6-21-23
KANSAS PROFESSIONAL ENGINEER

KYLE G. KIPPES
ENGINEER
KS # 20913

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kv@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS. STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE I

PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644ECP	
SHEET	REV
C400	

GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER MANUFACTURED SYNTHETIC FILTERS "GUTTER BUDDIES" OR APPROVED EQUAL OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NPDES STORM WATER POLLUTION PREVENTION PLAN. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT PRODUCING RUNOFF AND DAILY DURING PROLONGED RAINFALL PERIODS..
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
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18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
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27. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490

047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
816 INLET PROTECTION
818 CURB INLET PROTECTION
826 CONCRETE WASHOUT

EROSION & PROPOSED IMPROVEMENTS LEGEND:

1218 EXISTING GROUND CONTOUR (1' INTERVALS)
1218 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
SEDIMENTATION FENCE
INLET PROTECTION
CONSTRUCTION ENTRANCE
(CW) CONCRETE WASH AREA

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TEMPORARY SEEDING

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PLANT SELECTION – ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING – EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.
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MAINTENANCE – RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING

SEE LANDSCAPING PLAN OF THE PROJECT SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK

KYLE G. KIPPES
20913
8-21-23
KANSAS PROFESSIONAL ENGINEER

KYLE G. KIPPES
ENGINEER
KS # 20913

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
ix@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE II

PROJ. NO.	C23_1644	
DESIGNER	KGK	DRAWN BY HAS/JQN
CFN	1644ECP2	
SHEET	C410	REV

GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER MANUFACTURED SYNTHETIC FILTERS "GUTTER BUDDIES" OR APPROVED EQUAL OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
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16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
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22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
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26. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
27. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490

047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
816 INLET PROTECTION
818 CURB INLET PROTECTION
826 CONCRETE WASHOUT

EROSION & PROPOSED IMPROVEMENTS LEGEND:

1218 EXISTING GROUND CONTOUR (1' INTERVALS)
1218 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
SEDIMENTATION FENCE
INLET PROTECTION
CONSTRUCTION ENTRANCE
CW CONCRETE WASH AREA

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811 Know what's below. Call before you dig.

TEMPORARY SEEDING

SEEDBED PREPARATION – SEEDBED SHOULD BE WELL-PULVERIZED, LOOSE AND UNIFORM. LIME AND FERTILIZER SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF pH IS UNKNOWN, APPLY LIME AT A RATE OF 2 TONS/ACRE. APPLY A 10-10-10 GRADE FERTILIZER AT 700-1,000 LB/ACRE. INCORPORATE BOTH INTO THE TOP 4-6 INCHES OF SOIL.
PLANT SELECTION – ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING – EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.
MULCHING – THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE), SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREA TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING.
MAINTENANCE – RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING

SEE LANDSCAPING PLAN OF THE PROJECT SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK

20913 8-21-23 KANSAS PROFESSIONAL ENGINEER

KYLE G. KIPPES
ENGINEER
KS # 20913

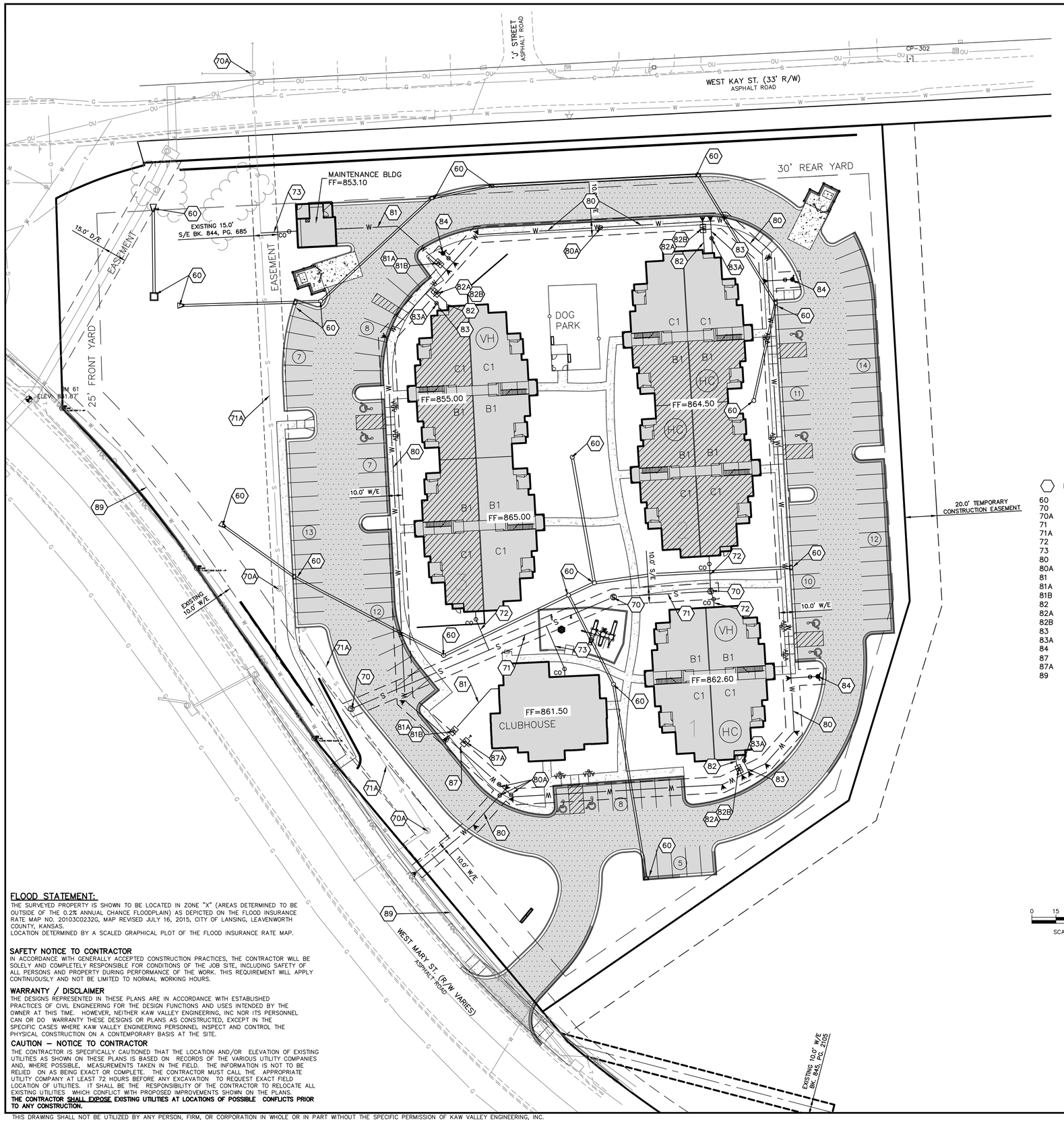
KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
lx@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY THE STATE OF KANSAS. CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE III

PROJ. NO. C23_1644
DESIGNER KGK | DRAWN BY HAS/JQN
CFN 1644ECP3
SHEET C420 | REV



NOTES:

60	STORM SEWER
70	PUBLIC SANITARY SEWER MANHOLE
70A	EXISTING SANITARY SEWER MANHOLE
71	PUBLIC 8" PVC SDR-26 SANITARY SEWER MAIN
71A	EXISTING SANITARY SEWER MAIN
72	6" PVC SDR-26 SANITARY SEWER SERVICE. SLOPE @ 2%
73	4" PVC SDR-26 SANITARY SEWER SERVICE. SLOPE @ 2%
80	8" PVC AWWA C900 WATER MAIN
80A	8" GATE VALVE
81	3/4" WATER SERVICE - PE SDR-9
81A	5/8" WATER METER
81B	3/4" VALVE
82	2" WATER METER - PE SDR-9
82A	2" WATER METER
82B	2" VALVE
83	6" PVC AWWA C900 FIRE SERVICE
83A	6" GATE VALVE
84	FIRE HYDRANT
87	1" IRRIGATION SERVICE
87A	1" IRRIGATION METER
89	EXISTING 12" DIP WATER MAIN

UTILITY NOTES:

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.
2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE LAN-DEL WATER UNLESS DULY AUTHORIZED TO DO SO BY LAN-DEL WATER. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. **KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.**
4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE LAN-DEL WATER. CONTRACTOR SHALL NOTIFY THE LAN-DEL WATER 24 HOURS MINIMUM, PRIOR TO ANY TESTING.
5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LANSING, OR LAN-DEL WATER AND THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT AND SHALL BE INSPECTED BY THE CITY OR LAN-DEL WATER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
6. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
7. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
8. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
9. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE OR PVC PIPE WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
11. STORM SEWER AND STORM WATER DETENTION SHALL BE PRIVATELY OWNED AND MAINTAINED, MUST BE CONSTRUCTED IN ACCORDANCE WITH LANSING TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA AND IS SUBJECT TO CITY INSPECTION DURING CONSTRUCTION. THIS PRIVATE STORM SYSTEM IS SUBJECT TO CITY INSPECTION THROUGHOUT ITS LIFE AND SHALL BE REPAIRED, CLEANED AND MAINTAINED BY OWNER AND AS DIRECTED BY THE CITY OF LANSING TO CORRECT ANY PROBLEMS THAT MAY IMPACT PROPERTIES OFFSITE AND/OR STORM WATER QUALITY.

LEGEND

	CONTROL POINT
	SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
	MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
	BENCHMARK
	STREET/TRAFFIC SIGN
S	SANITARY SEWER MANHOLE
D	STORM SEWER MANHOLE
S	SANITARY SEWER LINE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
	TELEPHONE PEDESTAL
OP	OVERHEAD POWER LINE
T	UNDERGROUND TELEPHONE
	ELECTRIC BOX
G	UNDERGROUND GAS
W	WATER LINE
	WATER LINE GATE VALVE
	FIRE HYDRANT
950	EXISTING GRADE 5' CONTOUR
939	EXISTING GRADE 1' CONTOUR
B/B	BACK TO BACK OF CURB MEASUREMENT
E/E	EDGE TO EDGE OF ASPHALT
	TREE LINE
CONC	CONCRETE
(C)	CALCULATED VALUE
(D)	DEED VALUE
(M)	MEASURED VALUE
(S1)	SURVEY REFERENCE NUMBER
(D1)	DEED REFERENCE NUMBER

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103C0232G, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.
LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

Know what's **below.**
Call before you dig.

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK

KYLE G. KIPPES
20913
8-21-23
KANSAS PROFESSIONAL ENGINEER

KYLE G. KIPPES
ENGINEER
KS # 20913

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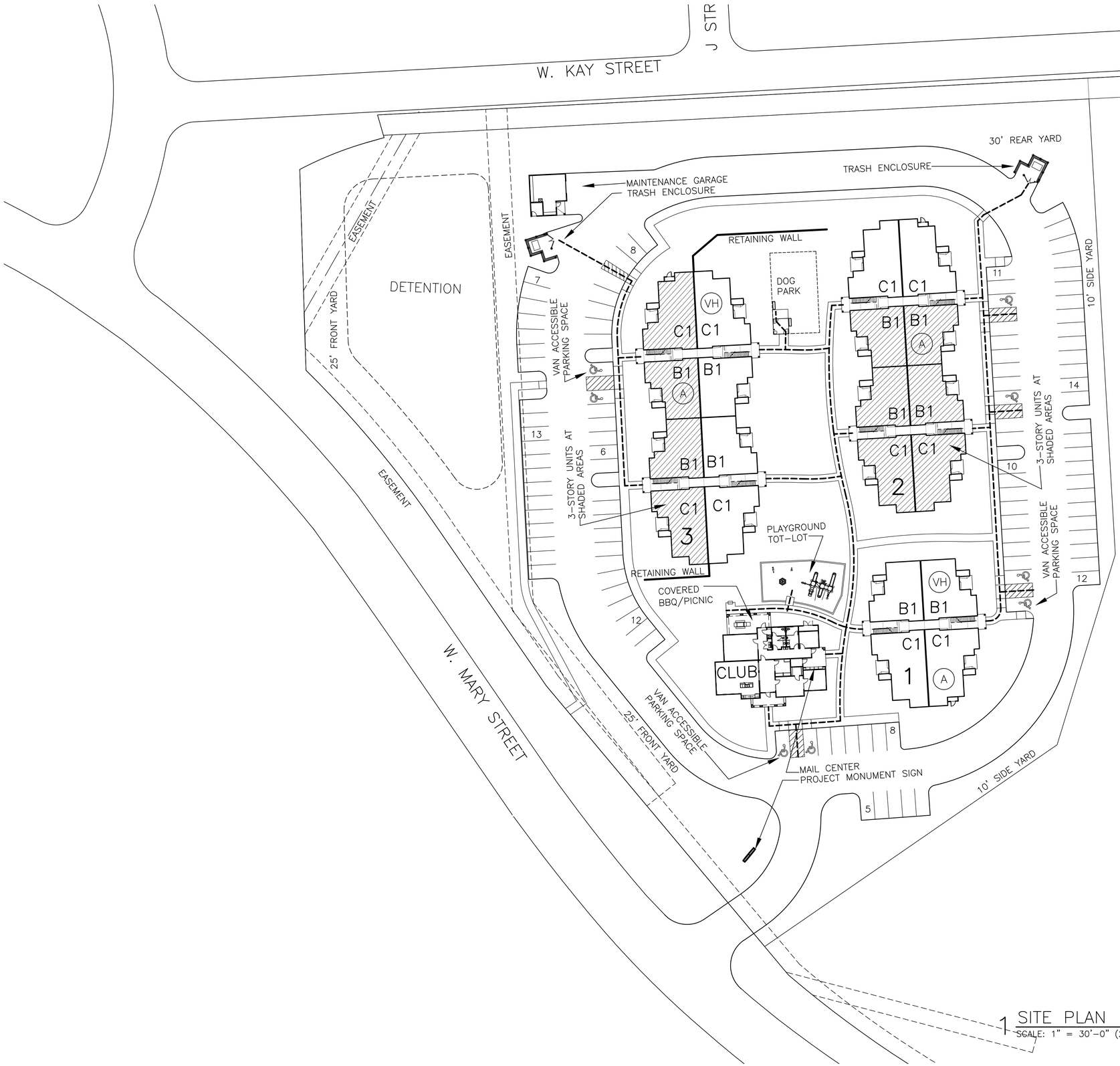
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
UTILITY PLAN

PROJ. NO.	C23_1644
DESIGNER	KGK
DRAWN BY	HAS/JQN
CFN	1644UP
SHEET	C500
REV	



1 SITE PLAN
SCALE: 1" = 30'-0" (24x36 SHEET)

Project Summary

Unit Mark	Description	1st Floor Level	2nd Floor Level	3rd Floor Level	Total By Unit Type	Net SF/Unit
B1	Two Bdrm/Two Bath	6	10	8	24	1,092
B1HC	Two Bdrm/Two Bath	2	0	0	2	1,092
C1	Three Bdrm/Two Bath	7	10	6	23	1,296
C1HC	Three Bdrm/Two Bath	1	0	0	1	1,296
	Subtotals:	16	20	14	50	

Unit Mark	Description	Patio or Balcony	Exterior Storage	Gross Unit SF/Unit	Total Net SF
B1	Two Bdrm/Two Bath	73	34	1,199	26,208
B1HC	Two Bdrm/Two Bath	73	34	1,199	2,184
C1	Three Bdrm/Two Bath	73	32	1,401	29,808
C1HC	Three Bdrm/Two Bath	73	32	1,401	1,296
	Subtotals:				59,496

	1st Floor	2nd Floor	3rd Floor	Total Gross SF
Unit Gross SF	20,800	26,000	17,998	64,798
Breezeway Area Gross SF	3,161	2,291	994	6,446
Water Service Closet Gross SF	63	0	0	63
Total Gross SF by Level:	24,024	28,291	18,992	71,307

Building Summary

	B1	B1HC	Total C1	Total C1HC	Total Units	Net SF	Gross SF
Building #1	4	0	3	1	8	9,496	11,245
Building #2	11	1	10	0	22	25,906	30,969
Building #3	9	1	10	0	20	23,740	28,765
Total	24	2	23	1	50	59,142	70,979

Clubhouse

**Total Net Area (Conditioned)	2,577 S.F.
***Total Gross Area	3,432 S.F.

Maintenance

Total Net Area (Conditioned)	584 S.F.
Total Gross Area	634 S.F.

Parking

Min. Parking Required per Zoning (2 spacs/unit per Zoning.)	100 Min. Spaces Required
Open Parking Provided	98 Spaces
Standard HC Parking Provided (1 at Clubhouse)	5 Spaces
Van Accessible HC Parking Provided (1 at Clubhouse)	3 Spaces
Total Open Parking Provided	106 Total Spaces Provided

Site Notes:

Site Area (+-) 4.87 Acres Densite 10.27 Units per Acre
R4 Zoning Standards: 25' front yard, 10' side yard, 30' rear yard, 45' max. building height.
Site Amenities include: Playground, tot-lot, dog park, covered BBQ/picnic area and monument sign.
Club Amenities: Clubroom, kitchenette, computer center, service coordinators office, and fitness center.

1. All sidewalks shown will meet the minimum accessibility requirements at locations shown.
2. Picnic tables and BBQ equipment shall be ADA compliant
3. Tot-Lot and playscape equipment shall be ADA compliant
4. Tot-Lot and playscape area shall be connected to an accessible route with ADA compliant ground cover. Engineered wood fiber playground mulch or approved equal

SITE LEGEND

- ACCESSIBLE PARKING COMPLYING WITH UFAS AND ANSI ACCESSIBILITY STANDARDS FOR STANDARD AND VAN ACCESSIBILITY
- (A) ACCESSIBLE UNIT COMPLYING WITH UFAS, ACCESSIBILITY STANDARDS TYPICAL OF 3 TOTAL UNITS (5% MINIMUM). ALL OTHER UNITS ACCESSIBLE BY GRADE LEVEL SHALL COMPLY WITH THE STANDARDS OF THE FAIR HOUSING DESIGN MANUAL.
- (VH) UNITS FOR HEARING AND VISUAL IMPAIRMENTS AT NOTED LOCATIONS COMPLYING WITH UFAS STANDARDS. 2-TOTAL UNIT (2% MINIMUM).
- – – – – LOCATION OF ACCESSIBLE ROUTE (MINIMUM) CONNECTING ALL GRADE LEVEL UNITS TO ALL SITE AMENITIES WITH ACCESSIBLE ROUTE MEETING UFAS, AND FAIR HOUSING DESIGN MANUAL STANDARDS.

Covington Woods II

A 50-Unit Family Community in
Lansing, Kansas

Bryan Hulst - ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South,
Suite 200
Tulsa, OK 74105
(918)-742-2485

Covington Woods Apartments II, LP
1329 E. Lark Street
Springfield, MO. 65804
417-883-1632

NOT FOR

THIS DOCUMENT IS **PRELIMINARY** IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

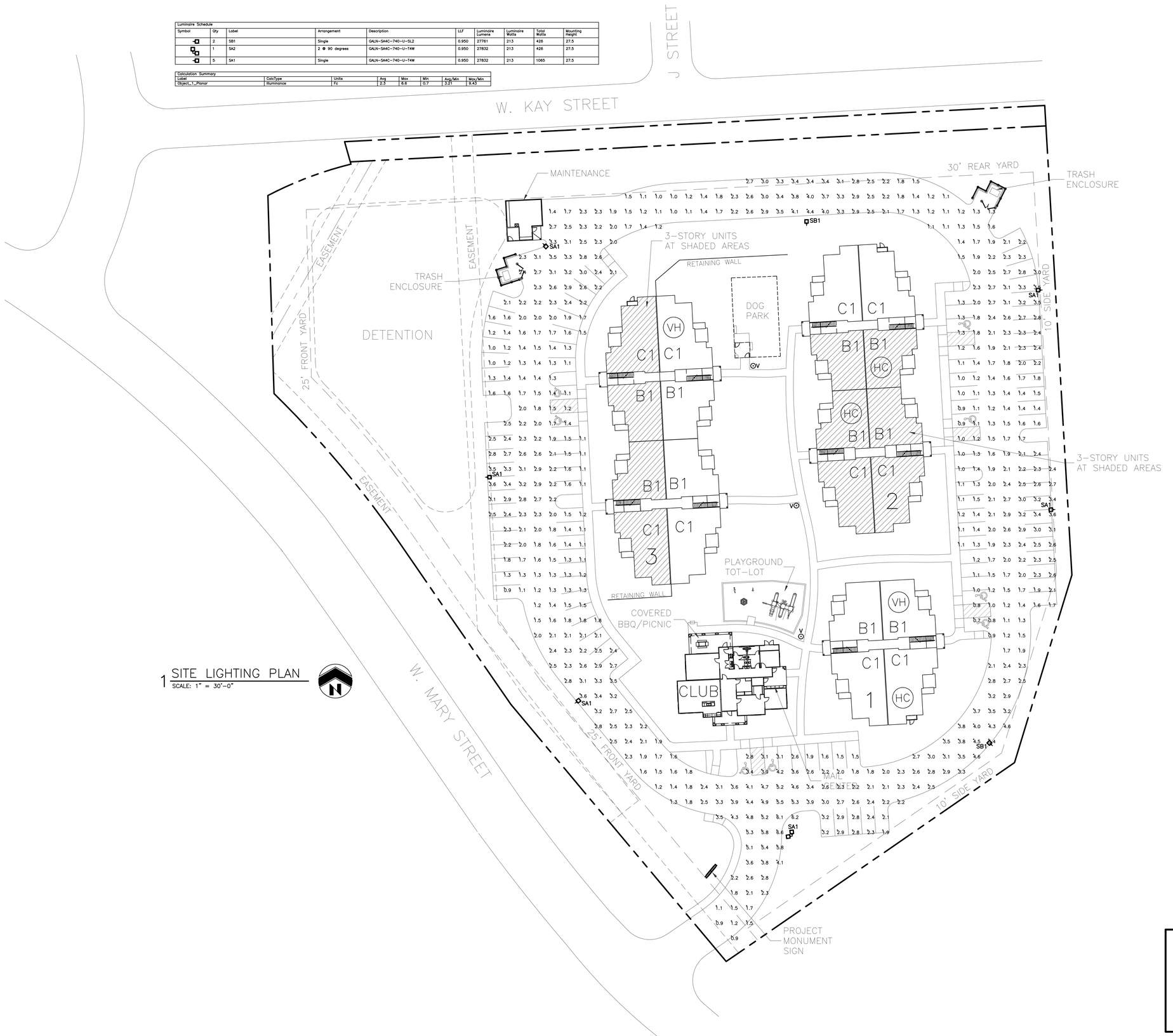
CONSTRUCTION

JOB NUMBER:	223015
DRAWN BY:	BH, TA
DATE:	8/21/2023

SHEET NUMBER S1 OF 1

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	2	SB1	Single	GALN-SA4C-740-U-SL2	0.950	27761	213	426	27.5
	1	SA2	2 @ 90 degrees	GALN-SA4C-740-U-T4W	0.950	27832	213	426	27.5
	5	SA1	Single	GALN-SA4C-740-U-T4W	0.950	27832	213	1065	27.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	2.3	6.6	0.7	3.21	9.43



1 SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

Covington Woods II

A 50-Unit Family Community in Lansing, Kansas

Bryan Hulst – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK. 74105
(918)-742-2485

Covington Woods Apartments II, LP

1329 E. Lark Street
Springfield, MO. 65804
417-883-1632

JUSTIN F. ROLL
LICENSED
Justin F. Roll
18750
KANSAS
PROFESSIONAL ENGINEER
08/21/23

EDA+FKI ENGINEERS

EDA + FKI Engineers PC
10810 E. 45th Street – Suite 201
Tulsa, OK. 74146
p: 918.258.6890 f: 918.515.4338

JOB NUMBER:	223015
DRAWN BY:	RG/JR/RL/DM/DB/SN
DATE:	08/21/23

SHEET NUMBER SL1 OF 2

Pole top luminaires with widespread distribution

Housing/fitter: Lower slip fitter is made from a single die-cast aluminum part which includes four support arms and the lower diffuser frame. The fixture slip fits a 3" O.D. pole top or tenon and is secured by four stainless steel set screws. The top portion of the lamp housing is made from heavy gauge spun aluminum. Relamping is achieved by removing a single threaded fastener at the top of the fixture. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: 16.0W LED luminaire, 19 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

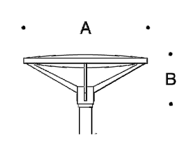
UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 25.5 lbs.

EPA (Effective projection area): 1.0 sq. ft.

Luminaire Lumens: 1890

Type: V
BEGA Product: 88 260 K2
Project:
Voltage:
Color:
Options:
Modified:



	Lamp	LEED	A	B
88 260	26W LED	LZ-2	27½	12⅝

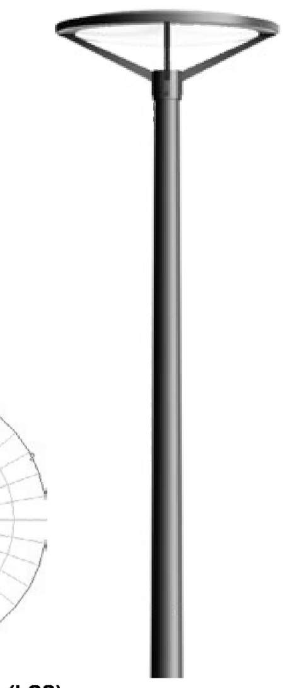
Recommended for use with 14' to 16' poles.

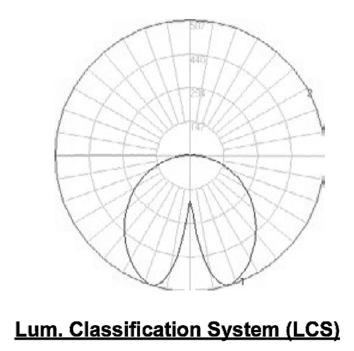
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

BEGA

Photometric Filename: 88260K4.ies

TEST: BE_88260K4
TEST LAB: BEGA
DATE: 6/26/2015
LUMINAIRE: 88 260
LAMP: 16W LED





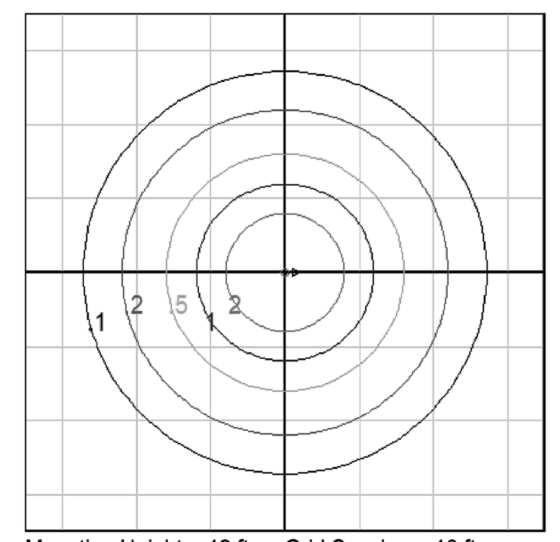
Characteristics

IES Classification	Type V
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1809
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	95
Total Luminaire Watts	19
Ballast Factor	1.00
Upward Waste Light Ratio	0.01
Max. Cd.	587.2 (0H, 17.5V)
Max. Cd. (<90 Vert.)	587.2 (0H, 17.5V)
Max. Cd. (At 90 Deg. Vert.)	29.9 (1.7%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	95.2 (5.3%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

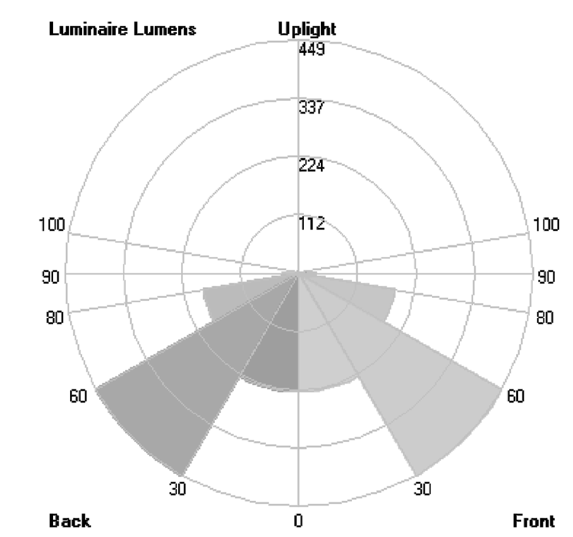
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	228.3	N.A.	12.6
FM (30-60)	448.8	N.A.	24.8
FH (60-80)	186.7	N.A.	10.3
FVH (80-90)	32.5	N.A.	1.8
BL (0-30)	228.3	N.A.	12.6
BM (30-60)	448.8	N.A.	24.8
BH (60-80)	186.7	N.A.	10.3
BVH (80-90)	32.5	N.A.	1.8
UL (90-100)	13.8	N.A.	0.8
UH (100-180)	2.4	N.A.	0.1
Total	1808.8	N.A.	100.0

BUG Rating B1-U2-G1



Mounting Height = 12 ft. Grid Spacing = 10 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com **5/2/2019**

Project		Catalog #	GALN-SA4C-740-U-T4W, GALN-SA4C-740-U-SL2, GALN-SA4C-740-U-T4W	Type	SA1, SB1, SA2,
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

Product Certifications

Resources

LumenSafe Technology
Light ARchitect™

Quick Facts

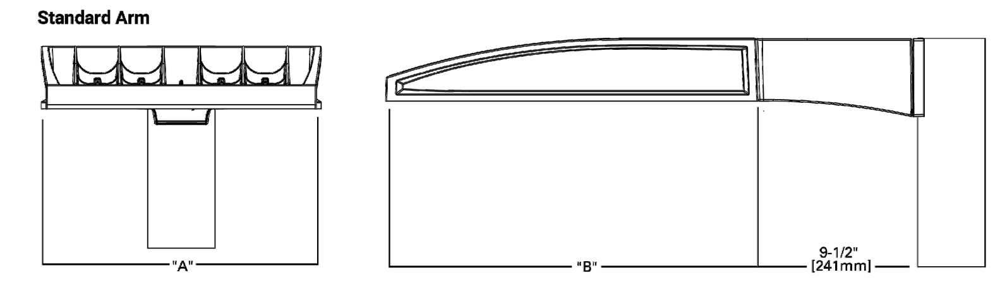
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions

McGraw-Edison GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares **SA7**=7 Squares **SA8**=8 Squares **SA9**=9 Squares	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4,17]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [15,17]	**U**=120-277V **H**=347V-480V [7] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QM**=Standard Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=Slipfitter, Adjustable [8] **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

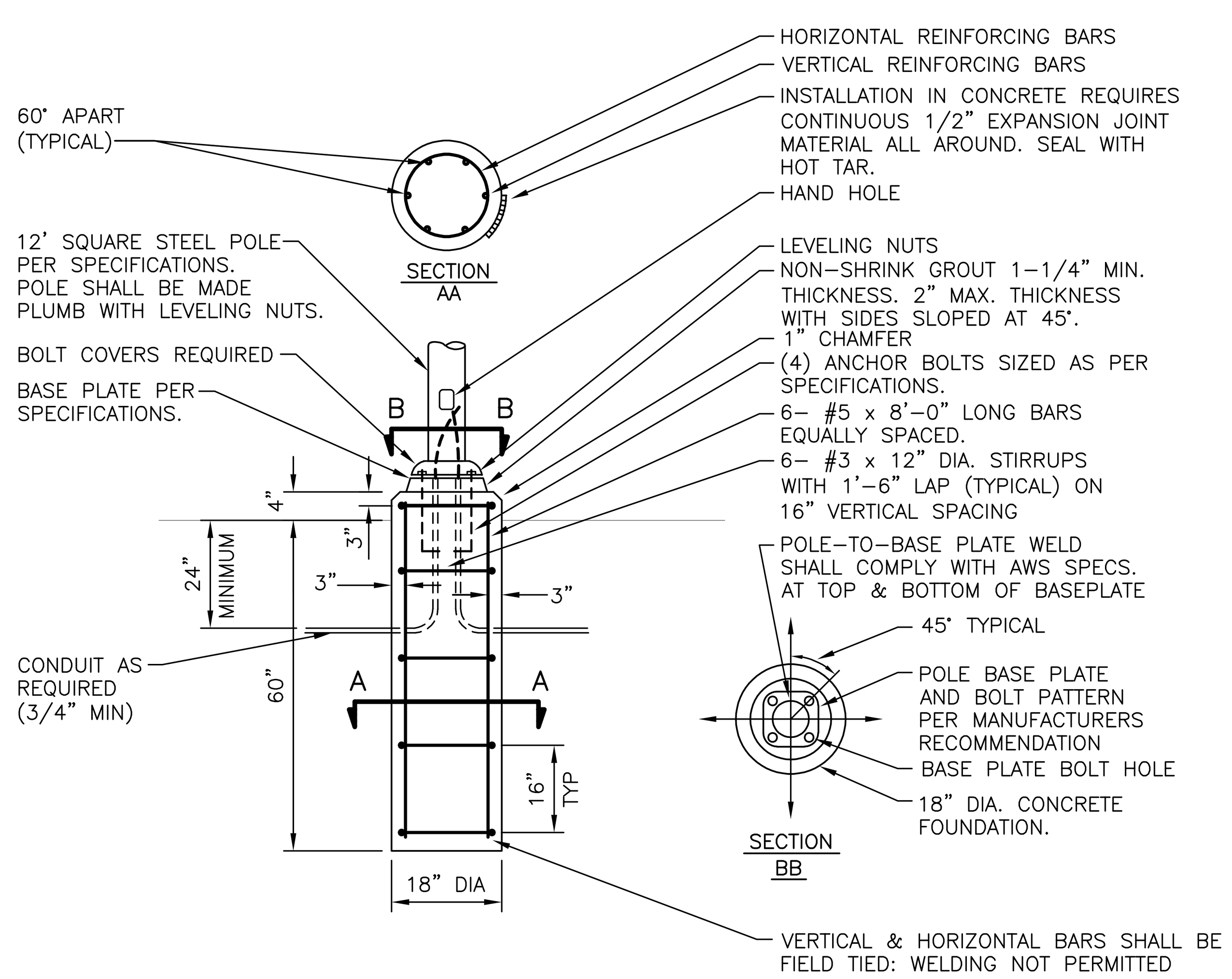
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM=External 0-10V Dimming Leads [20] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=20kV UL 1449 fused surge protective device [10] **2L**=Two Circuits [10] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [18] **GRSBK**=Glare Reducing Shield, Black [23] **GRSWH**=Glare Reducing Shield, White [23] **LCF**=Light Square Trim Painted to Match Housing [26] **MTH**=Tool-less Door Hardware [5] **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol [6] **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **SPB2**=Dimming Motion Sensor, 9'-20' mounting [24] **SPB4**=Dimming Motion Sensor, 21'-40' mounting [24] **SPB2/X**=Dimming Motion Sensor, limited square count, 9'-20' mounting [24] **SPB4/X**=Dimming Motion Sensor, limited square count, 21'-40' mounting [24] **ZW**=WaveLinx Module and 4-PIN Receptacle [19] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [19] **ZW-SWPD4XX**=WaveLinx Sensor Only, 7-15ft [19,12,13] **ZW-SWPD5XX**=WaveLinx Sensor Only, 15-40ft [19,12,13] **ZW-WOBXX**=WaveLinx Sensor with Bluetooth, 7-15ft [19,12,13] **ZW-WOFXX**=WaveLinx Sensor with Bluetooth, 15-40ft [19,12,13] **ZD-SWPD4XX**=WaveLinx Sensor Only, 7-15ft [19,12,13] **ZD-SWPD5XX**=WaveLinx Sensor Only, 15-40ft [19,12,13] **ZD-WOBXX**=WaveLinx Sensor with Bluetooth, 7-15ft [19,12,13] **ZD-WOFXX**=WaveLinx Sensor with Bluetooth, 15-40ft [19,12,13] **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [19] **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [19]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **LS/HSS**=Field Installed House Side Shield [9,18] **LS/GRSBK**=Glare Reducing Shield, Black [9,23] **LS/GRSWH**=Glare Reducing Shield, White [9,23] **LS/PFS**=Perimeter Shield, Black [16] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [11,19] **WOA-XX**=WaveLinx Wireless Sensor, 7'–15' Mounting Height [12,13,14,19] **WOE-XX**=WaveLinx Wireless Sensor, 15'–40' Mounting Height [12,13,14,19]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not available with color temperatures 722, 727 or 830.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Adjustable Slipfitter arm limited to vertical 3" tenon
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.)
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires ZW or ZD receptacle.
15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
21. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Not available with HSS, GRSWH or GRSBK.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

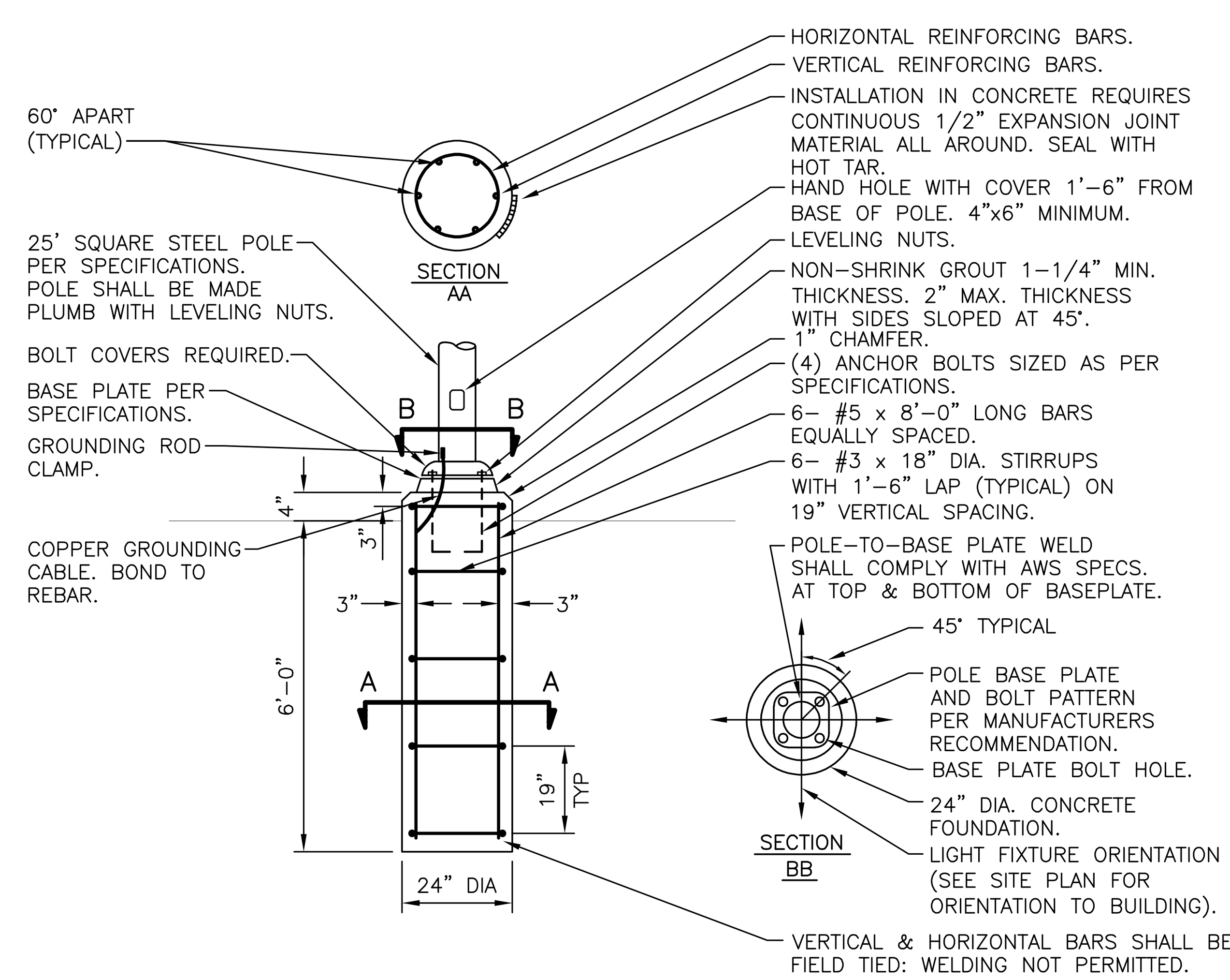
Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

COOPER Lighting Solutions



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REBARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 18" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.

2 POLE BASE DETAIL
NOT TO SCALE TYPICAL FOR TYPE "V"



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REBARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.

1 POLE BASE DETAIL
NOT TO SCALE TYPICAL FOR TYPE "SA1/SA2/SB1"

Covington Woods II

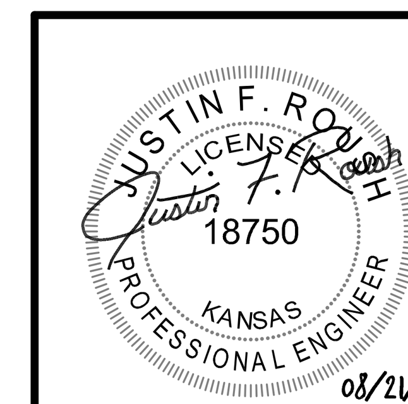
A 50-Unit Family Community in Lansing, Kansas

Bryan Hulst – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)-742-2485

Covington Woods Apartments II, LP

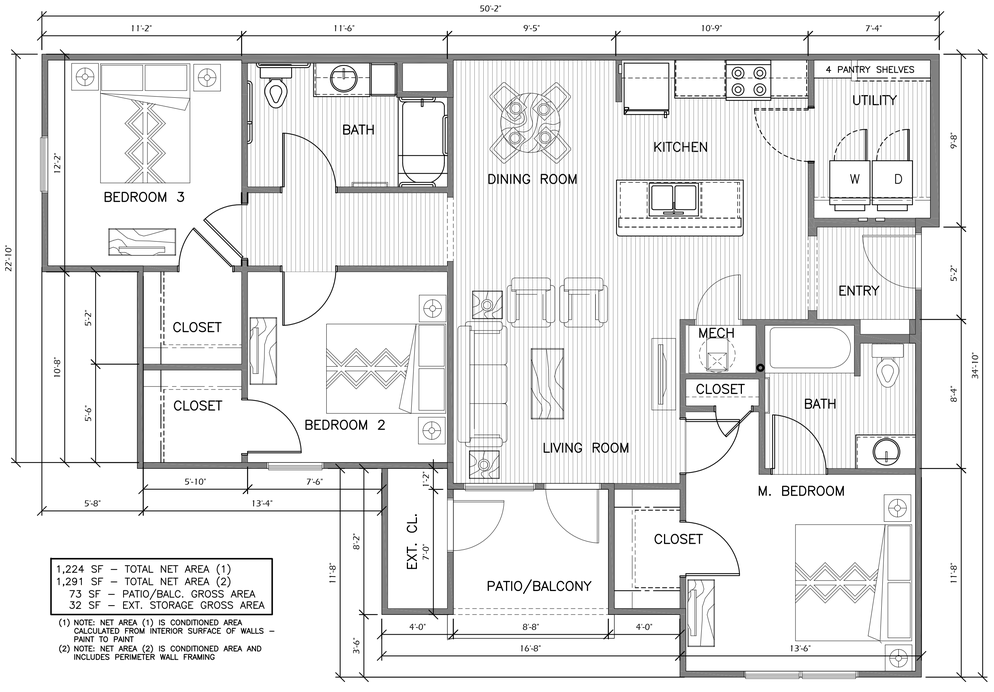
1329 E. Lark Street
Springfield, MO. 65804
417-883-1632

JOB NUMBER: 223015
DRAWN BY: RG/JR/RL/DM/DB/SN
DATE: 08/21/23



EDA + FKI ENGINEERS
EDA + FKI Engineers PC
10810 E. 45th Street – Suite 201
Tulsa, OK. 74146
p: 918.258.6890 f: 918.515.4338

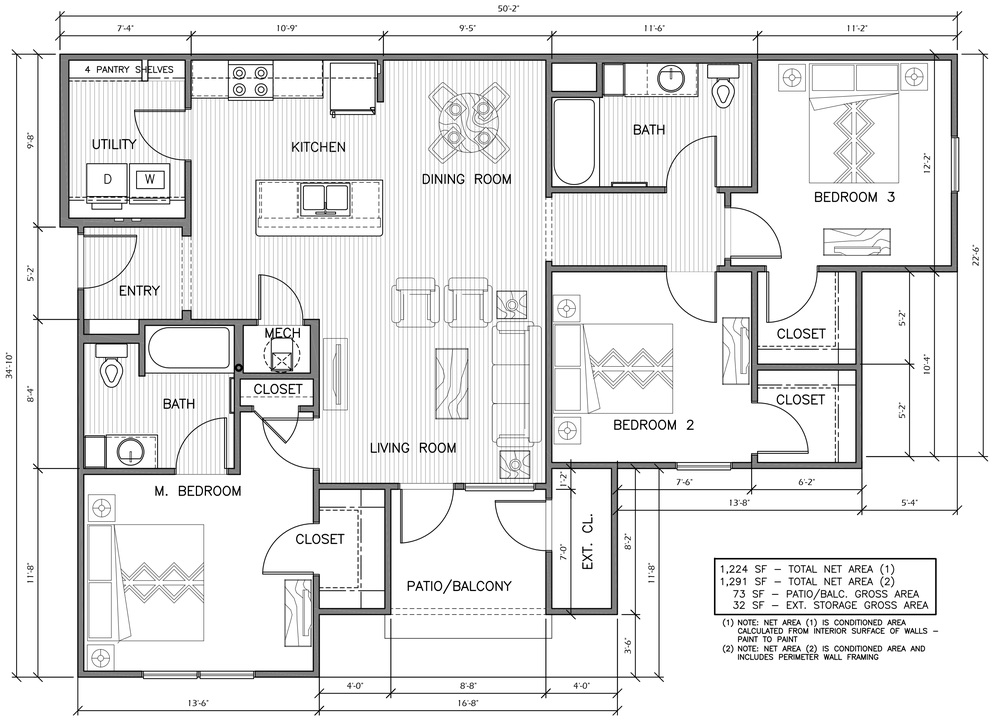
SHEET NUMBER SL2 OF 2



1,224 SF – TOTAL NET AREA (1)
1,291 SF – TOTAL NET AREA (2)
73 SF – PATIO/BALC. GROSS AREA
32 SF – EXT. STORAGE GROSS AREA

(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
(2) NOTE: NET AREA (2) IS CONDITIONED AREA AND INCLUDES PERIMETER WALL FRAMING

1 C1A UNIT PLAN
SCALE: 1/4" = 1'–0"



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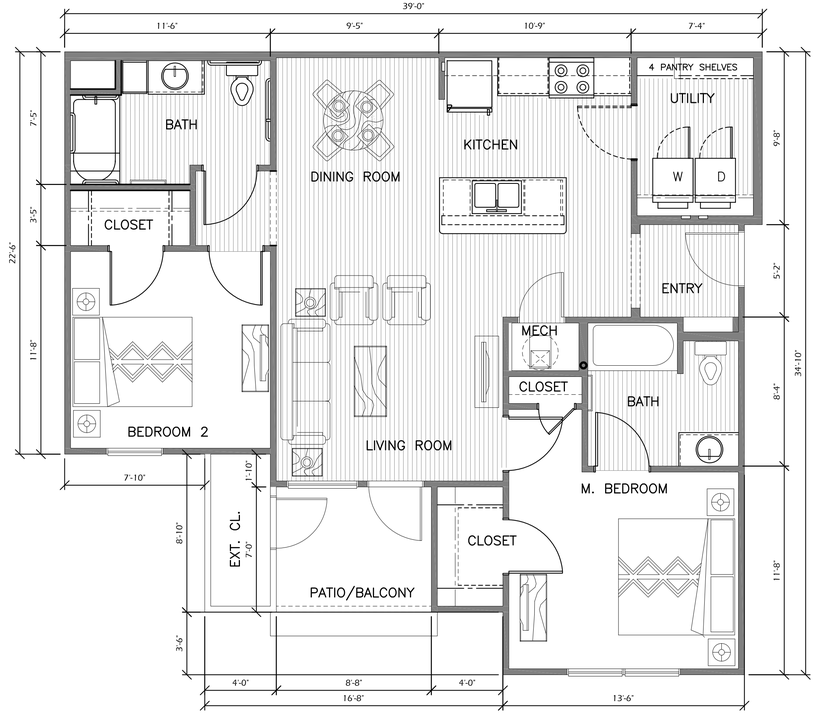
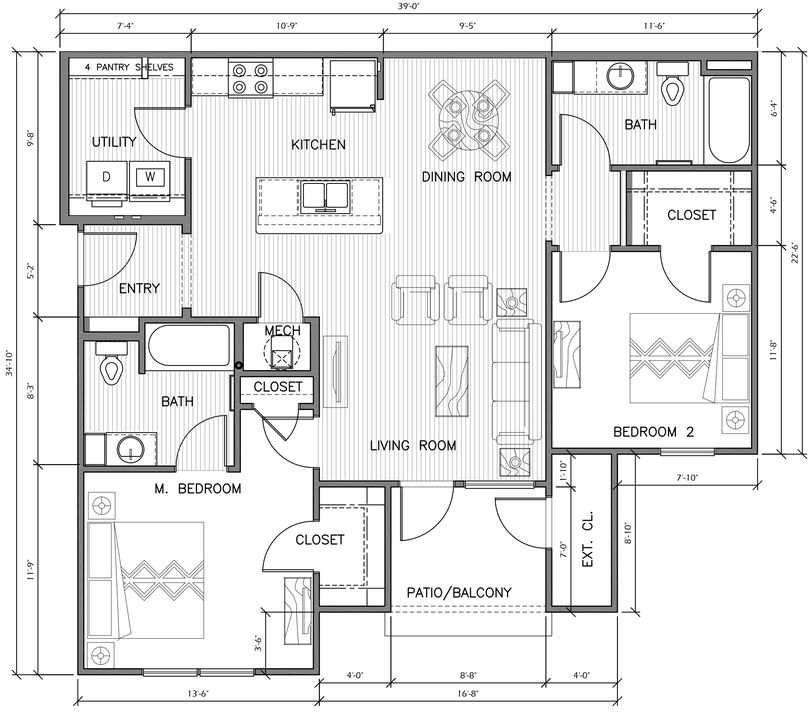
1 C1 UNIT PLAN
SCALE: 1/4" = 1'–0"



1,028 SF – TOTAL NET AREA (1)
1,083 SF – TOTAL NET AREA (2)
73 SF – PATIO/BALC. GROSS AREA
35 SF – EXT. STORAGE GROSS AREA

(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
(2) NOTE: NET AREA (2) IS CONDITIONED AREA AND INCLUDES PERIMETER WALL FRAMING

1 B1A UNIT PLAN
SCALE: 1/4" = 1'–0"



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73 SF – PATIO/BALC. GROSS AREA
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1 B1 UNIT PLAN
SCALE: 1/4" = 1'–0"

Covington Woods II

A 50–Unit Family Community in Lansing, Kansas

Bryan Hulet – ARCHITECT OF RECORD
Kansas LICENSE # 5503
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417–883–1632

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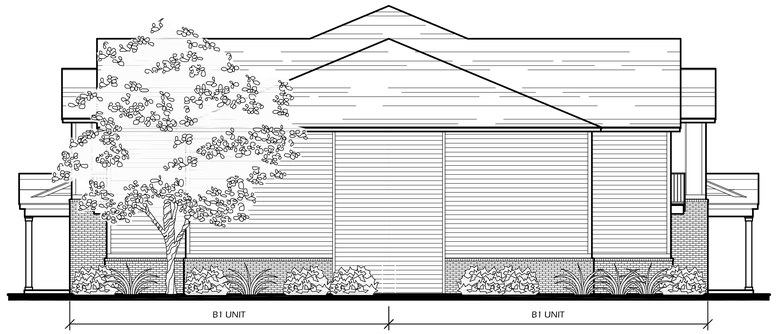
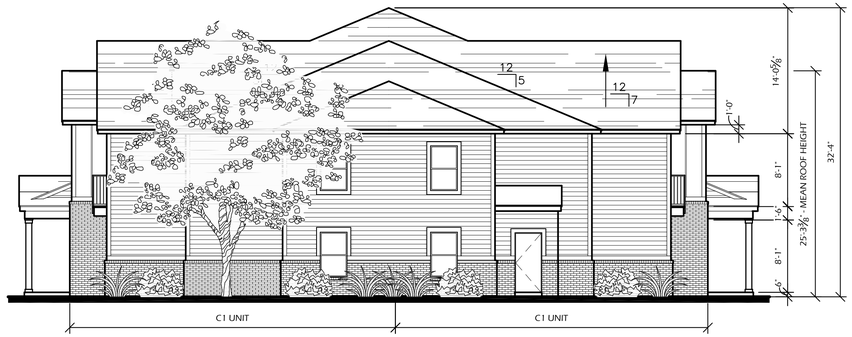
UNIT PLANS

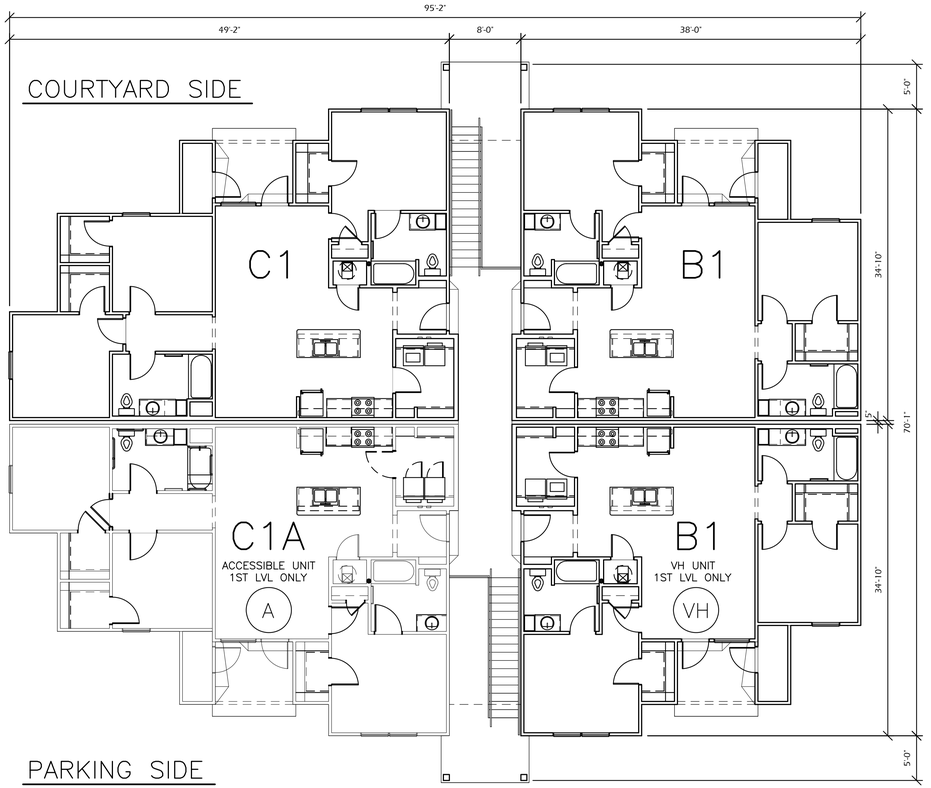
SHEET NUMBER A1 OF 1



5 BUILDING 1 NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 1 PLAN
1/8" = 1'-0"

3 BUILDING 1 BACK ELEVATION
1/8" = 1'-0" COURTYARD SIDE

2 BUILDING 1 FRONT ELEVATION
1/8" = 1'-0" PARKING SIDE

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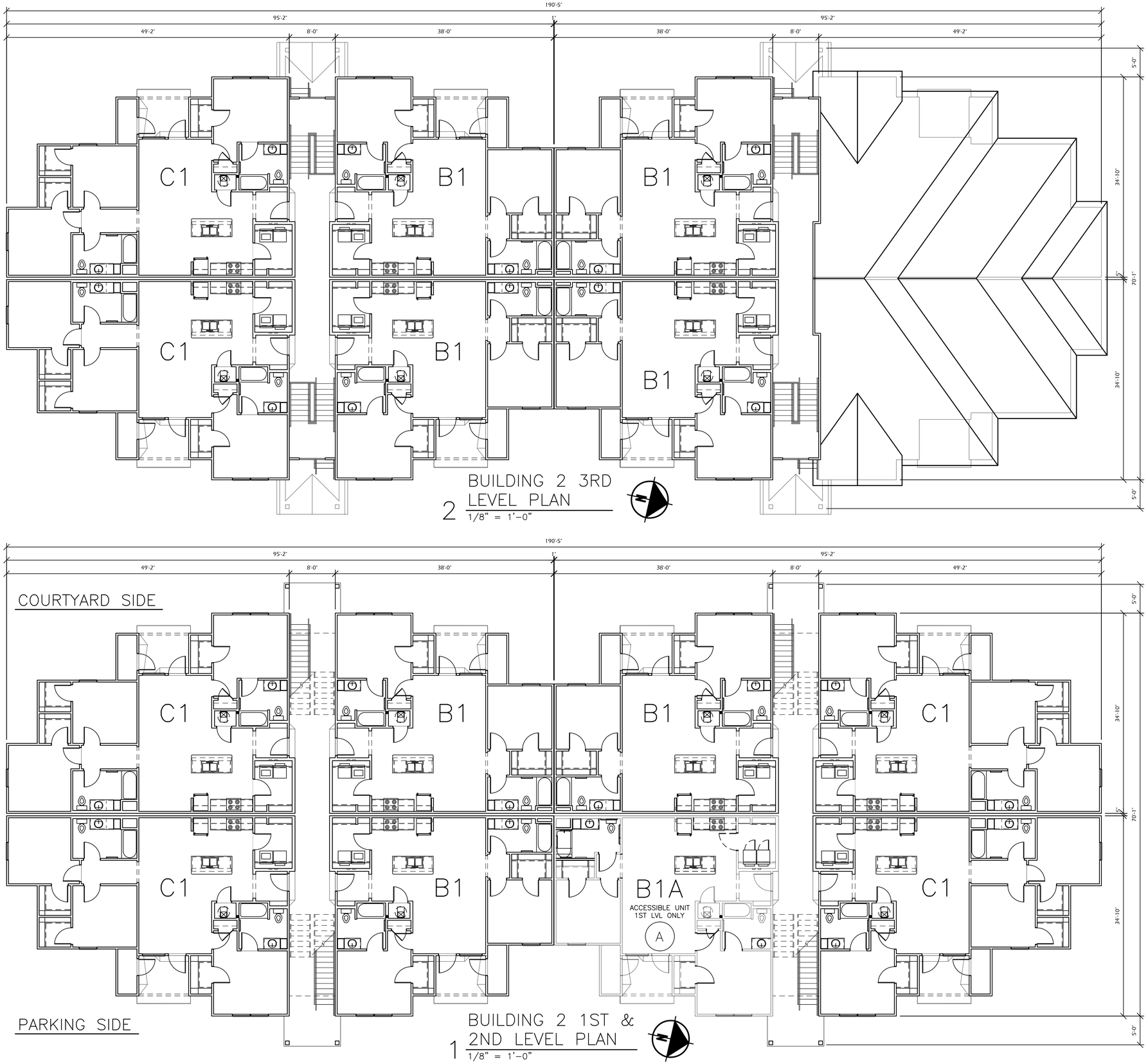
BUILDING 1 PLAN & ELEVATIONS

SHEET NUMBER AB1 OF 5



2 BUILDING 2 3RD LEVEL PLAN
1/8" = 1'-0"

1 BUILDING 2 1ST & 2ND LEVEL PLAN
1/8" = 1'-0"

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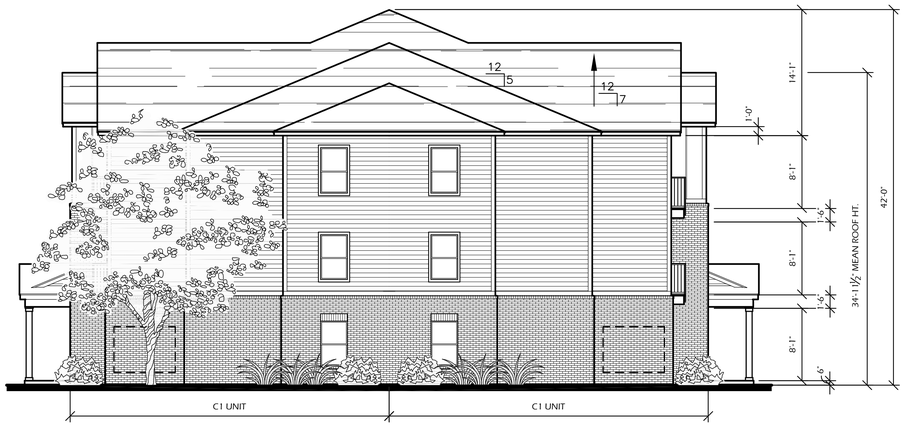
BUILDING 2 PLANS

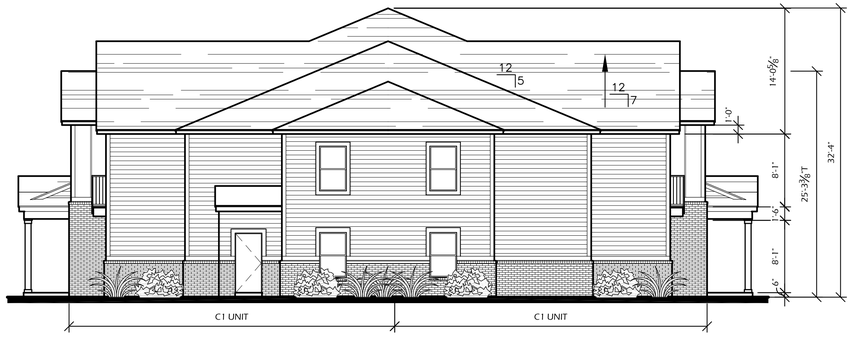
SHEET NUMBER AB2 OF 5

1 BUILDING 2 FRONT ELEVATION
1/8" = 1'-0" PARKING SIDE

2 BUILDING 2 BACK ELEVATION
1/8" = 1'-0" COURTYARD SIDE



3 BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING 2 NORTH ELEVATION
1/8" = 1'-0"

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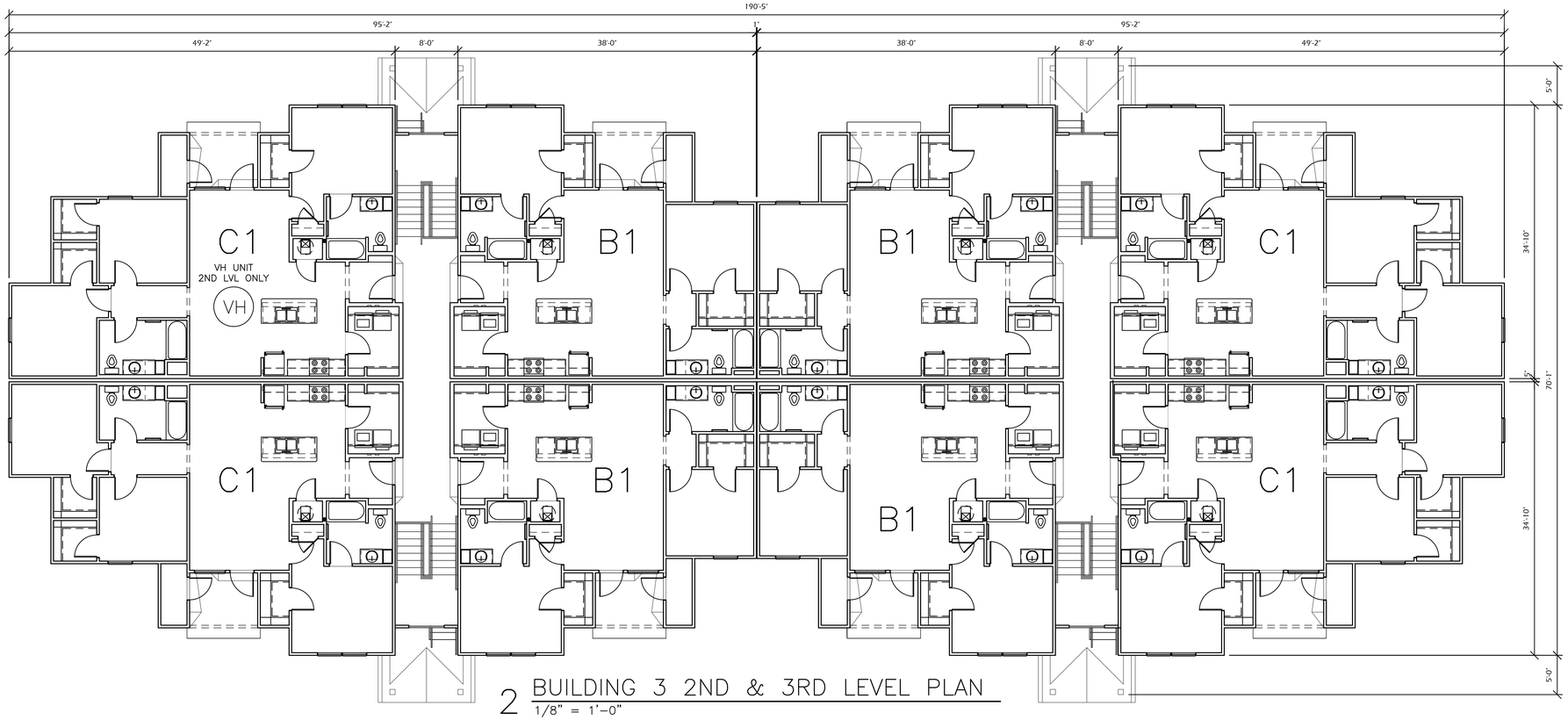
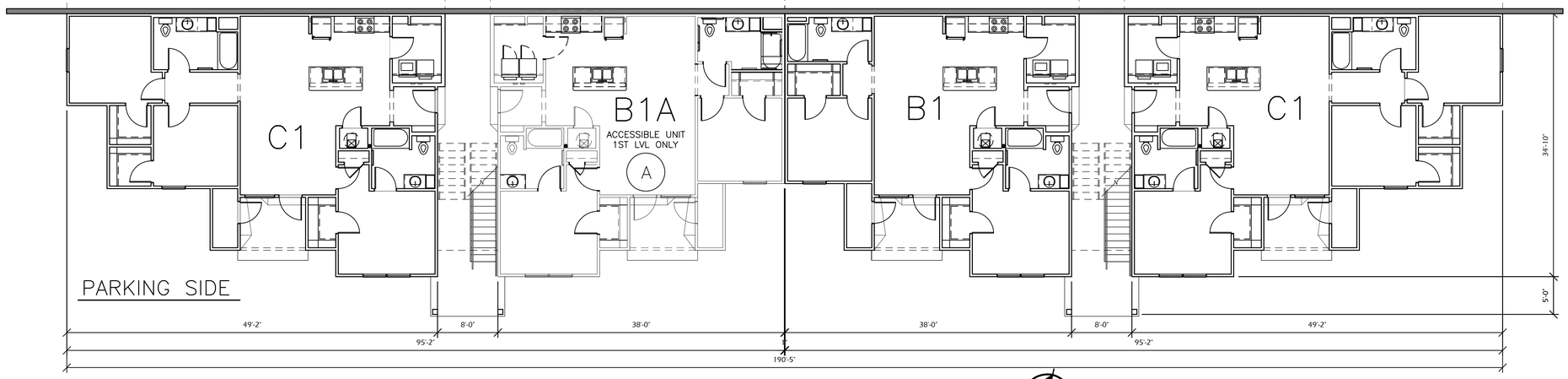
BUILDING 2 ELEVATIONS

SHEET NUMBER AB3 OF 5



2 BUILDING 3 2ND & 3RD LEVEL PLAN
1/8" = 1'-0"

COURTYARD SIDE



1 BUILDING 3 1ST LEVEL PLAN
1/8" = 1'-0"

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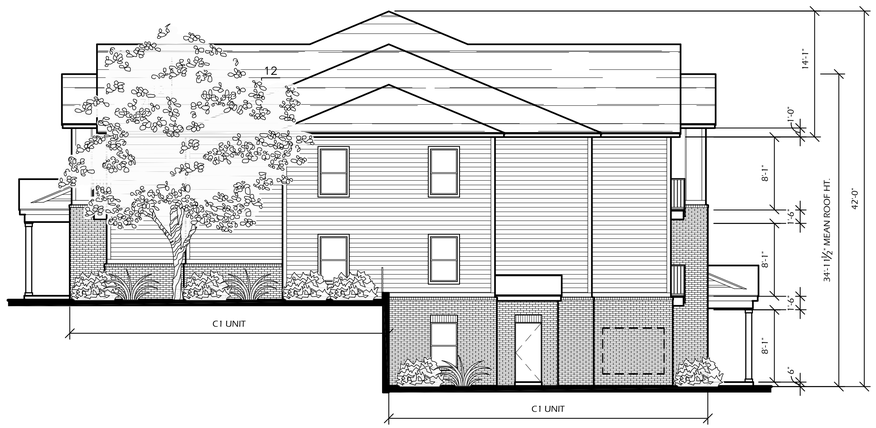
BUILDING 3 PLANS

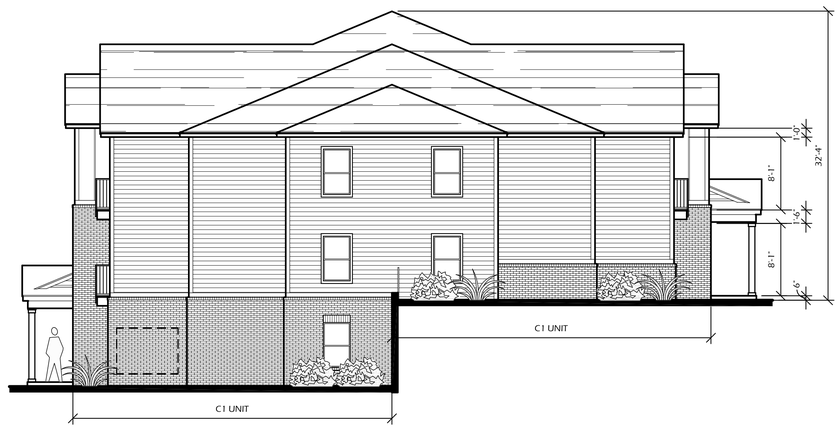
SHEET NUMBER AB4 OF 5

1 BUILDING 3 FRONT ELEVATION
1/8" = 1'–0" PARKING SIDE

2 BUILDING 3 BACK ELEVATION
1/8" = 1'–0" COURTYARD SIDE



3 BUILDING 3 NORTH ELEVATION
1/8" = 1'–0"



4 BUILDING 3 SOUTH ELEVATION
1/8" = 1'–0"

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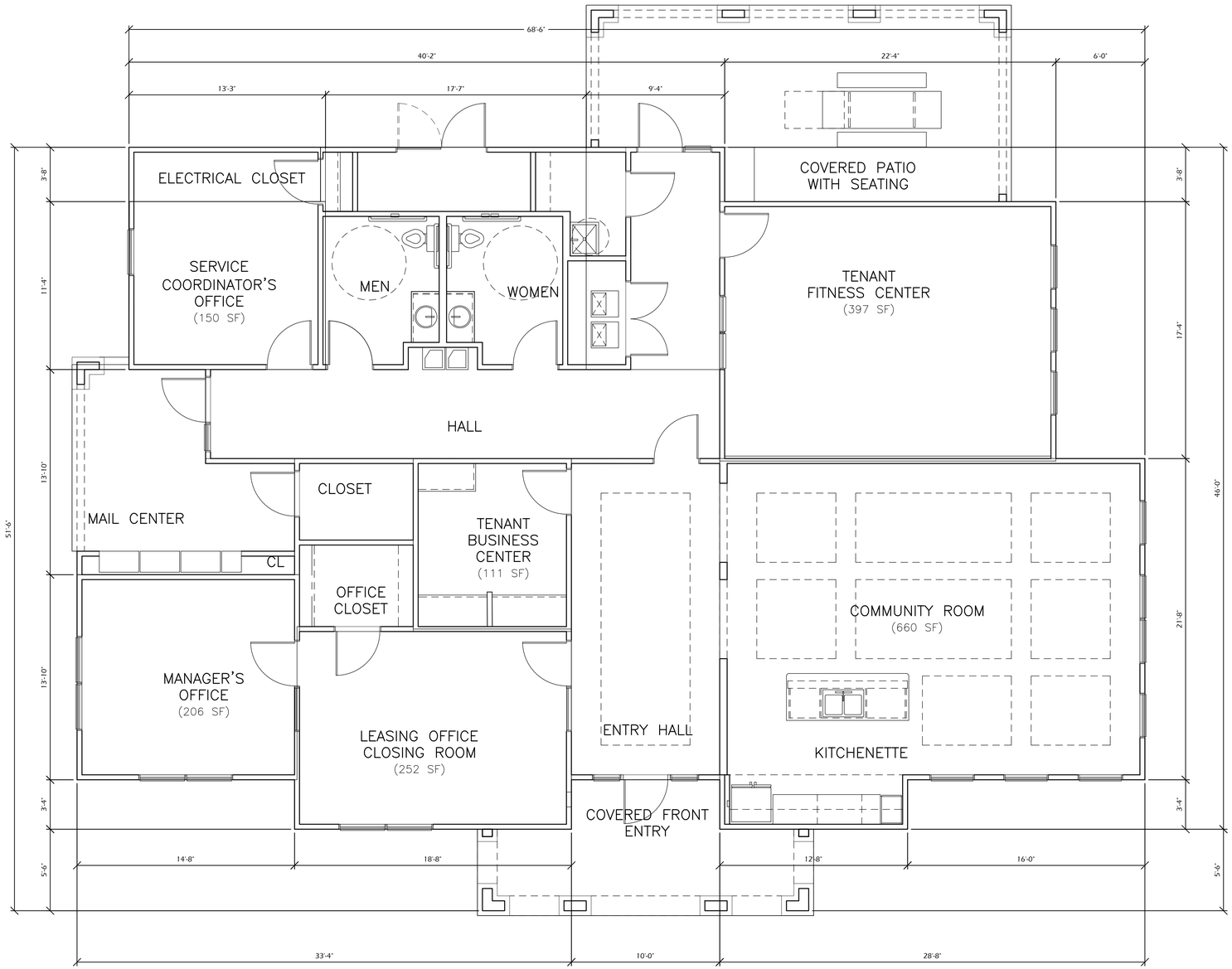
BUILDING 3 ELEVATIONS

SHEET NUMBER AB5 OF 5



1 CLUBHOUSE PLAN
1/4" = 1'-0"

Clubhouse

**Tenant Use - Community Room/Kitchenette	660 S.F.
**Tenant Use - Fitness Center	397 S.F.
**Tenant Use - Business Center	123 S.F.
**Tenant/Management Leasing Office	206 S.F.
**Tenant/Closing Leasing Office	252 S.F.
**Tenant/Service Coordinator Office	150 S.F.
**Tenant/Employee Hall & Bathrooms	789 S.F.
Total Net Area (Conditioned)	**2,577 S.F.**
**Employee Janitor's, Mech, Storage Closets and etc. (Not included in net area calculation-included in gross area below)	126 S.F.
*** Tenant Front Entry Patio	166 S.F.
*** Tenant Back Covered Patio/Sitting Area	346 S.F.
*** Tenant Mail Center	170 S.F.
*** Employee MEP Closet	47 S.F.
Total Exterior Area (Non-Conditioned)	**729 S.F.**
***Total Gross Area**	**3,432 S.F.**

* Net (1) SF/Unit is calculated as conditioned area - does not include wall framing (paint-to-paint)
** Net (2) SF/Unit is calculated as conditioned area and includes wall framing
*** Gross Unit SF/Unit is calculated as all area under roof, conditioned and non-conditioned

Covington Woods II

A 50-Unit Family Community in Lansing, Kansas

Bryan Hulst - ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)-742-2485

Covington Woods Apartments II, LP

1329 E. Lark Street
Springfield, MO. 65804
417-883-1632

NOT FOR

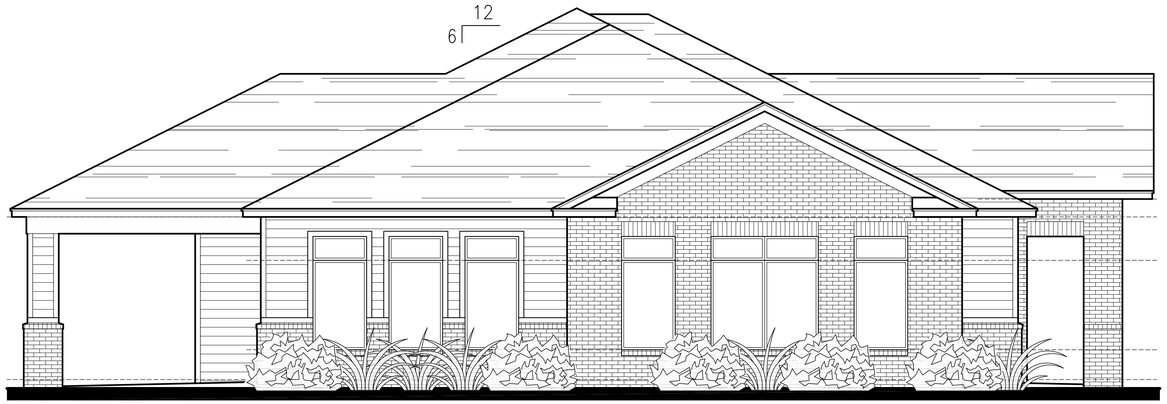
THIS DOCUMENT IS **PRELIMINARY** IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

CONSTRUCTION

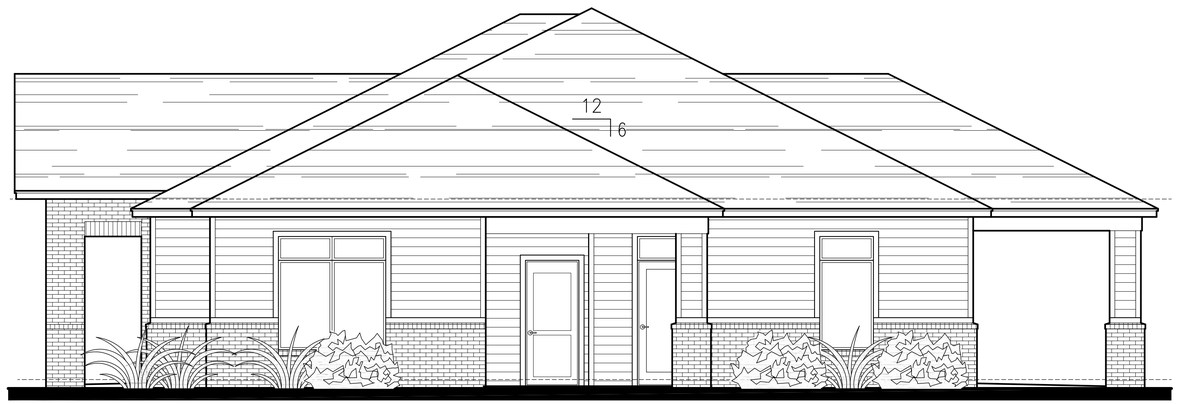
JOB NUMBER:	223015
DRAWN BY:	BH, TA
DATE:	8/21/2023

CLUBHOUSE PLAN

SHEET NUMBER CA1 OF 2



4 CLUBHOUSE WEST ELEVATION
1/4" = 1'-0"



3 CLUBHOUSE EAST ELEVATION
1/4" = 1'-0"

2 CLUBHOUSE REAR (NORTH) ELEVATION
1/4" = 1'-0"

1 CLUBHOUSE FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

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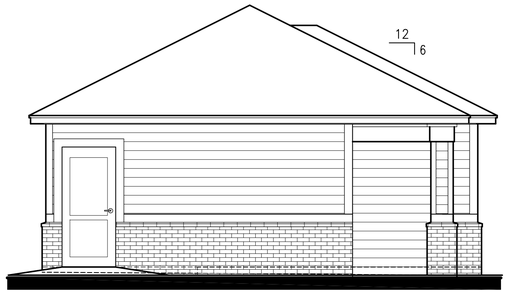
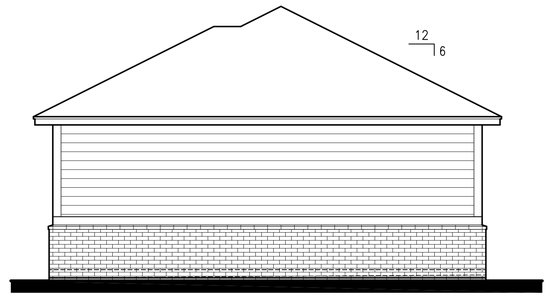
JOB NUMBER:	223015
DRAWN BY:	BH, TA
DATE:	8/21/2023

CLUBHOUSE ELEVATIONS

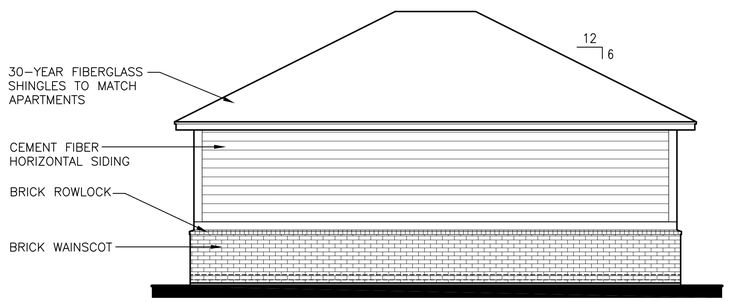
SHEET NUMBER CA2 OF 2



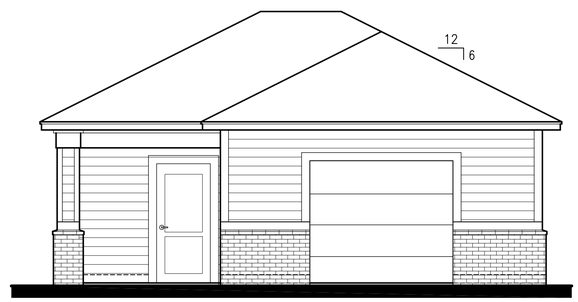
4 MAINTENANCE SIDE ELEVATION
1/4" = 1'-0"



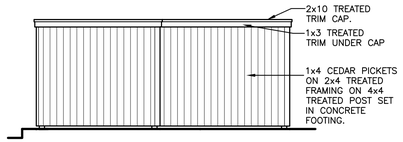
3 MAINTENANCE SIDE ELEVATION
1/4" = 1'-0"



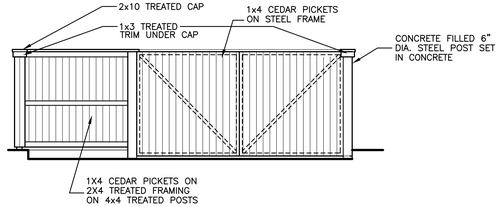
5 MAINTENANCE GARAGE BACK ELEVATION
1/4" = 1'-0"



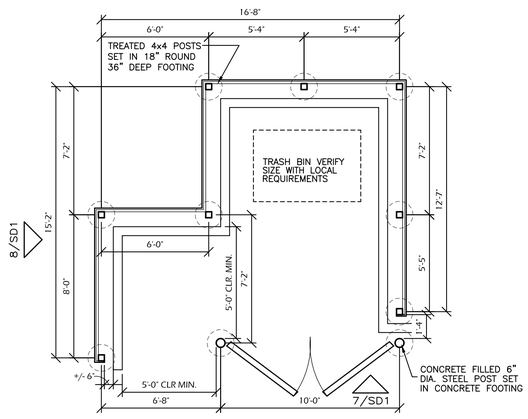
2 MAINTENANCE GARAGE FRONT ELEVATION
1/4" = 1'-0"

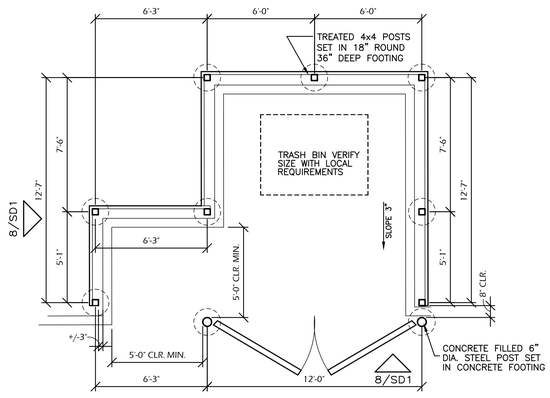


8 TRASH SIDE ELEVATION
1/4" = 1'-0"

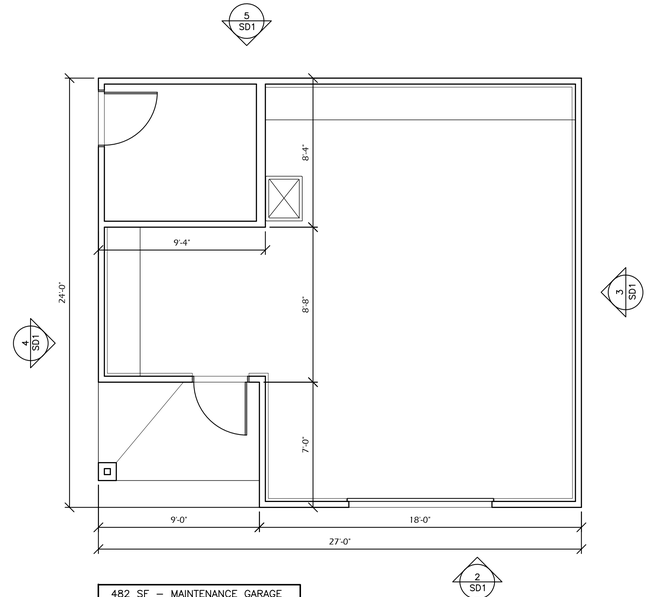


7 FRONT ELEVATION
1/4" = 1'-0"





6 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



482 SF – MAINTENANCE GARAGE
65 SF – CLOSET
547 SF – NET AREA
36 SF – COVERED ENTRY
583 SF – TOTAL GROSS AREA

1 MAINTENANCE GARAGE PLAN
1/4" = 1'-0"

SNOWDEN ENGINEERING
STRUCTURAL CONSULTANTS
KANSAS C.A. # E-1472
8128 EAST 63RD
TULSA, OKLAHOMA 74133
PHONE: (918)252-4557
FAX: (918)254-0838

Covington Woods II

A 50-Unit Family Community in Lansing, Kansas

Bryan Hulst – ARCHITECT OF RECORD
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CONSTRUCTION

JOB NUMBER: 223015
DRAWN BY: BH, TA
DATE: 8/21/2023

MAINT GAR. & TRASH PLANS & ELEVATIONS

SHEET NUMBER SD1 OF 1

CITY OF LANSING, KS LANDSCAPE REQUIREMENTS

STREET FRONTAGE TREE REQUIREMENT

(ONE) 1 TREE PER 40 LINEAR FEET OF STREET FRONTAGE (PUBLIC OR PRIVATE)

	TREES REQUIRED	TREES PROVIDED
W. MARY ST. = 451LF	12	13
W. KAY ST. = 650 LF	17	17

PERIMETER LANDSCAPE STRIP

ALL PERIMETERS OF PLATTED AREAS SHALL REQUIRE A PERIMETER LANDSCAPE STRIP BEING A MINIMUM OF (5) FIVE FEET WIDE.

REQUIRED	PROVIDED
✓	✓

RECEPTACLE SCREENING

SCREENING OF OUTDOOR TRASH RECEPTACLES SHALL OCCUR FOR ALL NEW DEVELOPMENTS.

REQUIRED	PROVIDED
✓	✓

PERIMETER PARKING LOT LANDSCAPING

(ONE) 1 SHADE TREE AND 5 (FIVE) SHRUBS ARE REQUIRED FOR EVERY 35 LINEAR FEET OF ROAD FRONTAGE.

	TREES REQUIRED	TREES PROVIDED
PERIMETER PARKING = 296 LF	9	
	SHRUBS REQUIRED	**SHRUBS PROVIDED**
PERIMETER PARKING = 296 LF	42	

NOTE:

DETAILED LANDSCAPE PLAN TO IMPLEMENT PLANTS RECOMMENDED BY THE CITY OF LANSING ZONING CODE.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS
	AMUR	6	AMUR MAPLE	ACER GINNALA	B&B	2" CAL	8`-10` HT.	CENTRAL LEADER
	SMOKE	5	SMOKE TREE	COTINUS COGGYGRIA	B&B	2" CAL	8`-10` HT.	CENTRAL LEADER
	OLH	15	OAK LEAF™ HOLLY	ILEX X 'CONAF'	B&B		7`-8` HT.	FULL TO GROUND
	PCRAB	5	PRAIRIFIRE CRABAPPLE	MALUS X 'PRAIRIFIRE'	B&B	2" CAL	7`-8` HT.	
	SSCA	1	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	2" CAL	7`-8` HT.	
	CBS	1	COLORADO BLUE SPRUCE	PICEA PUNGENS 'KOSTER'	B&B		7`-8` HT.	FULL TO GROUND
	APINE	20	AUSTRIAN PINE	PINUS NIGRA	B&B		7`-8` HT.	FULL TO GROUND
	LPT	8	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	B&B	3" CAL	10`-12` HT.	FULL CANOPY; CENTRAL LEADER
	BOAK	17	BURR OAK	QUERCUS MACROCARPA	B&B	3" CAL	10`-12` HT.	FULL CANOPY; CENTRAL LEADER
	SOAK	12	SHUMARD OAK	QUERCUS SHUMARDII	B&B	3" CAL	10`-12` HT.	FULL CANOPY; CENTRAL LEADER

SEE SHEET L4.00 FOR LANDSCAPE DETAILS & LANDSCAPE NOTES

0 30 60 90 120 feet

1" = 30'

NORTH

ALABACK DESIGN
LANDSCAPE ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

DANIEL THOMAS ALABACK LICENSED KANSAS LANDSCAPE ARCHITECT 08/18/23

COVINGTON WOODS II APARTMENTS

ZIMMERMAN PROPERTIES
LANSING, KS

REVISIONS:

#	DATE	DESCRIPTION

ISSUE

PLANS

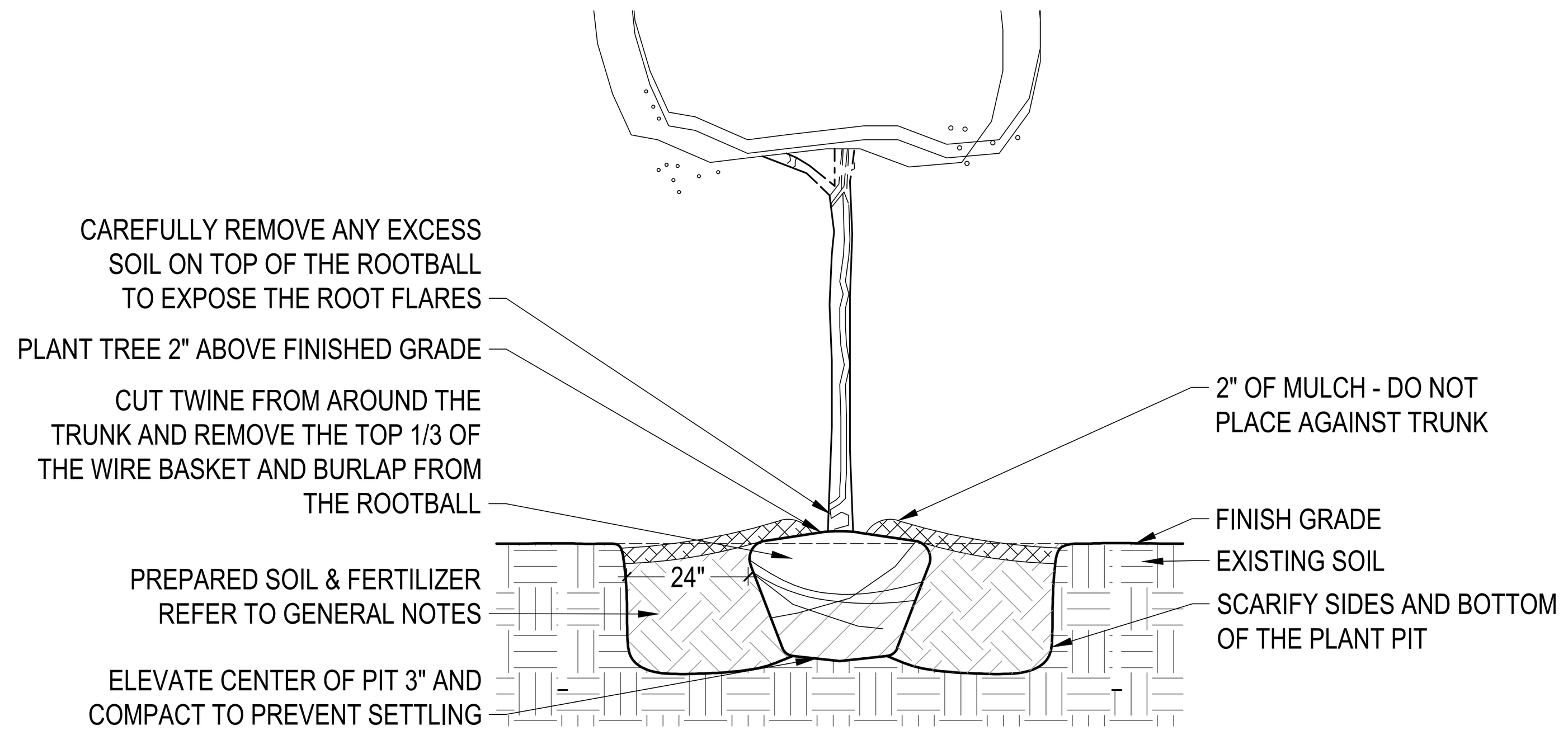
DATE:	08.18.2023
PROJECT #	23038
DESIGN:	BN
DRAWN:	BN
CHECKED:	DA

SHEET TITLE

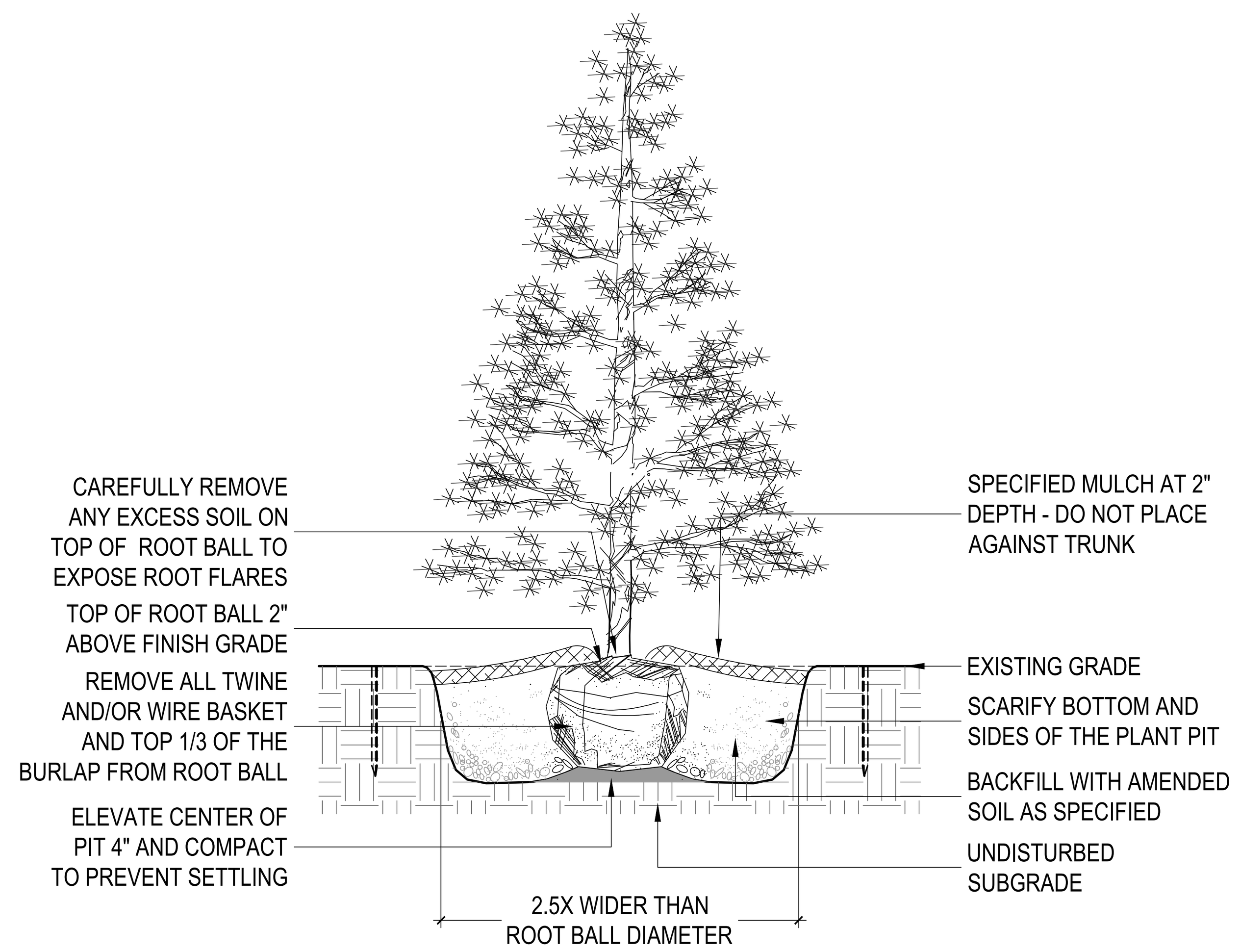
PRE DEVELOPMENT LANDSCAPE PLAN

SHEET #

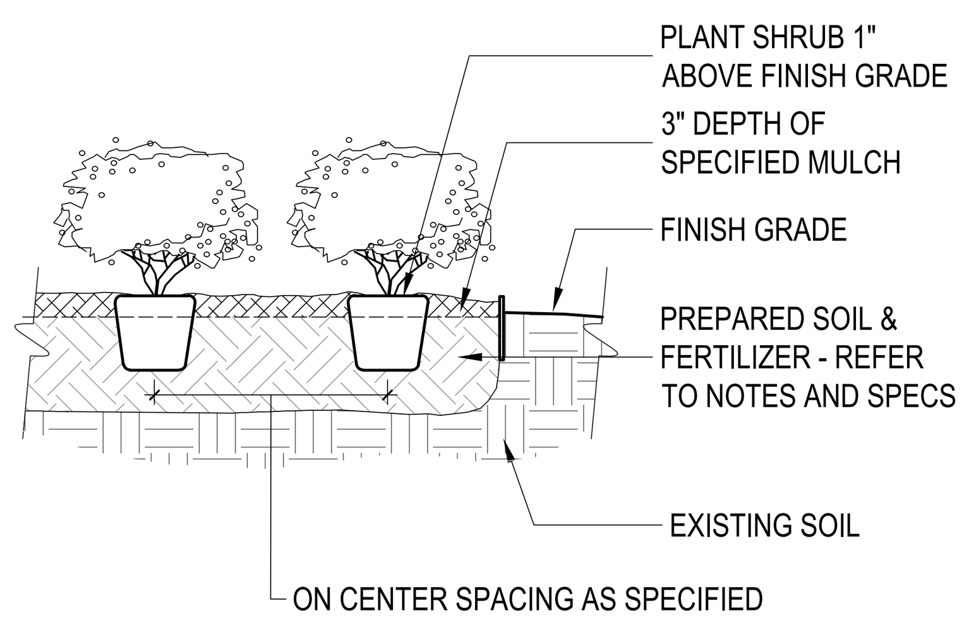
CP-1



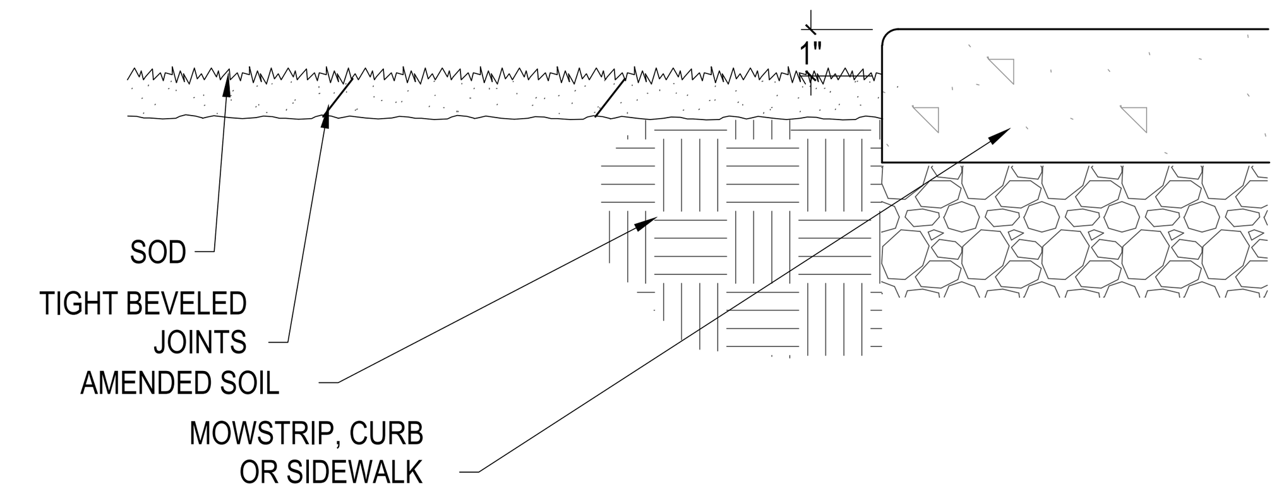
A TREE PLANTING - DECIDUOUS - WITH STAKING
SCALE: N.T.S.



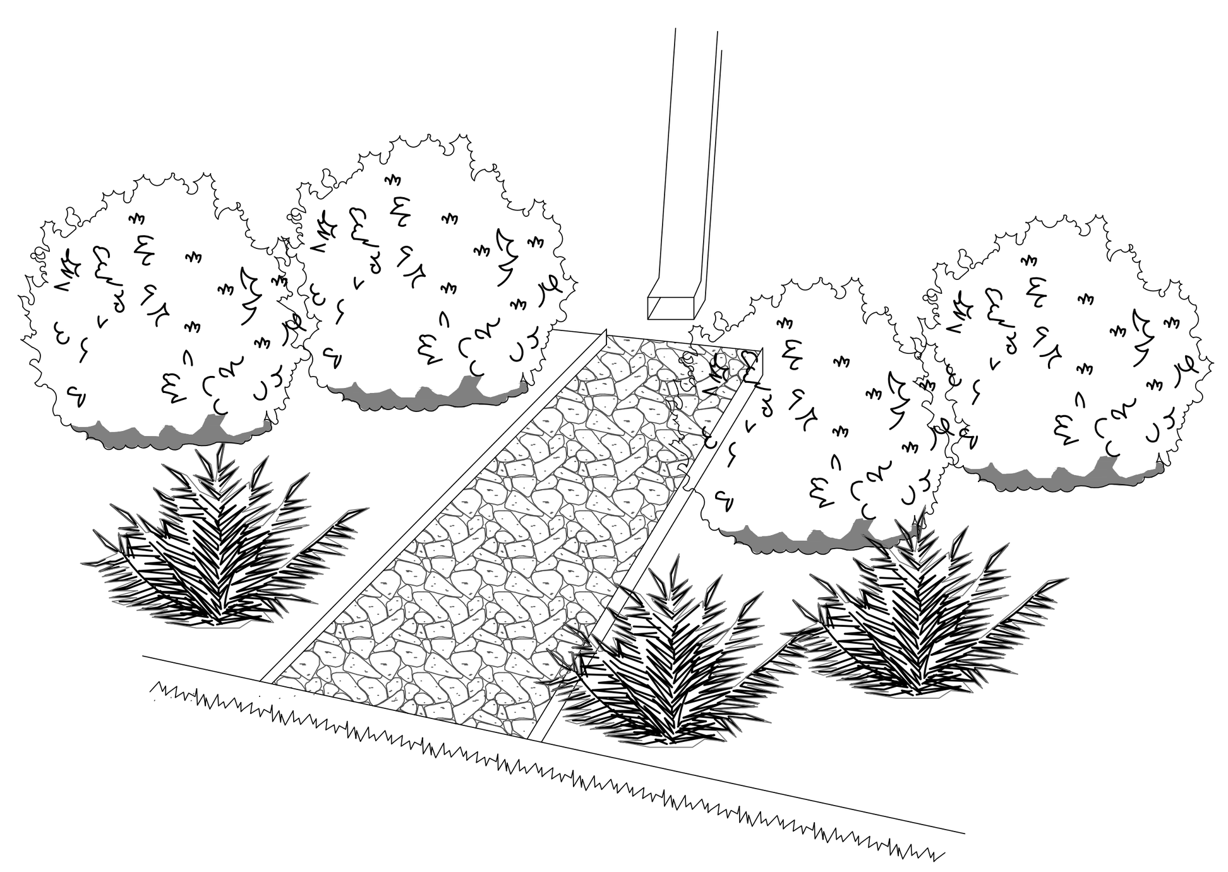
B TREE PLANTING - EVERGREEN - WITH STAKING
SCALE: N.T.S.



C SHRUB PLANTING
SCALE: N.T.S.



D SOD INSTALLATION
SCALE: N.T.S.



E DOWNSPOUT TREATMENT (TYP)
SCALE: N.T.S.

GENERAL NOTES

CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK THEREOF ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING CONSTRUCTION OPERATIONS IN ANY AREA.

PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP & WIRE FROM THE TOP 1/3 OF THE ROOT BALL. CAREFULLY REMOVE ANY EXCESS SOIL ON TOP OF THE ROOT BALL TO EXPOSE THE ROOT FLARES.

PLANT SHRUBS ONE (1) INCH ABOVE FINISHED GRADE. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF BEDS AND AWAY FROM BUILDINGS, PERMANENT STRUCTURES, AIR CONDENSER UNITS, UTILITY BOXES, SIDEWALKS, ETC.

CROWN LANDSCAPE ISLANDS IN PARKING LOT 3" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING.

BED PREPARATION

ALL LANDSCAPE BEDS SHALL HAVE A MINIMUM 12" DEPTH SOIL MIXTURE COMPRISED OF A THREE (3) INCH LAYER OF BACK TO NATURE SOIL CONDITIONER, ONE (1) INCH LAYER OF AGED STERILIZED COW MANURE AND NINE (9) INCH LAYER OF EXISTING TOPSOIL. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 12" UNTIL A SMOOTH EVEN MIXTURE IS ACHIEVED. INCORPORATE ROOTS TRANSPLANT ONE-STEP AT A RATE OF 5 POUNDS PER 100 SQUARE FEET, AND MENDER'S DRY MOLASSES AT A RATE OF 3 LBS PER 100 SQUARE FEET INTO THE TOP 3"-4" OF TOPSOIL.

PARKING LOT LANDSCAPE ISLANDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 30" AND BACKFILLED WITH HIGH QUALITY TOPSOIL & AMENDMENTS. TOPSOIL SHALL BE FREE OF ROCKS, GRASS AND CONSTRUCTION DEBRIS. ROTO-TILL THREE (3") BACK TO NATURE & THREE (3") MANURE AND TOPSOIL TO A DEPTH OF 10" UNTIL A SMOOTH EVEN MIXTURE IS ACHIEVED. INCORPORATE ROOTS TRANSPLANT ONE-STEP AT A RATE OF 5 POUNDS PER 100 SQUARE FEET, AND DRY MOLASSES AT A RATE OF 3 LBS PER 100 SQUARE FEET INTO THE TOP 3"-4" OF SOIL.

EACH TREE LOCATED OUTSIDE A PLANTING BED SHALL RECEIVE THREE (3) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER MULCH AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE NATIVE TOPSOIL AND BACKFILL. APPLY ROOTS TRANSPLANT ONE-STEP AT A RATE OF FOUR OUNCES PER CALIPER INCH AND 2 CUPS OF MENDER'S DRY MOLASSES PER TREE AND INCORPORATE INTO THE TOP 3"-4" OF SOIL.

ALL PLANTING BEDS SHALL BE DELINEATED AS SHOWN ON THE PLANS WITH A SHOVEL CUT EDGE, UNLESS OTHERWISE NOTED FOR STEEL BED EDGING. INSTALL PRO-STEEL 3/16" X 4" BLACK STEEL BED EDGING WHERE INDICATED.

MULCH

MULCH ALL TREE WELLS AND PLANTING BEDS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES. TOP OF MULCH LAYER SHALL BE PLACED ONE (1) INCH BELOW TOP OF CURBS, WALKS, AND ALL OTHER HARDSCAPE STRUCTURES.

A MINIMUM FIVE (5) FOOT DIAMETER AREA OF MULCH SHALL BE PROVIDED AROUND ALL TREES LOCATED OUTSIDE OF PLANTING BEDS. MULCH ALL TREE WELLS OUTSIDE OF PLANTING BEDS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES.

MULCH SHALL NOT BE PLACED AGAINST THE TRUNKS OF TREES.

LAWN

ALL AREAS DISTURBED BY CONSTRUCTION, SHALL BE RE-VEGETATED WITH SOLID SLAB SOD. SOD SHALL BE TURF BERMUDA (TIFWAY 419). WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

PRIOR TO LAYING SOD, APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:
APRIL 1 - SEPT 31;
APPLY 10-20-10 FERTILIZER AT A RATE OF 1/2 POUND OF NITROGEN PER 1,000 S.F. OF LAWN AREA
OCTOBER 1 - MARCH 31;
APPLY 16-8-8 FERTILIZER AT A RATE OF 1 POUND OF NITROGEN PER 1,000 S.F. OF LAWN AREA.

HYDROSEED AREAS WITH THE FOLLOWING GUIDELINES. BERMUDA BASE FOR APRIL 1ST-SEPTEMBER 30TH & FESCUE/RYE MIX FOR OCTOBER 1ST THRU MARCH 31ST. PRIOR TO APPLICATION, ROUGHEN THE SLOPE, FILL AREA, OR AREA TO BE SEEDED WITH THE FURROWS TRENDING ALONG THE CONTOURS. ROLLING WITH A CRIMPING OR PUNCHING TYPE ROLLER OR TRACK WALKING IS REQUIRED ON ALL SLOPES PRIOR TO HYDRO-SEEDING. TRACK WALKING SHALL ONLY BE USED WHERE OTHER METHODS ARE IMPRACTICAL. APPLY A STRAW MULCH TO KEEP SEEDS IN PLACE AND TO MODERATE SOIL MOISTURE AND TEMPERATURE UNTIL THE SEEDS GERMINATE AND GROW.

LANDSCAPE MAINTENANCE REQUIREMENTS

THE OWNER SHALL BE RESPONSIBLE FOR (UNLESS OTHERWISE SPECIFIED HEREIN:
REGULAR MAINTENANCE OF ALL REQUIRED LANDSCAPED AREAS AND PLANT MATERIALS IN A VIGOROUS AND HEALTHY CONDITION, FREE FROM DISEASES, PESTS, WEEDS, AND LITTER. THIS MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZATION, PRUNING, MOWING, EDGING, MULCHING, OR OTHER NECESSARY MAINTENANCE IN ACCORDANCE WITH GENERALLY ACCEPTED HORTICULTURAL PRACTICE;
THE REPAIR OR REPLACEMENT OF REQUIRED LANDSCAPE STRUCTURES (WALLS, FENCES, ETC.) TO A STRUCTURALLY SOUND CONDITION;
THE REGULAR MAINTENANCE, REPAIR, OR REPLACEMENT, WHERE NECESSARY, OF ANY SCREENING OR BUFFERING;
REPLACING PLANTED TREES IF THEY DIE OR BECOME DISEASED BEYOND REPAIR WITHIN FIVE (5) YEARS AFTER PLANTING
REPAIRING DAMAGE TO LANDSCAPED AREAS, STRUCTURES, SCREENING, BUFFERING, OR TREES AS A RESULT OF INGRESS OR EGRESS FROM SITE EASEMENTS BY AUTHORIZED OR UNAUTHORIZED PARTIES.

GRADING

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS. GRADING SHALL BE PERFORMED TO PREVENT PONDING IN LAWN AREAS. PROVIDE A SMOOTH TRANSITION BETWEEN THE SITE AND ADJACENT PROPERTIES.

IRRIGATION

ALL DESIGNATED AREAS OF THE SITE ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC PERMANENT UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR DETAILED IRRIGATION SYSTEM DRAWINGS. COORDINATE WITH LANDSCAPE INSTALLATION. PROVIDE AN AS-BUILT IRRIGATION DOCUMENT FOR OWNER'S FILE WHEN COMPLETED

ALABACK DESIGN
LANDSCAPE ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

LICENSED KANSAS LANDSCAPE ARCHITECT
08/18/23

COVINGTON WOODS II APARTMENTS

ZIMMERMAN PROPERTIES
LANSING, KS

REVISIONS:

#	DATE	DESCRIPTION

ISSUE

PLANS

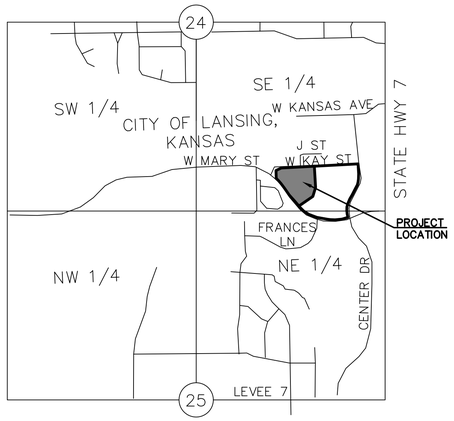
DATE:	08.18.2023
PROJECT #	23038
DESIGN:	BN
DRAWN:	BN
CHECKED:	DA

SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET #
CP-2

COVINGTON WOODS II
SITE PLANS

LOT 1, LANSING TOWNE CENTRE NORTH,
CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS 66043



VICINITY MAP
SE 1/4 SEC 24, NE 1/4 SEC 25,
TWP 9S – RNG 22E
NOT TO SCALE

Sheet List Table

DESCRIPTION:
THE WESTERN 4.726 ACRES OF LOT 1, LANSING TOWNE CENTRE, A SUBDIVISION IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, RECORDED IN DOCUMENT #2008P00022 AT THE REGISTER OF DEEDS OFFICE IN LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN MOST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WEST KAY STREET AS NOW ESTABLISHED; THENCE NORTH 87°02'20" EAST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 460.08 FEET TO A POINT; THENCE SOUTH 03°18'19" EAST, A DISTANCE OF 297.16 FEET TO A POINT; THENCE SOUTH 16°59'54" WEST, A DISTANCE OF 129.64 FEET TO A POINT; THENCE SOUTH 55°23'50" WEST, A DISTANCE OF 231.36 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WEST MARTY STREET AS NOW ESTABLISHED; THENCE NORTH 39°56'39" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 221.54 FEET TO A POINT; THENCE NORTH 34°34'26" WEST CONTINUING ON SAID SOUTHWESTERLY LINE, A DISTANCE OF 128.71 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT CONTINUING ON SAID SOUTHWESTERLY LINE, HAVING A RADIUS OF 686.17 FEET, A DELTA ANGLE OF 10°51'03" AND AN ARC LENGTH OF 129.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 01°46'43" WEST ON SAID WEST LINE, A DISTANCE OF 130.87 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT CONTINUING ON SAID WEST LINE, HAVING A RADIUS OF 232.47 FEET, A DELTA ANGLE OF 11°39'44" AND AN ARC LENGTH OF 47.32 FEET TO A POINT; THENCE NORTH 73°58'15" EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 11.50 FEET TO A POINT; THENCE NORTH 16°01'45" WEST CONTINUING ON SAID WEST LINE, A DISTANCE OF 1.53 FEET TO THE POINT OF BEGINNING. CONTAINS 205,883 SQUARE FEET OR 4.726 ACRES MORE OR LESS.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19–1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY.

END OF DESCRIPTION

PREPARED FOR:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)–883–1632
CONTACT: MANDI PASWATERS
EMAIL: mpaswaters@wilhoitproperties.com

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894–5150
CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

OWNER:
CITY OF LANSING
800 1ST TERRACE
LANSING, KS 66043

LAND AREA:
TOTAL = 205,883 SF OR 4.73 AC±

ZONING:
"R–4" – MULTIFAMILY
RESIDENTIAL DISTRICT

PROPOSED USE:
MULTIFAMILY RESIDENCIES

Reviewed by CED
09/07/2023 3:33:41 PM
By jgentzler

Reviewed By WW Dept
No Comments
09/11/2023 9:44:19 AM
By T Zell

Reviewed by Public Works
09/12/2023 3:12:41 PM
By mspickelmier

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR
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REV	DATE	DESCRIPTION	DSN	DWN	CHK
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KYLE G. KIPPES
ENGINEER
KS # 20913

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
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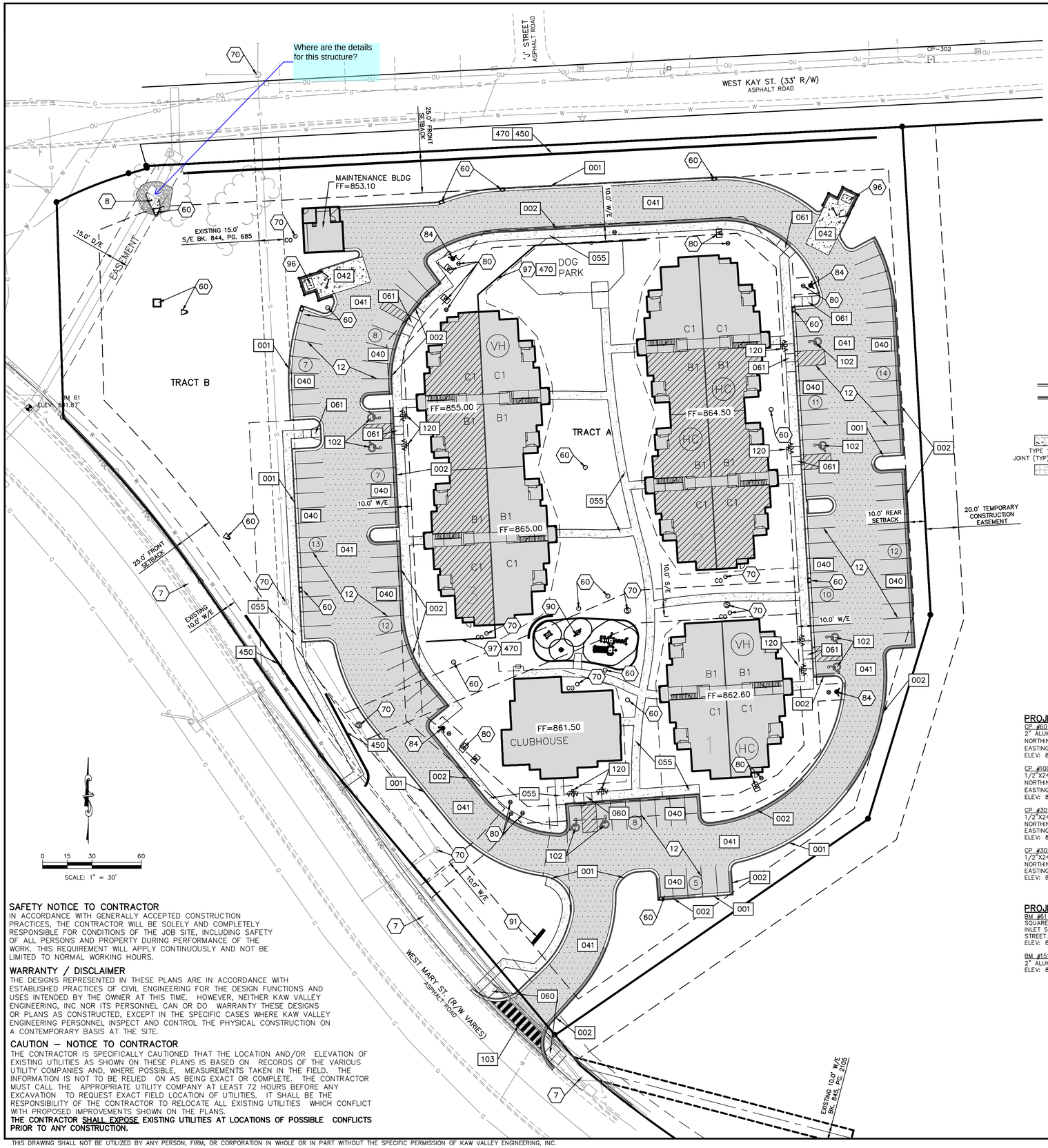
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
TITLE SHEET

PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644SP	
SHEET	REV
C001	B



LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- OP OVERHEAD POWER LINE
- T UNDERGROUND TELEPHONE
- ELECTRIC BOX
- G UNDERGROUND GAS
- W WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- 950 EXISTING GRADE 5' CONTOUR
- 939 EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER WITH REVERSE FLOW
- HD ASPHALT PAVEMENT (041)
- LD ASPHALT PAVEMENT (040)
- CONCRETE PAVEMENT (042) W/JOINTING
- TYPE 1 JOINT (TYP)
- TYPE 3 JOINT (TYP)
- CONCRETE SIDEWALK (055) W/JOINTING

PREPARED FOR:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)-883-1632
CONTACT: MANDI PASWATERS
EMAIL: mpaswaters@wilhoitproperties.com

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF LANSING TECHNICAL SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS AND ENTRANCES SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.
8. CONTRACTOR TO PROVIDE INSPECTION SERVICE FOR FILL PLACEMENT, PAVEMENT, RETAINING WALL AND PRIVATE UTILITIES INSTALLATION. COPIES OF INSPECTION REPORTS ARE TO BE PROVIDED TO CITY, INCLUDING BUT NOT LIMITED TO DAILY LOGS, COMPACTION RESULTS, MATERIAL TESTING AND PHOTOGRAPHS.

DETAILS – SEE DETAIL SHEETS C190 AND C191 FOR THE FOLLOWING DETAILS

001 CONCRETE CURB AND GUTTER
002 CURB AND GUTTER – DRY CURB
040 ASPHALT PAVEMENT
041 HEAVY DUTY ASPHALT PAVEMENT
042 HEAVY DUTY CONCRETE PAVEMENT
055 CONCRETE SIDEWALK
060 SIDEWALK RAMPS
061 PRIVATE SIDEWALK RAMPS
102 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
103 PEDESTRIAN CROSSING
120 ACCESSIBLE PARKING SIGNAGE
450 RETAINING WALL – CONTRACTOR SHALL PROVIDE RETAINING WALL DESIGN SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF KANSAS
470 FENCE

Where are C600 Sheets

NOTES:

7 EXISTING SIDEWALK
8 CONCRETE SWALE
12 WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
60 STORM STRUCTURE (SEE C600 SERIES SHEETS)
70 SANITARY SEWER APPURTENANCES (SEE SHEET C500)
80 WATER APPURTENANCES (SEE SHEET C500)
84 FIRE HYDANT (SEE SEPARATE WATER MAIN PLANS)
90 PLAYGROUND
91 MONUMENT SIGN (SEE ARCHITECTURAL PLAN)
96 TRASH ENCLOSURE (SEE ARCHITECTURAL PLAN)
97 CAST IN PLACE STEM WALL

PROJECT CONTROL: (U.S. SURVEY FEET)

CP #60
2" ALUMINUM CAP STAMPED BM L2-09 FOUND AND HELD
NORTHING: 347157.89 (GROUND)
EASTING: 2189985.31 (GROUND)
ELEV: 857.58

CP #100
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 346949.53 (GROUND)
EASTING: 2189016.43 (GROUND)
ELEV: 874.35

CP #301
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347691.37
EASTING: 2188509.13
ELEV: 837.22

CP #302
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347759.73
EASTING: 2189092.17
ELEV: 853.01

PROJECT BENCHMARK:

BM #61
SQUARE CUT SET ON CENTERLINE OF FRONT FACE OF 1ST CURB INLET SOUTHEAST OF INTERSECTION OF KAY STREET AND MARY STREET.
ELEV: 841.87

BM #151
2" ALUMINUM CAP STAMPED BM L2-09 FOUND.
ELEV: 857.60

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103C0232G, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

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KYLE G. KIPPES ENGINEER KS # 20913 — 20913 — 9-5-23 — KANSAS PROFESSIONAL ENGINEER

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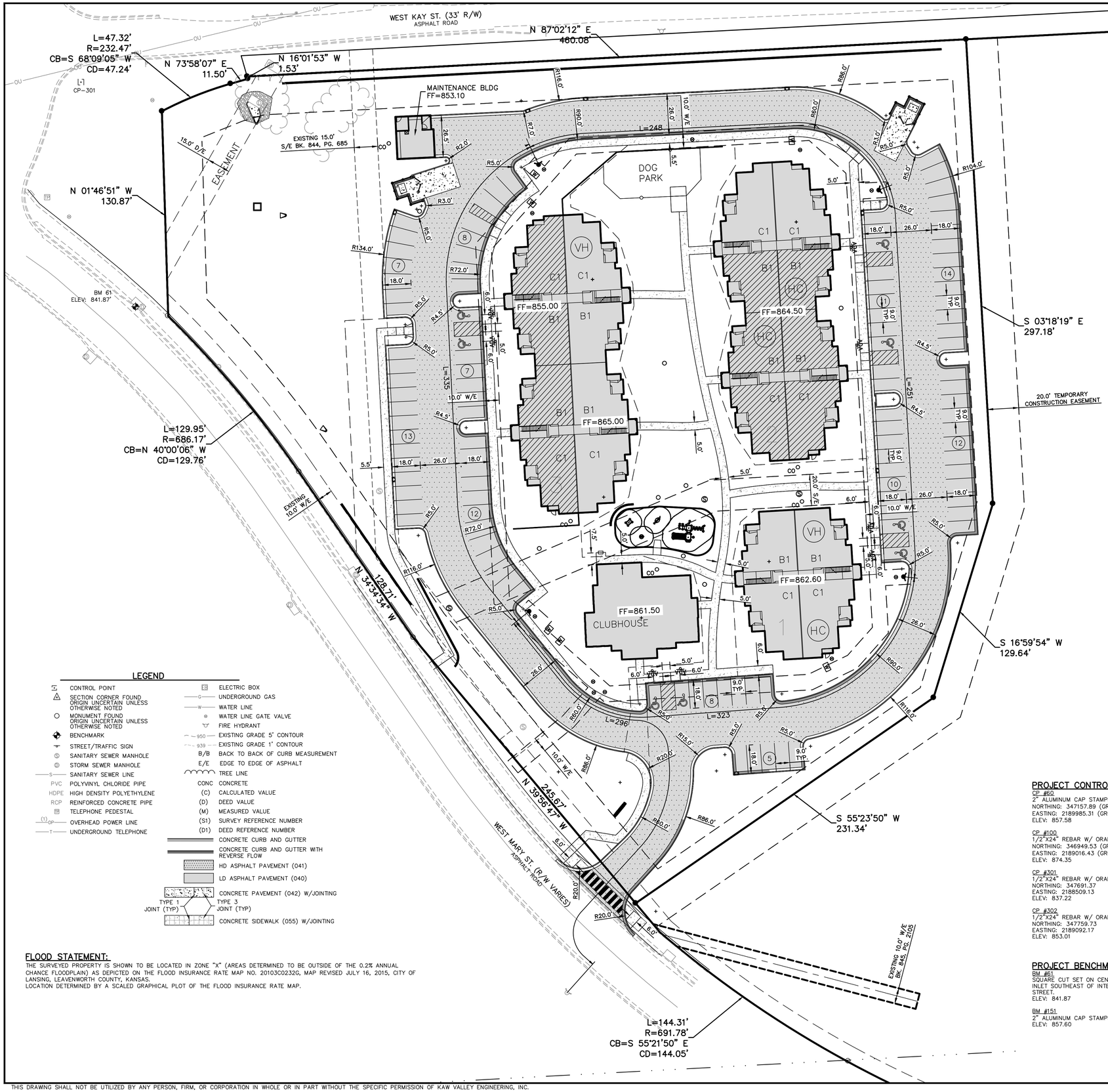
COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
SITE PLAN

PROJ. NO.	C23_1644
DESIGNER	KGK
DRAWN BY	HAS/JQN
CFN	1644SP
SHEET	C100
REV	B



LEGEND

CONTROL POINT	ELECTRIC BOX
SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED	UNDERGROUND GAS
MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED	WATER LINE
BENCHMARK	WATER LINE GATE VALVE
STREET/TRAFFIC SIGN	FIRE HYDRANT
SANITARY SEWER MANHOLE	EXISTING GRADE 5' CONTOUR
STORM SEWER MANHOLE	EXISTING GRADE 1' CONTOUR
SANITARY SEWER LINE	BACK TO BACK OF CURB MEASUREMENT
POLYVINYL CHLORIDE PIPE	EDGE TO EDGE OF ASPHALT
HIGH DENSITY POLYETHYLENE	TREE LINE
REINFORCED CONCRETE PIPE	CONCRETE
TELEPHONE PEDESTAL	CALCULATED VALUE
OVERHEAD POWER LINE	DEED VALUE
UNDERGROUND TELEPHONE	MEASURED VALUE
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	CONCRETE CURB AND GUTTER WITH REVERSE FLOW
	HD ASPHALT PAVEMENT (041)
	LD ASPHALT PAVEMENT (040)
TYPE 1 JOINT (TYP) / TYPE 3 JOINT (TYP)	CONCRETE PAVEMENT (042) W/JOINTING
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ELEV: 841.87

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ELEV: 857.60

0 15 30 60
SCALE: 1" = 30'

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LICENSED
20913
9-5-23
KANSAS
PROFESSIONAL ENGINEER

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KAW VALLEY ENGINEERING

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
DIMENSION PLAN

PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644DIM	
SHEET	REV
C200	B

GRADING NOTES:

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.

2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER ENGINEER PRIOR TO BRINGING ON SITE.

4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER ENGINEER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.

9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

11. CONTRACTOR SHALL USE SILT FENCE, STRAW BALES OF HAY OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

17. CONTRACTOR TO PROVIDE WALL DETAILS AND PLANS SEALED BY A KANSAS LICENSED ENGINEER. WALL DESIGNER TO VERIFY BEARING CAPACITY AND GLOBAL STABILITY FOR WALL CALCULATIONS.

LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
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- WATER LINE GATE VALVE
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- (S1) SURVEY REFERENCE NUMBER
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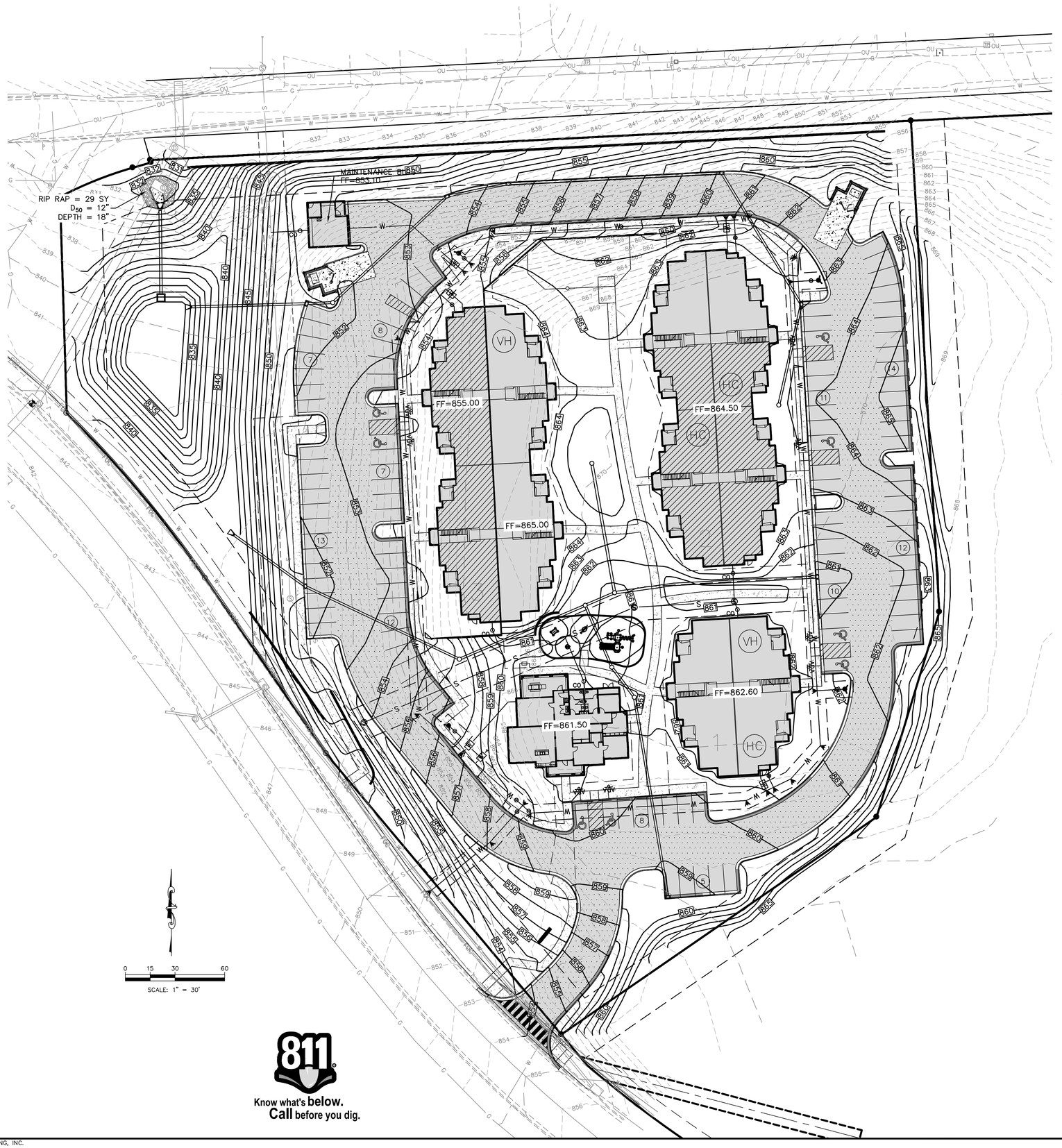

0 15 30 60

SCALE: 1" = 30'

IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES BELOW AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

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B	9/5/23	PER CITY COMMENTS	KGK	JQN	
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KYLE G. KIPPES ENGINEER KS # 20913

14700 WEST 114TH TERRACE
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kv@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

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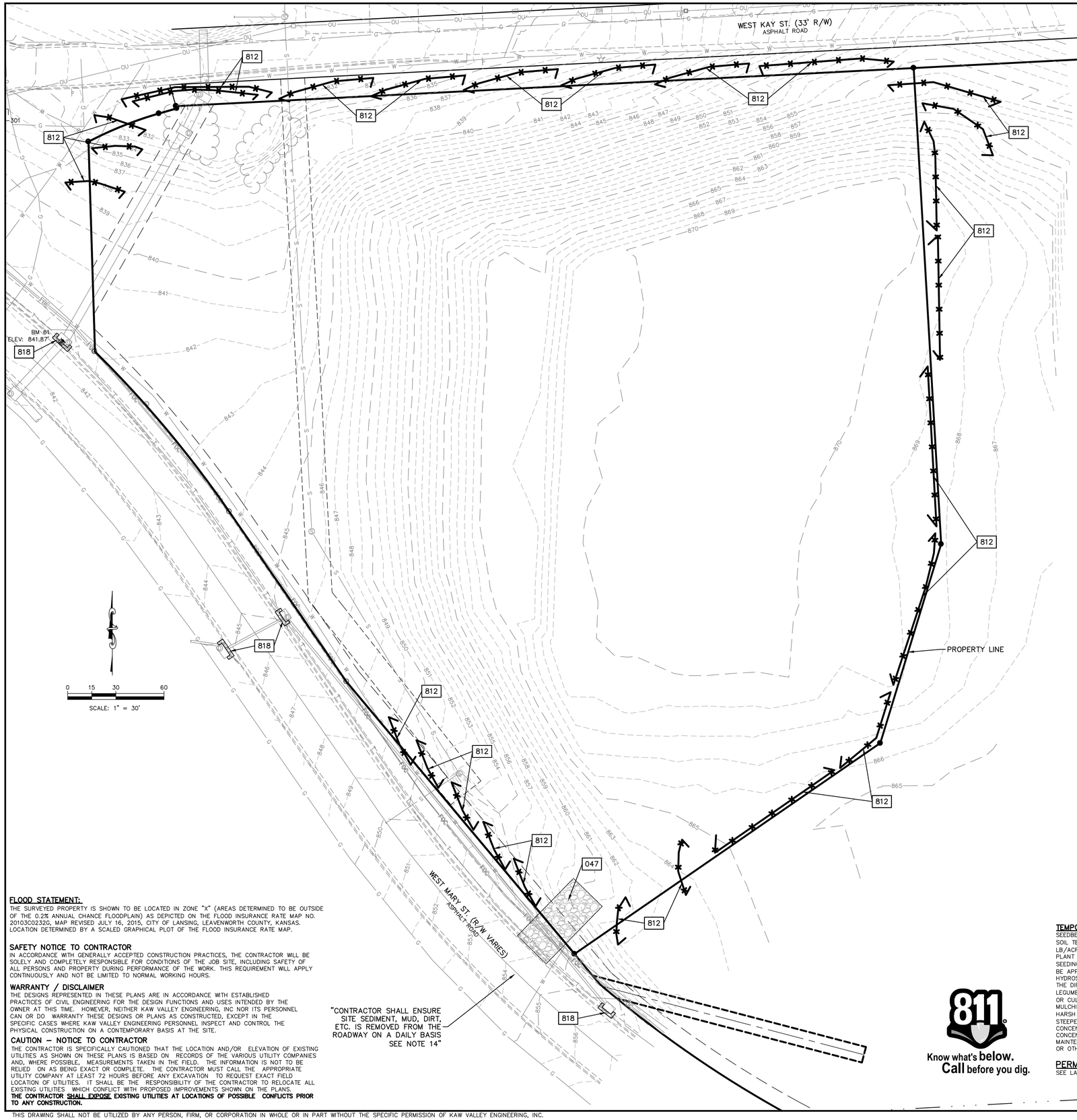
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
GRADING PLAN

PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644GP	
SHEET	REV
C300	B



"CONTRACTOR SHALL ENSURE SITE SEDIMENT, MUD, DIRT, ETC. IS REMOVED FROM THE ROADWAY ON A DAILY BASIS SEE NOTE 14"

FLOOD STATEMENT:
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GENERAL NOTES:
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3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
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5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
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17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
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FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490
047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
818 INLET PROTECTION
826 CONCRETE WASHOUT

EROSION & PROPOSED IMPROVEMENTS LEGEND:
1218 EXISTING GROUND CONTOUR (1' INTERVALS)
1218 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
SEDIMENTATION FENCE
INLET PROTECTION

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PLANT SELECTION – ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING – EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.
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A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES
LICENSED
20913
9-5-23
KANSAS
PROFESSIONAL ENGINEER

KYLE G. KIPPES
ENGINEER
KS # 20913

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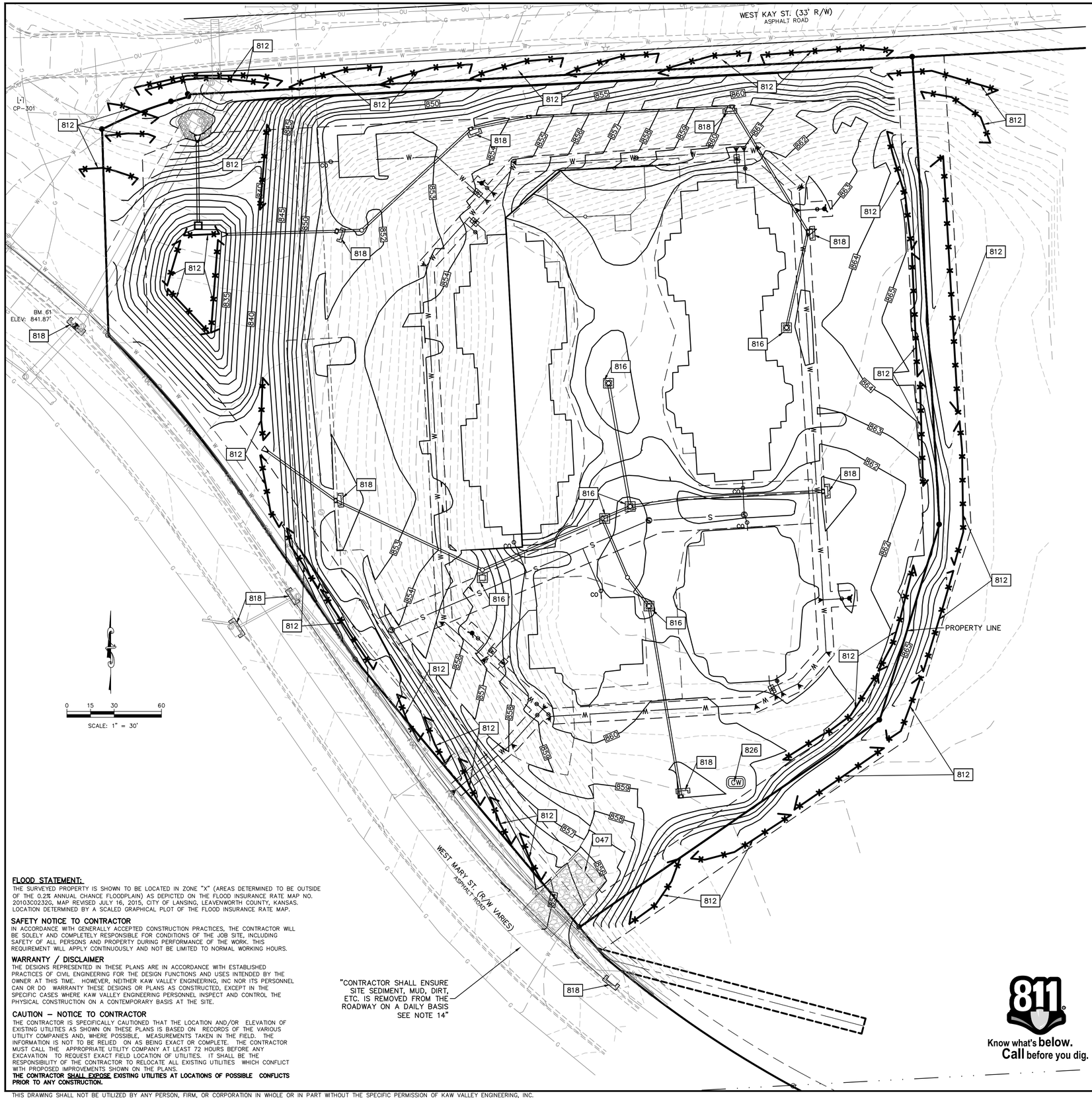
COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE I

PROJ. NO.	C23_1644
DESIGNER	KGK
DRAWN BY	HAS/JQN
CFN	1644ECP
SHEET	C400
REV	B



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INLET PROTECTION
CONSTRUCTION ENTRANCE
(CW) CONCRETE WASH AREA

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REV	DATE	DESCRIPTION	DSN	DWN	CHK
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KS # 20913

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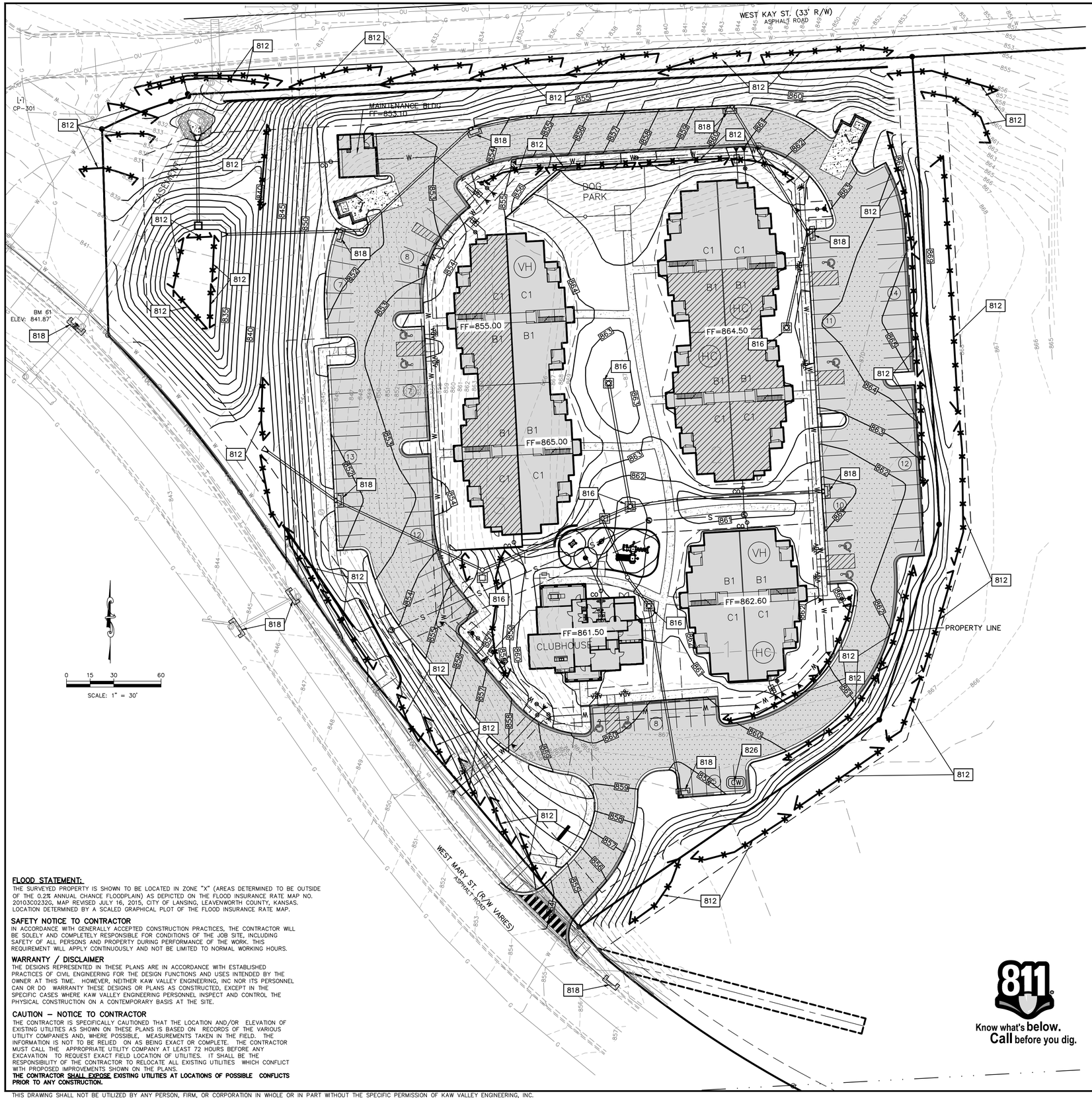
COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE II

PROJ. NO. C23_1644
DESIGNER KGK | DRAWN BY HAS/JQN
CFN 1644ECP2
SHEET C410 | REV B



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7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER MANUFACTURED SYNTHETIC FILTERS "GUTTER BUDDIES" OR APPROVED EQUAL OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, AND AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NPDES STORM WATER POLLUTION PREVENTION PLAN. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT PRODUCING RUNOFF AND DAILY DURING PROLONGED RAINFALL PERIODS..
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
24. RIGHT OF WAY TO BE STABILIZED AS REQUIRED BY CITY OF LANSING.
25. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
26. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
27. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490

047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
816 INLET PROTECTION
818 CURB INLET PROTECTION
826 CONCRETE WASHOUT

EROSION & PROPOSED IMPROVEMENTS LEGEND:

1218 EXISTING GROUND CONTOUR (1' INTERVALS)
1218 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
SEDIMENTATION FENCE
INLET PROTECTION
CONSTRUCTION ENTRANCE
CW CONCRETE WASH AREA

FLOOD STATEMENT:

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SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

811 Know what's below. Call before you dig.

TEMPORARY SEEDING

SEEDBED PREPARATION – SEEDBED SHOULD BE WELL-PULVERIZED, LOOSE AND UNIFORM. LIME AND FERTILIZER SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF pH IS UNKNOWN, APPLY LIME AT A RATE OF 2 TONS/ACRE. APPLY A 10-10-10 GRADE FERTILIZER AT 700-1,000 LB/ACRE. INCORPORATE BOTH INTO THE TOP 4-6 INCHES OF SOIL.
PLANT SELECTION – ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING – EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.
MULCHING – THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WNITER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE), SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREA TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING.
MAINTENANCE – RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING

SEE LANDSCAPING PLAN OF THE PROJECT SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
			KGK	JQN	
B	9/5/23	PER CITY COMMENTS			
A	8/21/23	INITIAL SUBMITTAL			

KYLE G. KIPPES
ENGINEER
KS # 20913

14700 WEST 114TH TERRACE
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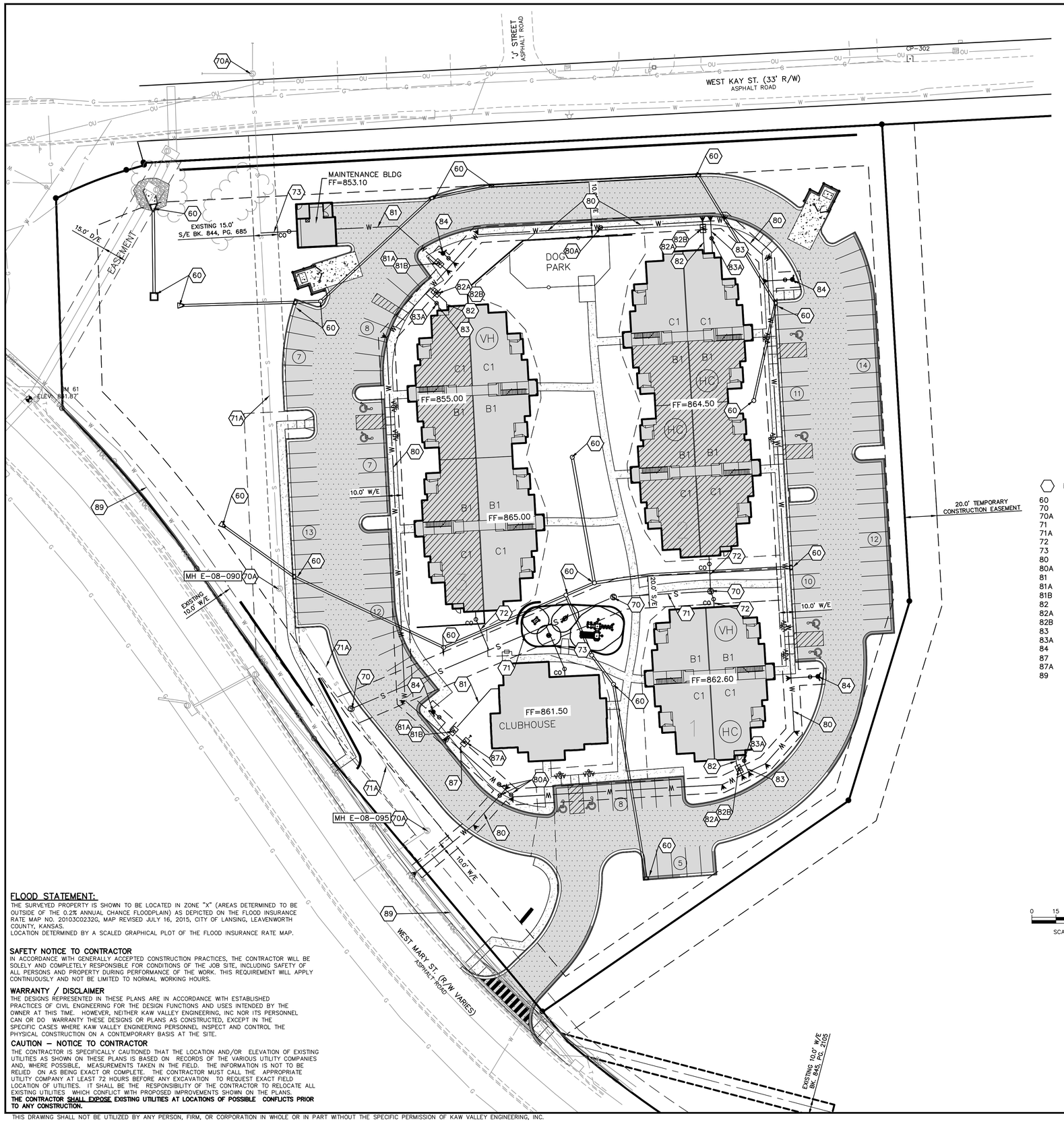
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS. KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1113.
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE III

PROJ. NO.	C23_1644
DESIGNER	KGK
DRAWN BY	HAS/JQN
CFN	1644ECP3
SHEET	C420
REV	B



UTILITY NOTES:

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.
2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE LAN-DEL WATER UNLESS DULY AUTHORIZED TO DO SO BY LAN-DEL WATER. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. **KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.**
4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE LAN-DEL WATER. CONTRACTOR SHALL NOTIFY THE LAN-DEL WATER 24 HOURS MINIMUM, PRIOR TO ANY TESTING.
5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LANSING, OR LAN-DEL WATER AND THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT AND SHALL BE INSPECTED BY THE CITY OR LAN-DEL WATER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
6. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
7. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
8. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
9. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE OR PVC PIPE WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
11. STORM SEWER AND STORM WATER DETENTION SHALL BE PRIVATELY OWNED AND MAINTAINED, MUST BE CONSTRUCTED IN ACCORDANCE WITH LANSING TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA AND IS SUBJECT TO CITY INSPECTION DURING CONSTRUCTION. THIS PRIVATE STORM SYSTEM IS SUBJECT TO CITY INSPECTION THROUGHOUT ITS LIFE AND SHALL BE REPAIRED, CLEANED AND MAINTAINED BY OWNER AND AS DIRECTED BY THE CITY OF LANSING TO CORRECT ANY PROBLEMS THAT MAY IMPACT PROPERTIES OFFSITE AND/OR STORM WATER QUALITY.

NOTES:

60	STORM SEWER
70	PUBLIC SANITARY SEWER MANHOLE
70A	EXISTING SANITARY SEWER MANHOLE
71	PUBLIC 8" PVC SDR-26 SANITARY SEWER MAIN
71A	EXISTING SANITARY SEWER MAIN
72	6" PVC SDR-26 SANITARY SEWER SERVICE. SLOPE @ 2%
73	4" PVC SDR-26 SANITARY SEWER SERVICE. SLOPE @ 2%
80	8" PVC AWWA C900 WATER MAIN
80A	8" GATE VALVE
81	3/4" WATER SERVICE - PE SDR-9
81A	5/8" WATER METER
81B	3/4" VALVE
82	2" WATER SERVICE - PE SDR-9
82A	2" WATER METER
82B	2" VALVE
83	6" PVC AWWA C900 FIRE SERVICE
83A	6" GATE VALVE
84	FIRE HYDRANT
87	1" IRRIGATION SERVICE
87A	1" IRRIGATION METER
89	EXISTING 12" DIP WATER MAIN

LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE
- ELECTRIC BOX
- UNDERGROUND GAS
- WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER

0 15 30 60

SCALE: 1" = 30'

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103C0232G, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.
LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

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Know what's **below.**
Call before you dig.

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
B	9/5/23	PER CITY COMMENTS	KGK	JQN	
A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES
20913
9-5-23
KANSAS PROFESSIONAL ENGINEER

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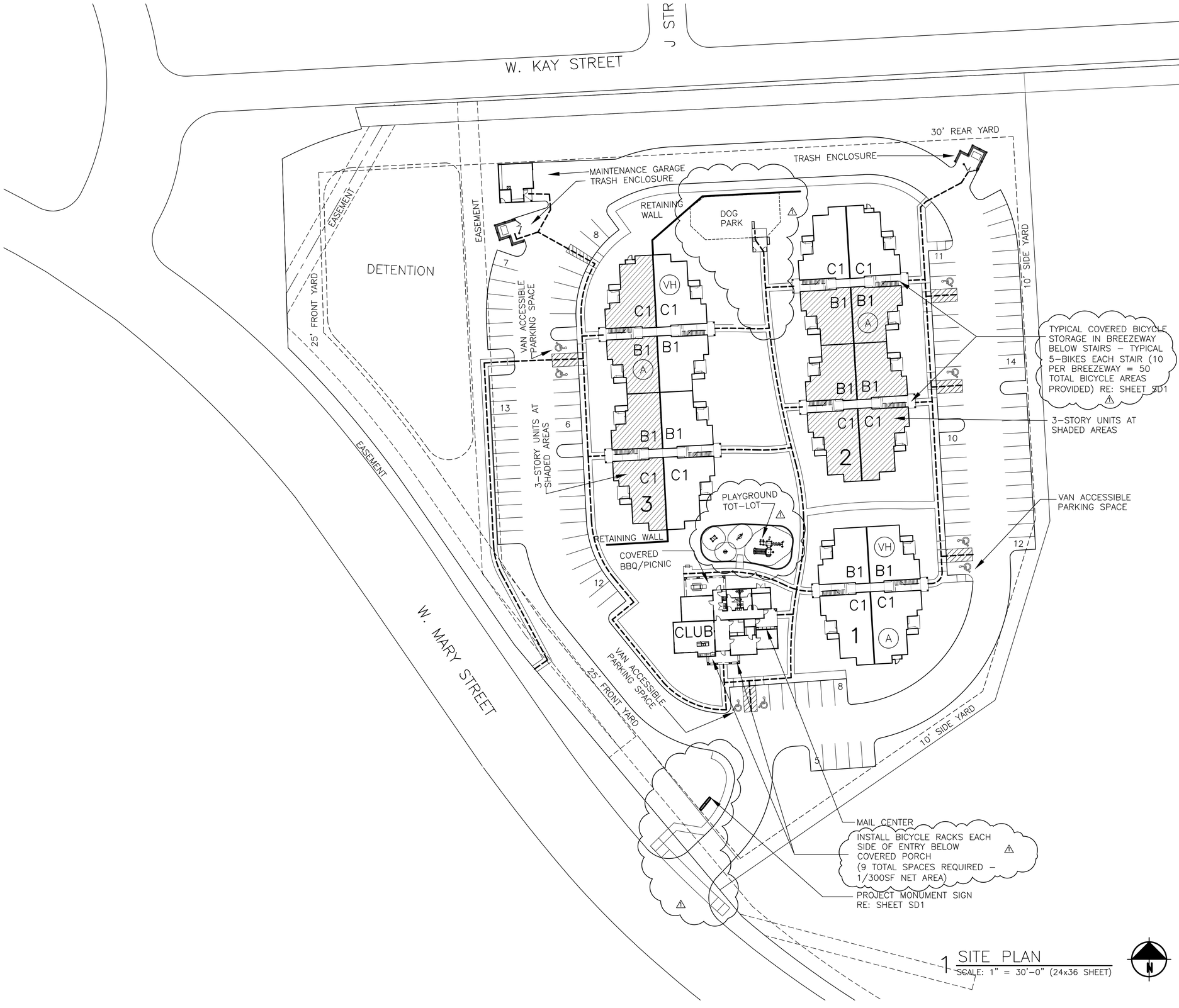
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS STATE. CERTIFICATE OF AUTHORIZATION # E-113.
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
UTILITY PLAN

PROJ. NO.	C23_1644	
DESIGNER	KGK	DRAWN BY HAS/JQN
CFN	1644UP	
SHEET	C500	REV B



1 SITE PLAN
SCALE: 1" = 30'–0" (24x36 SHEET)

Project Summary

Unit Mark	Description	1st Floor Level	2nd Floor Level	3rd Floor Level	Total By Unit Type	Net SF/Unit
B1	Two Bdrm/Two Bath	6	10	8	24	1,092
B1HC	Two Bdrm/Two Bath	2	0	0	2	1,092
C1	Three Bdrm/Two Bath	7	10	6	23	1,296
C1HC	Three Bdrm/Two Bath	1	0	0	1	1,296
	Subtotals:	16	20	14	50	

Unit Mark	Description	Patio or Balcony	Exterior Storage	Gross Unit SF/Unit	Total Net SF
B1	Two Bdrm/Two Bath	73	34	1,199	26,208
B1HC	Two Bdrm/Two Bath	73	34	1,199	2,184
C1	Three Bdrm/Two Bath	73	32	1,401	29,808
C1HC	Three Bdrm/Two Bath	73	32	1,401	1,296
	Subtotals:				59,496

	1st Floor	2nd Floor	3rd Floor	Total Gross SF
Unit Gross SF	20,800	26,000	17,998	64,798
Breezeway Area Gross SF	3,161	2,291	994	6,446
Water Service Closet Gross SF	63	0	0	63
Total Gross SF by Level:	24,024	28,291	18,992	71,307

Building Summary

	B1	B1HC	Total C1	Total C1HC	Total Units	Net SF	Gross SF
Building #1	4	0	3	1	8	9,496	11,245
Building #2	11	1	10	0	22	25,906	30,969
Building #3	9	1	10	0	20	23,740	28,765
Total	24	2	23	1	50	59,142	70,979

Clubhouse

**Total Net Area (Conditioned)	2,577 S.F.
***Total Gross Area	3,432 S.F.

Maintenance

Total Net Area (Conditioned)	584 S.F.
Total Gross Area	634 S.F.

Parking

Min. Parking Required per Zoning (2 spacs/unit per Zoning.)	100 Min. Spaces Required
Open Parking Provided	98 Spaces
Standard HC Parking Provided (1 at Clubhouse)	5 Spaces
Van Accessible HC Parking Provided (1 at Clubhouse)	3 Spaces
Total Open Parking Provided	106 Total Spaces Provided

	Required	Provided
Apartment Bicycle Parking (covered in breezeways)	50 Spaces (1/unit)	50 Spaces
Clubhouse Bycycle Parking (covered at front patio)	9 Spaces (1/300 sf)	9 Spaces

Site Notes:

Site Area (+-) 4.87 Acres Densite 10.27 Units per Acre
R4 Zoning Standards: 25' front yard, 10' side yard, 30' rear yard, 45' max. building height.
Site Amenities include: Playground, tot-lot, dog park, covered BBQ/picnic area and monument sign.
Club Amenities: Clubroom, kitchenette, computer center, service coordinators office, and fitness center.

1. All sidewalks shown will meet the minimum accessibility requirements at locations shown.
2. Picnic tables and BBQ equipment shall be ADA compliant
3. Tot-Lot and playscape equipment shall be ADA compliant
4. Tot-Lot and playscape area shall be connected to an accessible route with ADA compliant ground cover. Engineered wood fiber playground mulch or approved equal

SITE LEGEND

- ACCESSIBLE PARKING COMPLYING WITH UFAS AND ANSI ACCESSIBILITY STANDARDS FOR STANDARD AND VAN ACCESSIBILITY
- (A) ACCESSIBLE UNIT COMPLYING WITH UFAS, ACCESSIBILITY STANDARDS TYPICAL OF 3 TOTAL UNITS (5% MINIMUM). ALL OTHER UNITS ACCESSIBLE BY GRADE LEVEL SHALL COMPLY WITH THE STANDARDS OF THE FAIR HOUSING DESIGN MANUAL.
- (VH) UNITS FOR HEARING AND VISUAL IMPAIRMENTS AT NOTED LOCATIONS COMPLYING WITH UFAS STANDARDS. 2–TOTAL UNIT (2% MINIMUM).
- – – – – LOCATION OF ACCESSIBLE ROUTE (MINIMUM) CONNECTING ALL GRADE LEVEL UNITS TO ALL SITE AMENITIES WITH ACCESSIBLE ROUTE MEETING UFAS, AND FAIR HOUSING DESIGN MANUAL STANDARDS.

Covington Woods II

A 50–Unit Family Community in Lansing, Kansas

Bryan Hulet – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)–742–2485

Covington Woods Apartments II, LP
1329 E. Lark Street
Springfield, MO. 65804
417–883–1632

NOT FOR CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINALIZED AND SEALED DOCUMENT.

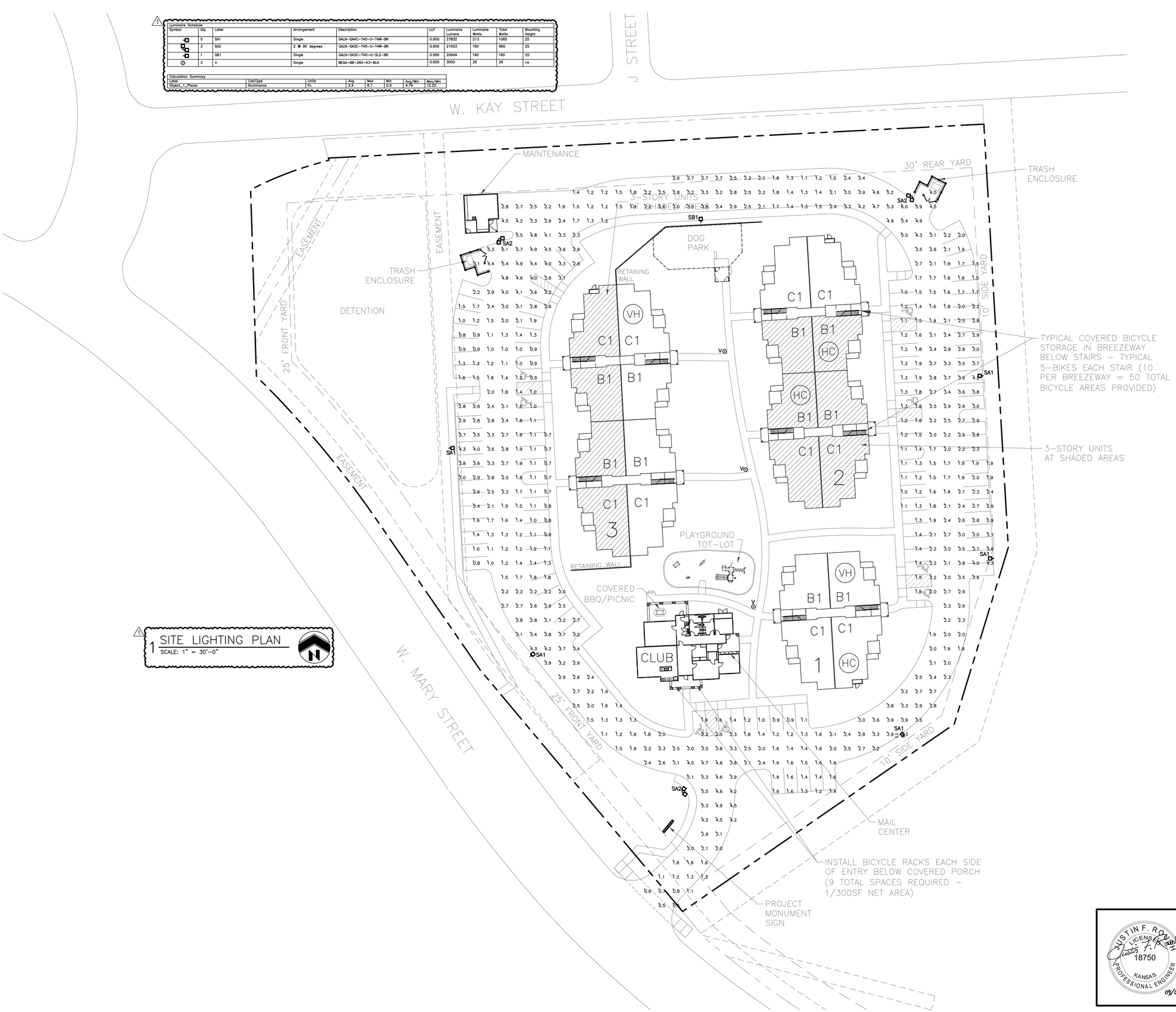
JOB NUMBER:	223015
DRAWN BY:	BH, TA
DATE:	8/30/2023
1–REV. 09–05–23	

SHEET NUMBER S1 OF 1

1

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	5	SA1	Single	GALN-SA4C-740-U-T4W-BK	0.950	27832	213	1065	25
	3	SA2	2 @ 90 degrees	GALN-SA3C-740-U-T4W-BK	0.950	21003	160	960	25
	1	SB1	Single	GALN-SA3C-740-U-SL2-BK	0.950	20949	160	160	25
	3	V	Single	BEGA-88-260-K3-BLK	0.920	3000	26	26	14

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	2.4	6.1	0.5	4.74	12.20



1 SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

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JUSTIN F. ROLL
LICENSED
18750
KANSAS
PROFESSIONAL ENGINEER
09/05/23

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EDA + FKI Engineers PC
10810 E. 45th Street – Suite 201
Tulsa, OK. 74146
p: 918.258.6890 f: 918.515.4338

JOB NUMBER: 223015
DRAWN BY: RG/JR/RL/DM/DB/SN
DATE: 08/21/23

1	REV 09/05/23

SHEET NUMBER SL1 OF 2

Pole top luminaires with widespread distribution

Housing/fitter: Lower slip fitter is made from a single die-cast aluminum part which includes four support arms and the lower diffuser frame. The fixture slip fits a 3" O.D. pole top or tenon and is secured by four stainless steel set screws. The top portion of the lamp housing is made from heavy gauge spun aluminum. Relamping is achieved by removing a single threaded fastener at the top of the fixture. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: 16.0W LED luminaire, 19 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

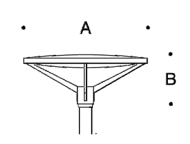
Weight: 25.5 lbs.

EPA (Effective projection area): 1.0 sq. ft.

Luminaire Lumens: 1890

Type: V
BEGA Product: 88-260-K3-BLK
Project:
Voltage:
Color:
Options:
Modified:

1



	Lamp	LEED	A	B
88260	26W LED	LZ-2	27½	12⅝

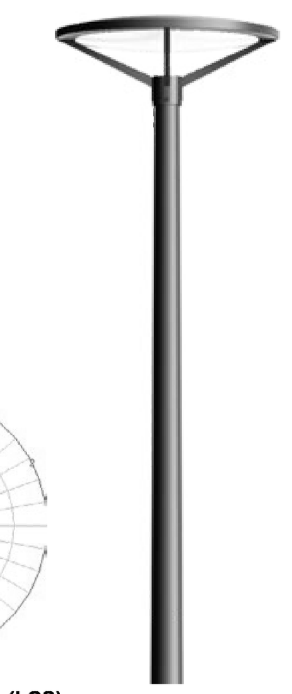
Recommended for use with 14' to 16' poles.

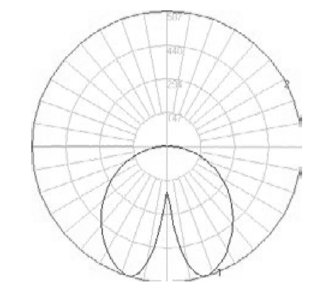
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

BEGA

Photometric Filename: 88260K4.ies

TEST: BE_88260K4
TEST LAB: BEGA
DATE: 6/26/2015
LUMINAIRE: 88 260
LAMP: 16W LED





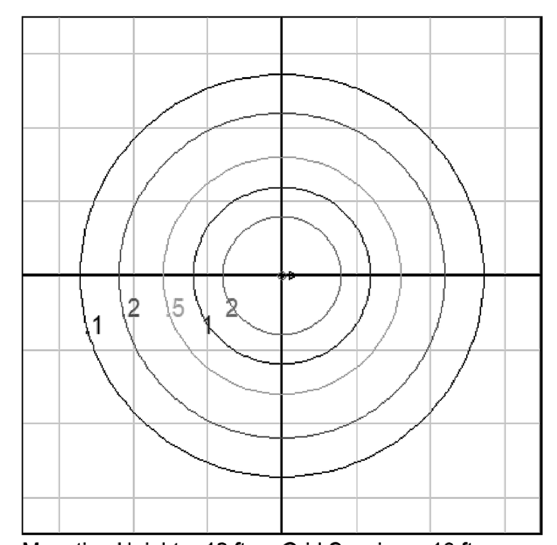
Characteristics

IES Classification	Type V
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1809
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	95
Total Luminaire Watts	19
Ballast Factor	1.00
Upward Waste Light Ratio	0.01
Max. Cd.	587.2 (0H, 17.5V)
Max. Cd. (<90 Vert.)	587.2 (0H, 17.5V)
Max. Cd. (At 90 Deg. Vert.)	29.9 (1.7%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	95.2 (5.3%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

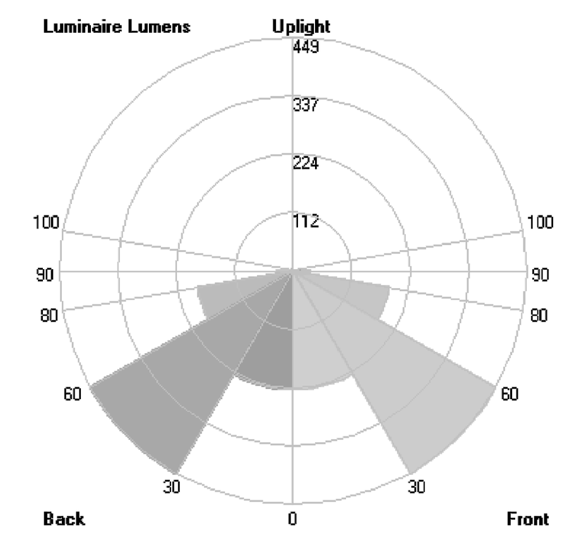
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	228.3	N.A.	12.6
FM (30-60)	448.8	N.A.	24.8
FH (60-80)	186.7	N.A.	10.3
FVH (80-90)	32.5	N.A.	1.8
BL (0-30)	228.3	N.A.	12.6
BM (30-60)	448.8	N.A.	24.8
BH (60-80)	186.7	N.A.	10.3
BVH (80-90)	32.5	N.A.	1.8
UL (90-100)	13.8	N.A.	0.8
UH (100-180)	2.4	N.A.	0.1
Total	1808.8	N.A.	100.0

BUG Rating **B1-U2-G1**



Mounting Height = 12 ft. Grid Spacing = 10 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

1

Project		Catalog #	GALN-SA4C-740-U-T4W-BK, GALN-SA4C-740-U-T4W-BK, GALN-SA4C-740-U-SL2-BK	Type	SA1, SA2, SB1,
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

Product Certifications

Resources

LumenSafe Technology
Light ARchitect™

Quick Facts

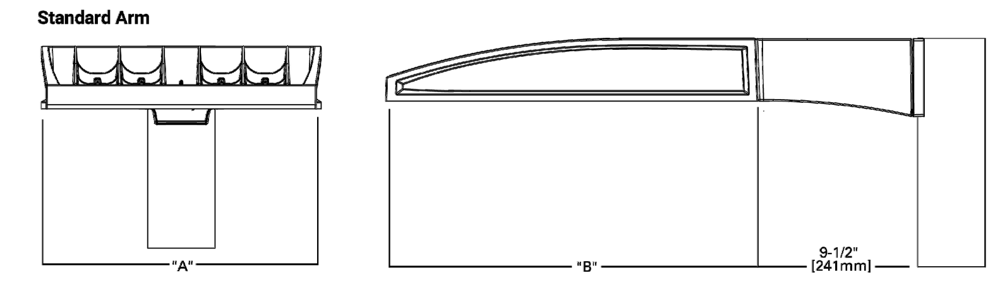
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

McGraw-Edison GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

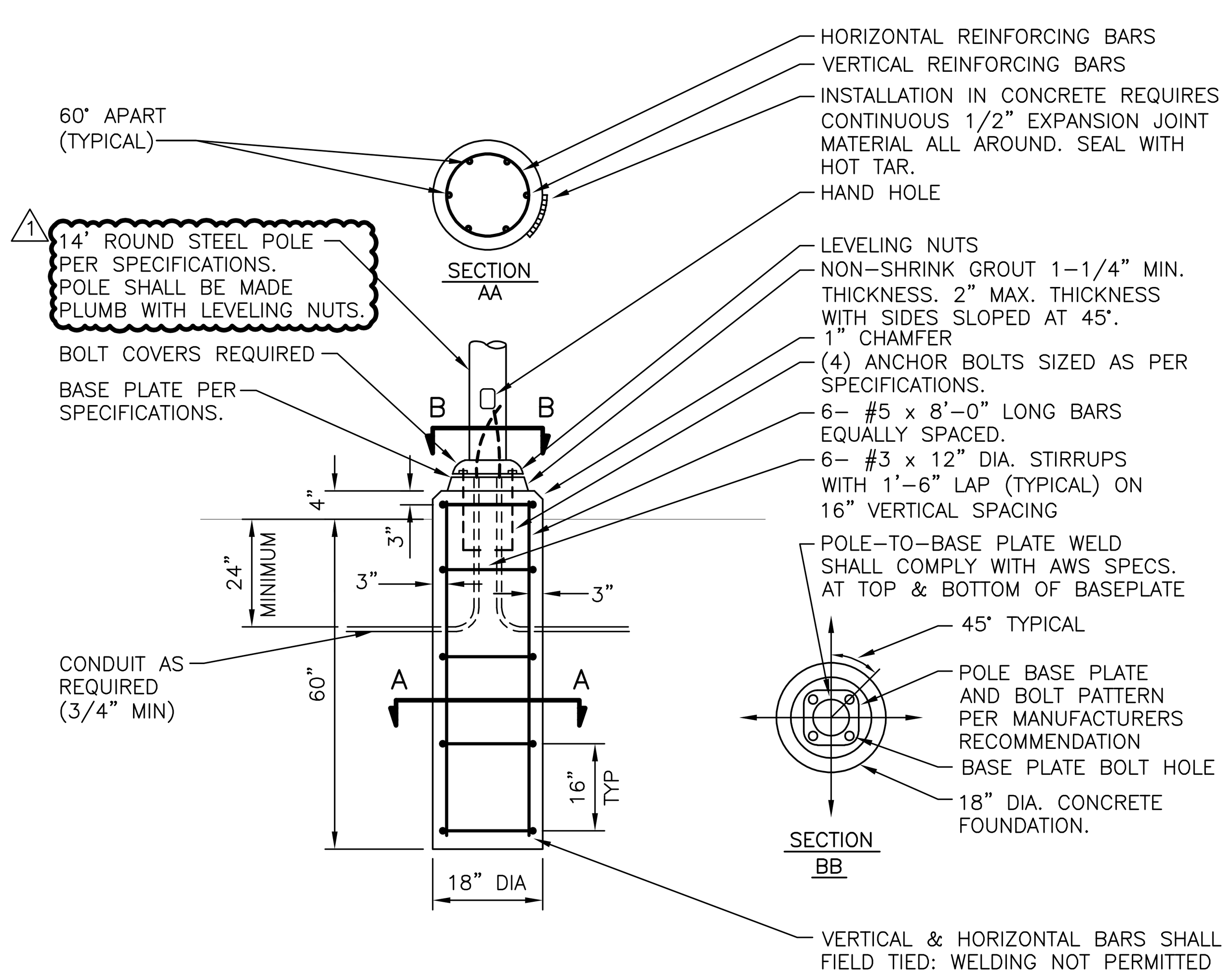
Product Family [1, 2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares **SA7**=7 Squares **SA8**=8 Squares **SA9**=9 Squares	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4, 17]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [15, 17]	**U**=120-277V **H**=347V-480V [7] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QM**=Standard Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=Slipfitter, Adjustable [8] **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM=External 0-10V Dimming Leads [20] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=20kV UL 1449 fused surge protective device [10] **2L**=Two Circuits [10] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [18] **GRSBK**=Glare Reducing Shield, Black [23] **GRSWH**=Glare Reducing Shield, White [23] **LCF**=Light Square Trim Painted to Match Housing [26] **MTH**=Tool-less Door Hardware [5] **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol [6] **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **SPB2**=Dimming Motion Sensor, 9'-20' mounting [24] **SPB4**=Dimming Motion Sensor, 21'-40' mounting [24] **SPB2/X**=Dimming Motion Sensor, limited square count, 9'-20' mounting [24] **SPB4/X**=Dimming Motion Sensor, limited square count, 21'-40' mounting [24] **ZW**=WaveLinx Module and 4-PIN Receptacle [19] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [19] **ZW-SWPD4XX**=WaveLinx Sensor Only, 7-15ft [19, 12, 13] **ZW-SWPD5XX**=WaveLinx Sensor Only, 15-40ft [19, 12, 13] **ZW-WOBXX**=WaveLinx Sensor with Bluetooth, 7-15ft [19, 12, 13] **ZW-WOFXX**=WaveLinx Sensor with Bluetooth, 15-40ft [19, 12, 13] **ZD-SWPD4XX**=WaveLinx Sensor Only, 7-15ft [19, 12, 13] **ZD-SWPD5XX**=WaveLinx Sensor Only, 15-40ft [19, 12, 13] **ZD-WOBXX**=WaveLinx Sensor with Bluetooth, 7-15ft [19, 12, 13] **ZD-WOFXX**=WaveLinx Sensor with Bluetooth, 15-40ft [19, 12, 13] **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [19] **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [19]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **LS/HSS**=Field Installed House Side Shield [9, 18] **LS/GRSBK**=Glare Reducing Shield, Black [9, 23] **LS/GRSWH**=Glare Reducing Shield, White [9, 23] **LS/PFS**=Perimeter Shield, Black [16] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [11, 19] **WOA-XX**=WaveLinx Wireless Sensor, 7'–15' Mounting Height [12, 13, 14, 19] **WOE-XX**=WaveLinx Wireless Sensor, 15'–40' Mounting Height [12, 13, 14, 19]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not available with color temperatures 722, 727 or 830.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Adjustable Slipfitter arm limited to vertical 3" tenon
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.)
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires ZW or ZD receptacle.
15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
21. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Not available with HSS, GRSWH or GRSBK.

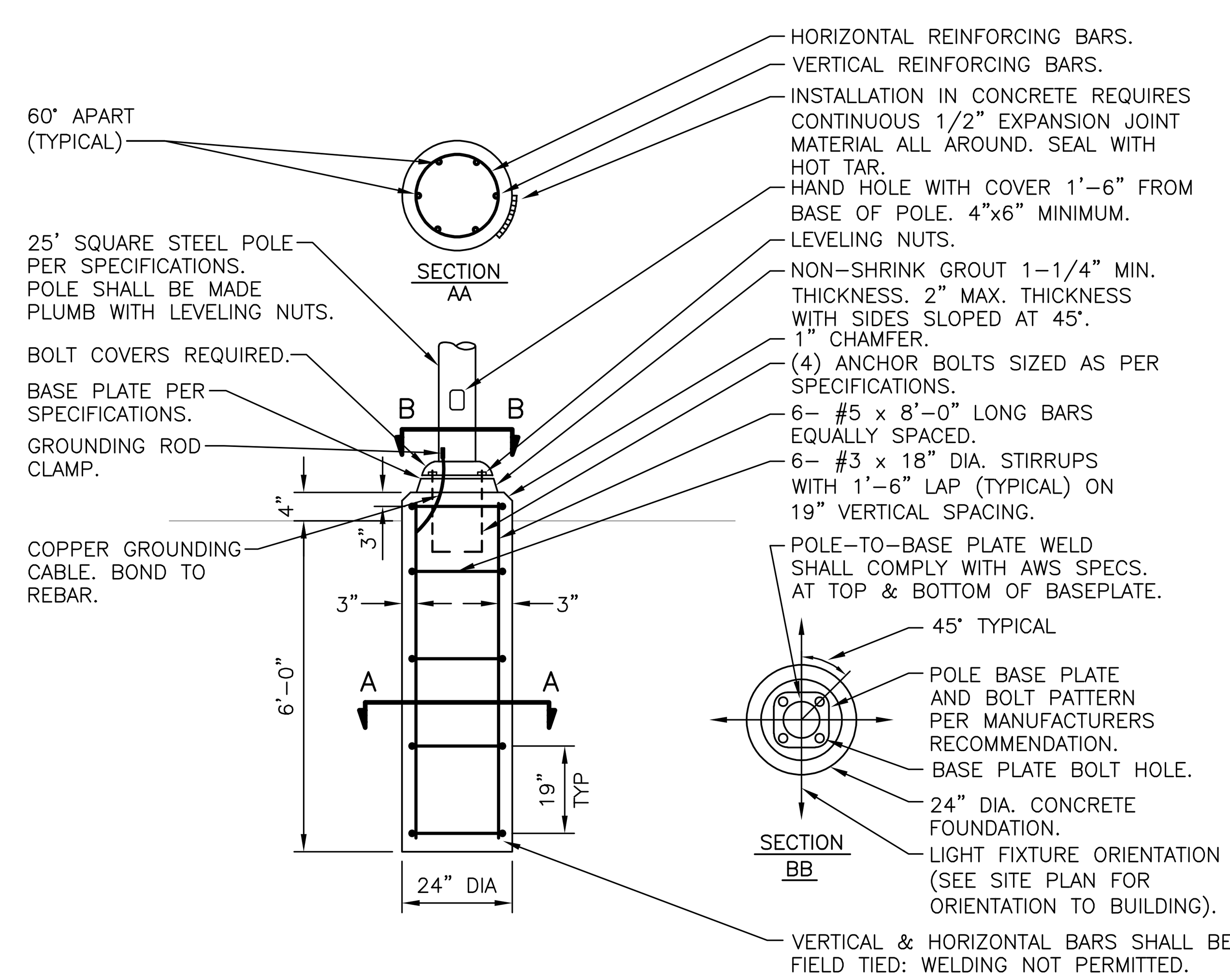
LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REBARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 18" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.

2 POLE BASE DETAIL
NOT TO SCALE TYPICAL FOR TYPE "V"



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REBARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.

1 POLE BASE DETAIL
NOT TO SCALE TYPICAL FOR TYPE "SA1/SA2/SB1"

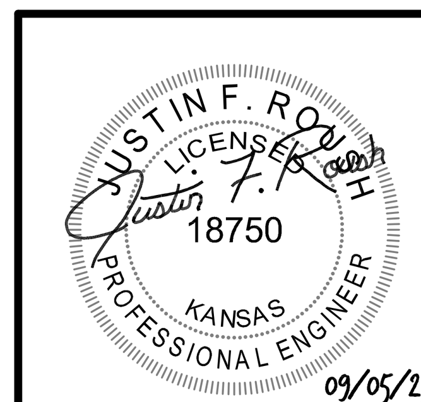
Covington Woods II

A 50-Unit Family Community in Lansing, Kansas

Bryan Hulst – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)-742-2485

Covington Woods Apartments II, LP

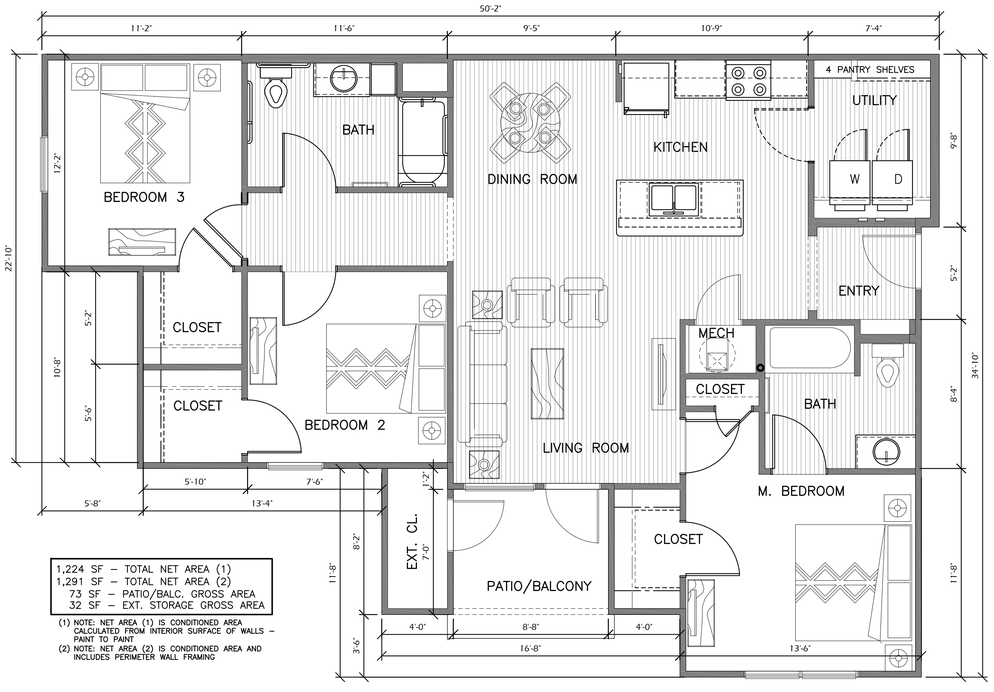
1329 E. Lark Street
Springfield, MO. 65804
417-883-1632



EDA+FKI ENGINEERS
EDA + FKI Engineers PC
10810 E. 45th Street – Suite 201
Tulsa, OK. 74146
p: 918.258.6890 f: 918.515.4338

JOB NUMBER: 223015
DRAWN BY: RG/JR/RL/DM/DB/SN
DATE: 08/21/23
1 REV 09/05/23

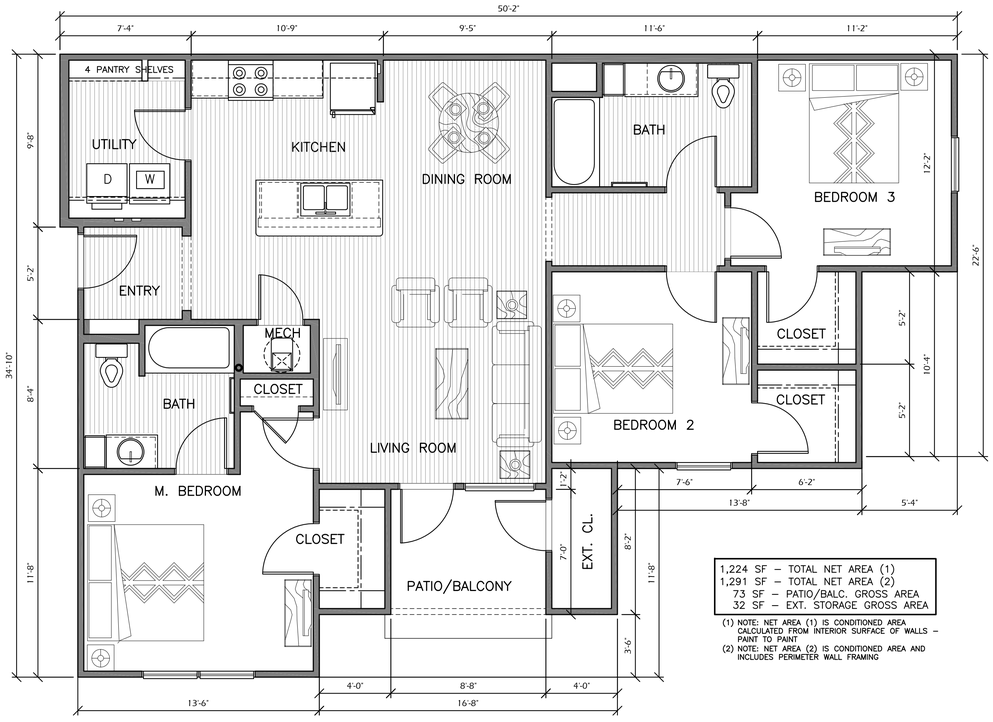
SHEET NUMBER SL2 OF 2



1,224 SF – TOTAL NET AREA (1)
1,291 SF – TOTAL NET AREA (2)
73 SF – PATIO/BALC. GROSS AREA
32 SF – EXT. STORAGE GROSS AREA

(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
(2) NOTE: NET AREA (2) IS CONDITIONED AREA AND INCLUDES PERIMETER WALL FRAMING

1 C1A UNIT PLAN
SCALE: 1/4" = 1'–0"



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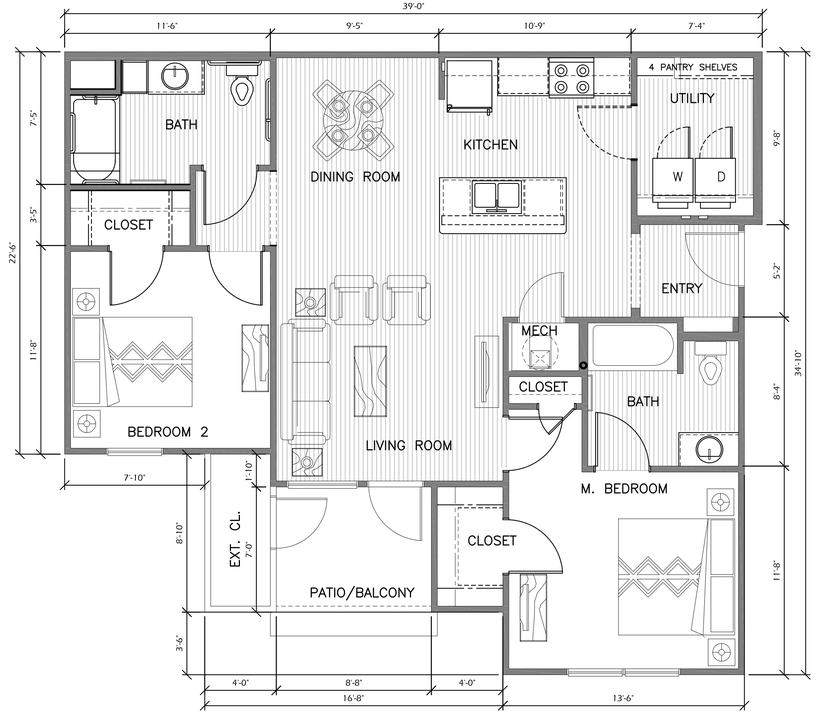
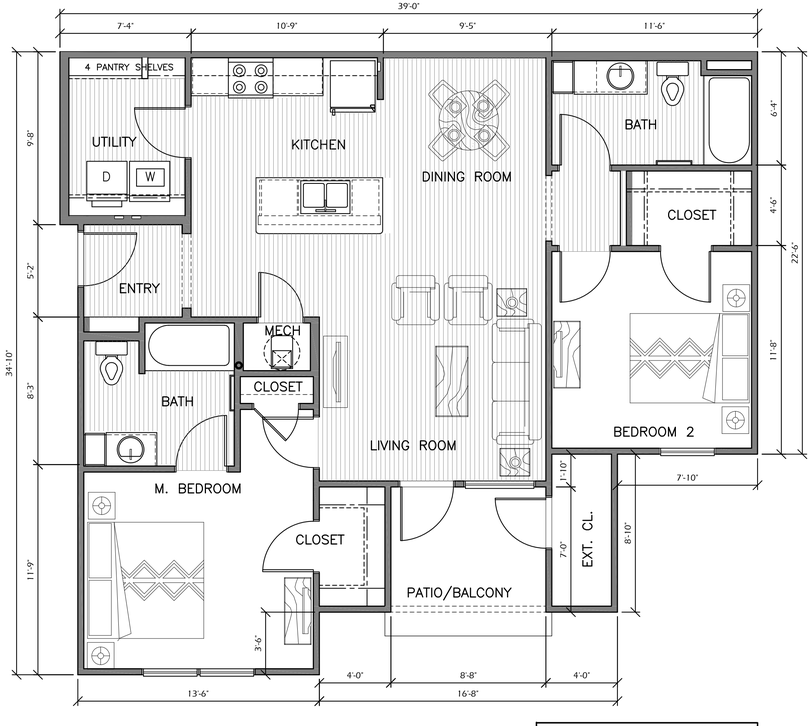
SCALE: 1/4" = 1'–0"



1,028 SF – TOTAL NET AREA (1)
1,083 SF – TOTAL NET AREA (2)
73 SF – PATIO/BALC. GROSS AREA
35 SF – EXT. STORAGE GROSS AREA

(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
(2) NOTE: NET AREA (2) IS CONDITIONED AREA AND INCLUDES PERIMETER WALL FRAMING

1 B1A UNIT PLAN
SCALE: 1/4" = 1'–0"



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1 B1 UNIT PLAN
SCALE: 1/4" = 1'–0"

Covington Woods II

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Springfield, MO. 65804
417–883–1632

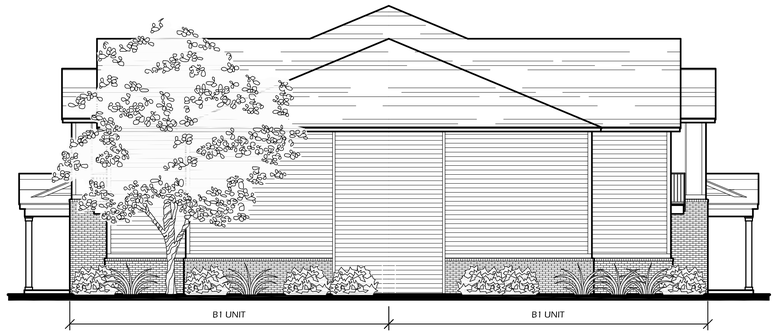
NOT FOR CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

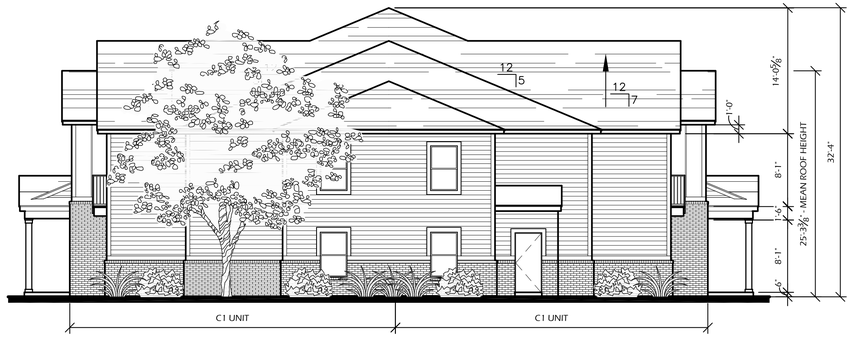
JOB NUMBER:	223015
DRAWN BY:	BH, TA
DATE:	8/21/2023

UNIT PLANS

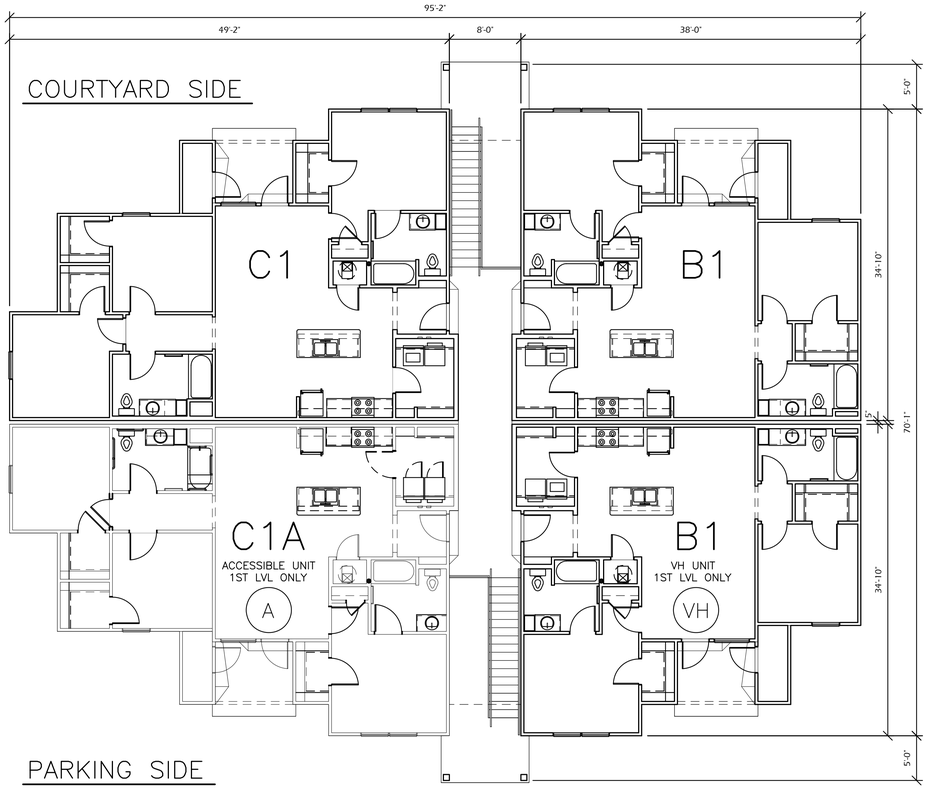
SHEET NUMBER A1 OF 1



5 BUILDING 1 NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 1 PLAN
1/8" = 1'-0"

3 BUILDING 1 BACK ELEVATION
1/8" = 1'-0" COURTYARD SIDE

2 BUILDING 1 FRONT ELEVATION
1/8" = 1'-0" PARKING SIDE

Covington Woods II
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NOT FOR

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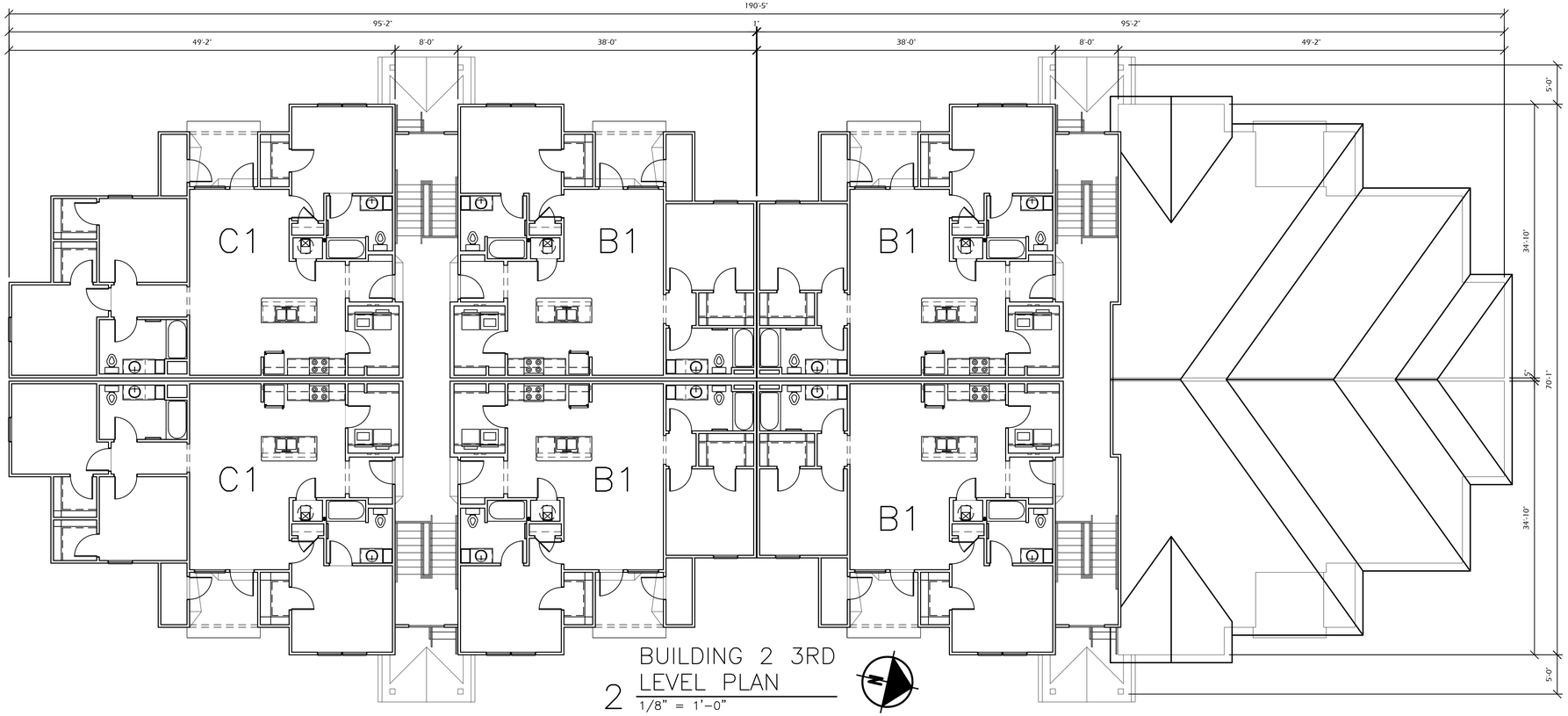
CONSTRUCTION

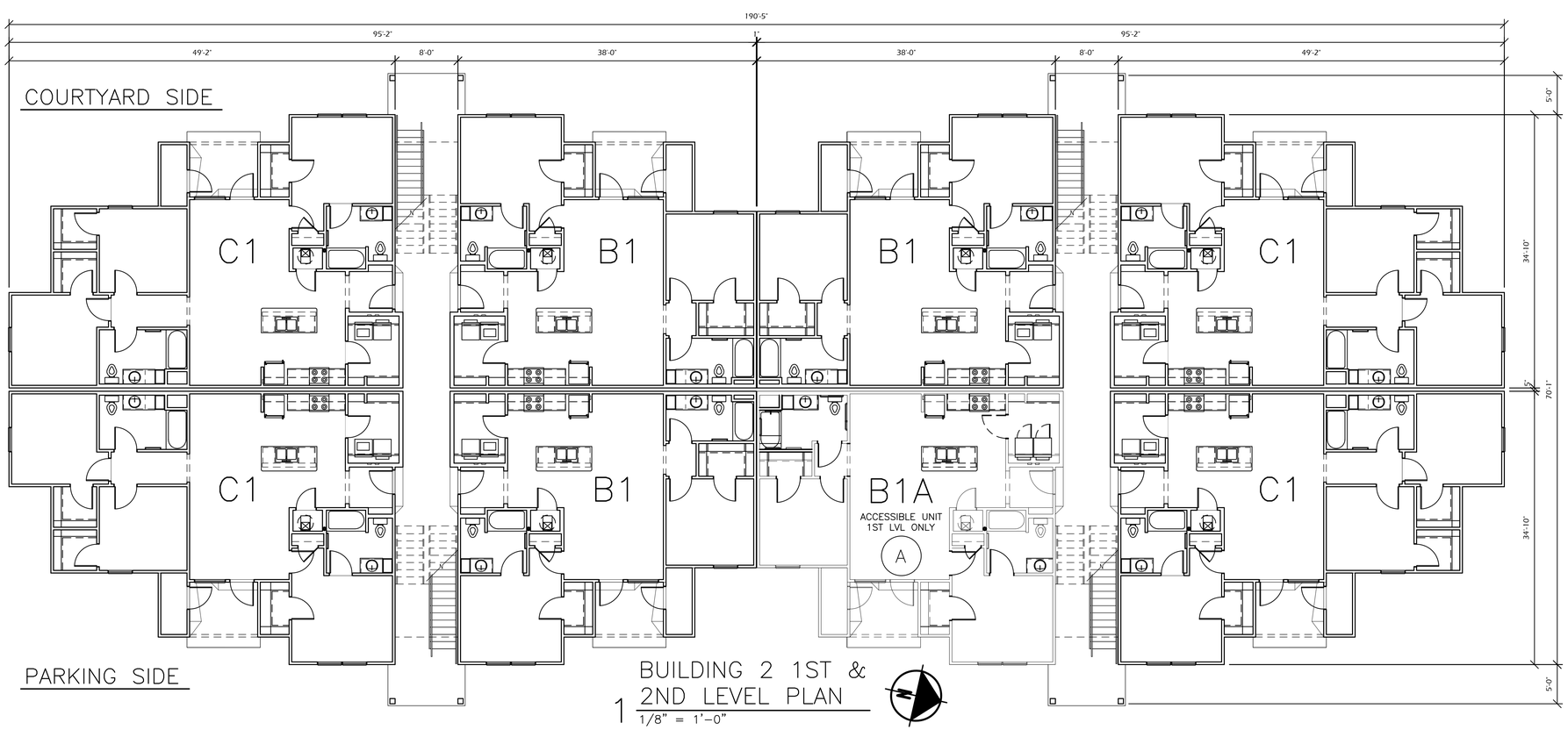
JOB NUMBER:	223015
DRAWN BY:	BH, TA
DATE:	8/21/2023

BUILDING 1 PLAN & ELEVATIONS

SHEET NUMBER AB1 OF 5



2 BUILDING 2 3RD LEVEL PLAN
1/8" = 1'-0"



1 BUILDING 2 1ST & 2ND LEVEL PLAN
1/8" = 1'-0"

Covington Woods II

A 50-Unit Family Community in Lansing, Kansas

Bryan Hulst – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South,
Suite 200
Tulsa, OK 74105
(918)-742-2485

Covington Woods Apartments II, LP

1329 E. Lark Street
Springfield, MO. 65804
417-883-1632

NOT FOR

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CONSTRUCTION

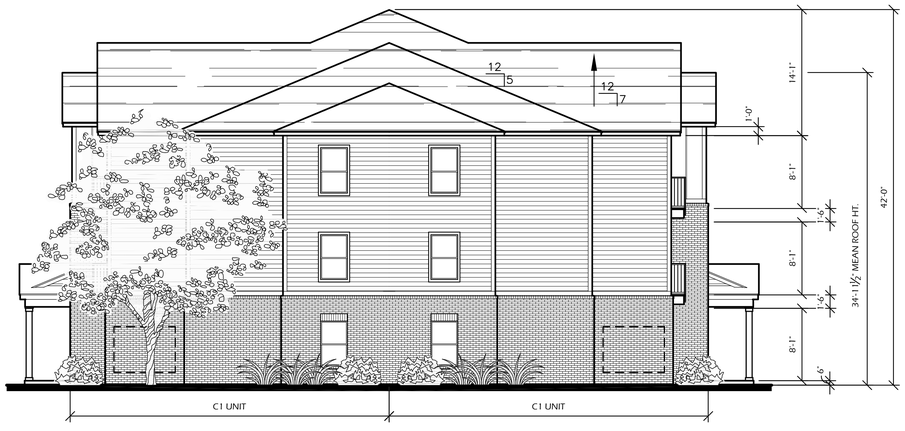
JOB NUMBER:	223015
DRAWN BY:	BH, TA
DATE:	8/21/2023

BUILDING 2 PLANS

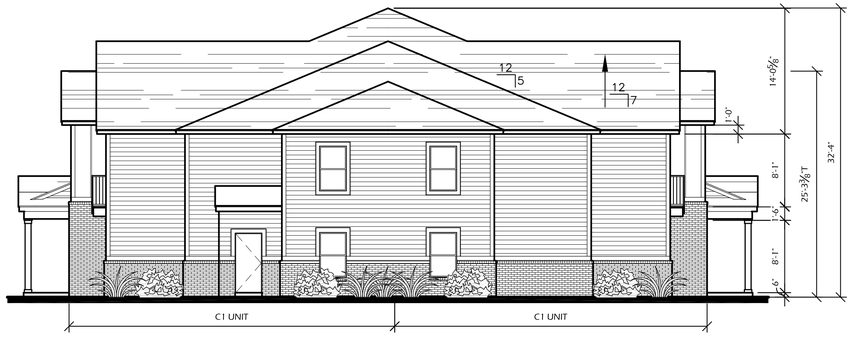
SHEET NUMBER AB2 OF 5

1 BUILDING 2 FRONT ELEVATION
1/8" = 1'-0" PARKING SIDE

2 BUILDING 2 BACK ELEVATION
1/8" = 1'-0" COURTYARD SIDE



3 BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING 2 NORTH ELEVATION
1/8" = 1'-0"

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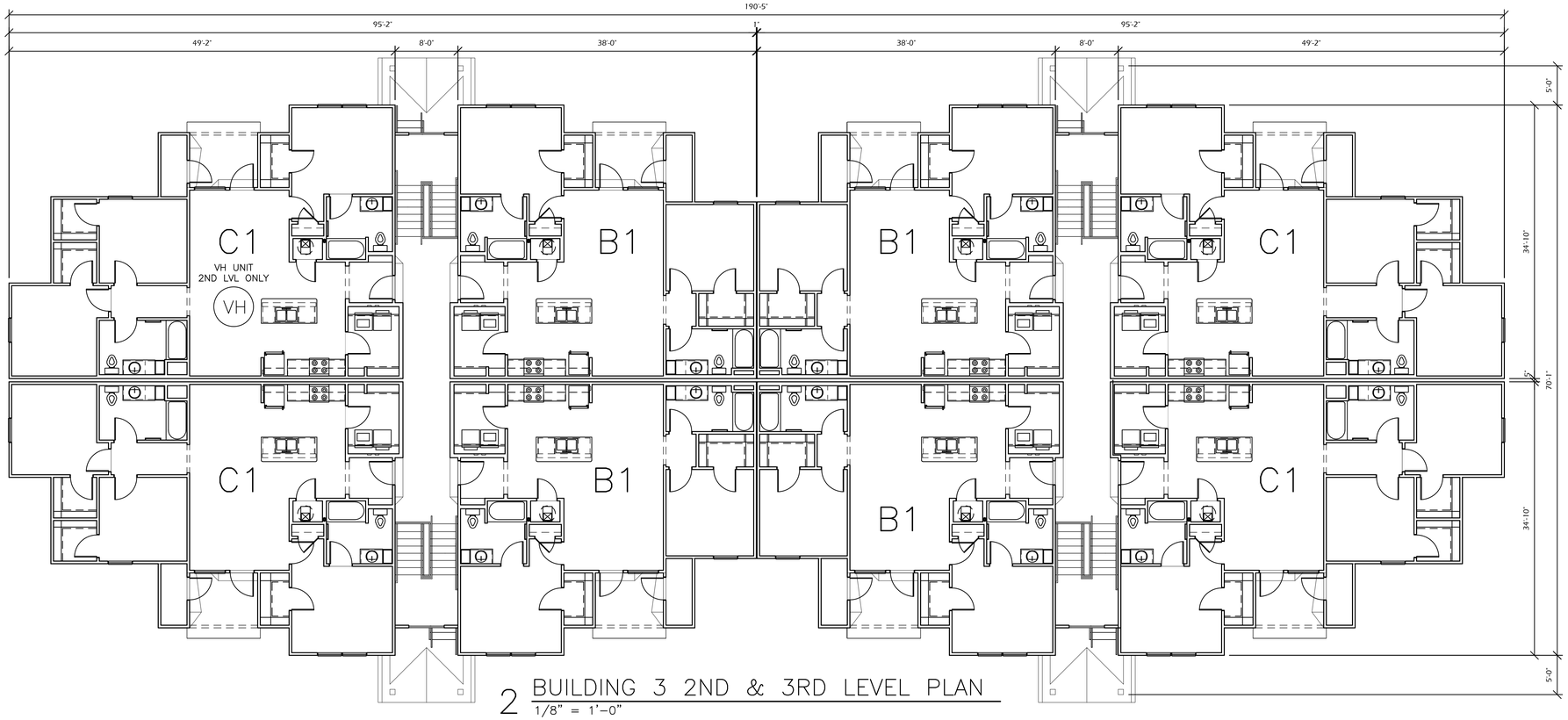
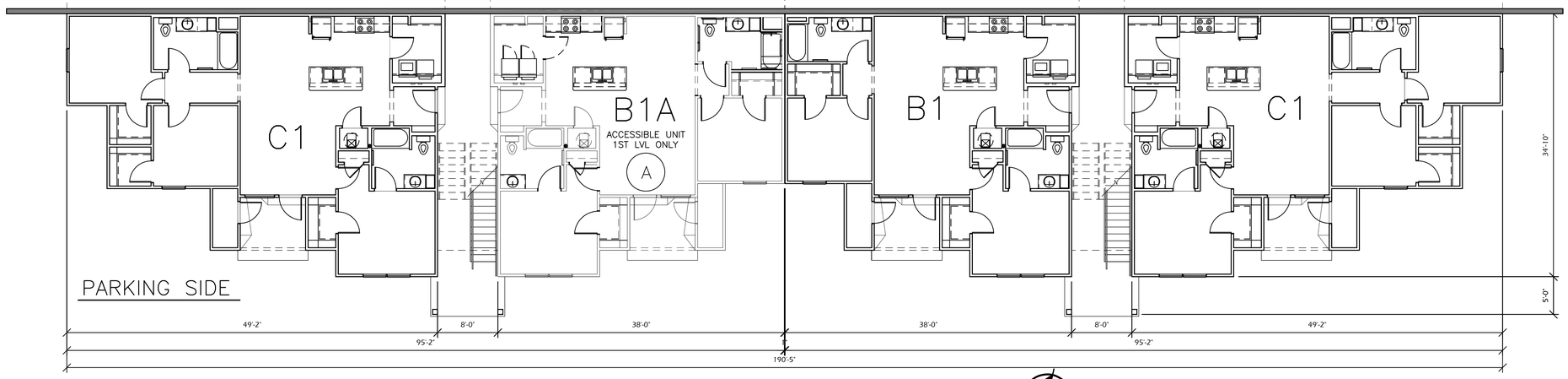
BUILDING 2 ELEVATIONS

SHEET NUMBER AB3 OF 5



2 BUILDING 3 2ND & 3RD LEVEL PLAN
1/8" = 1'-0"

COURTYARD SIDE



1 BUILDING 3 1ST LEVEL PLAN
1/8" = 1'-0"

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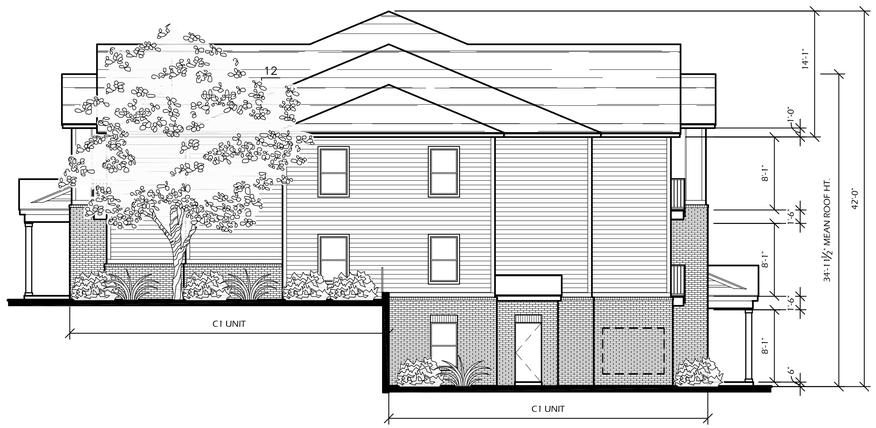
BUILDING 3 PLANS

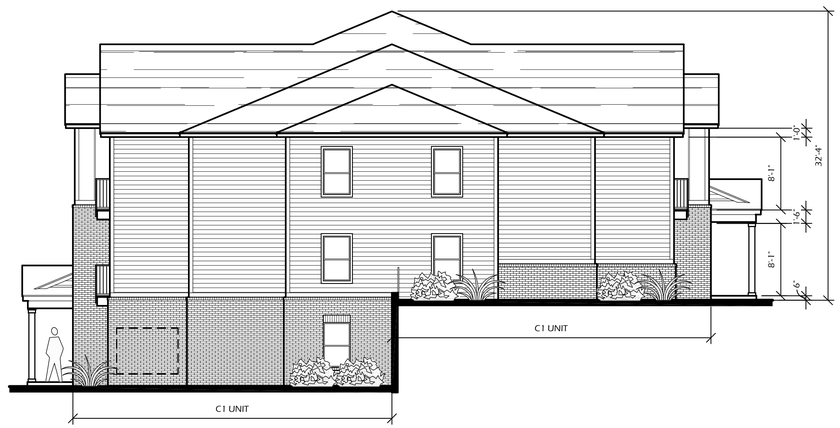
SHEET NUMBER AB4 OF 5

1 BUILDING 3 FRONT ELEVATION
1/8" = 1'–0" PARKING SIDE

2 BUILDING 3 BACK ELEVATION
1/8" = 1'–0" COURTYARD SIDE



3 BUILDING 3 NORTH ELEVATION
1/8" = 1'–0"



4 BUILDING 3 SOUTH ELEVATION
1/8" = 1'–0"

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CONSTRUCTION

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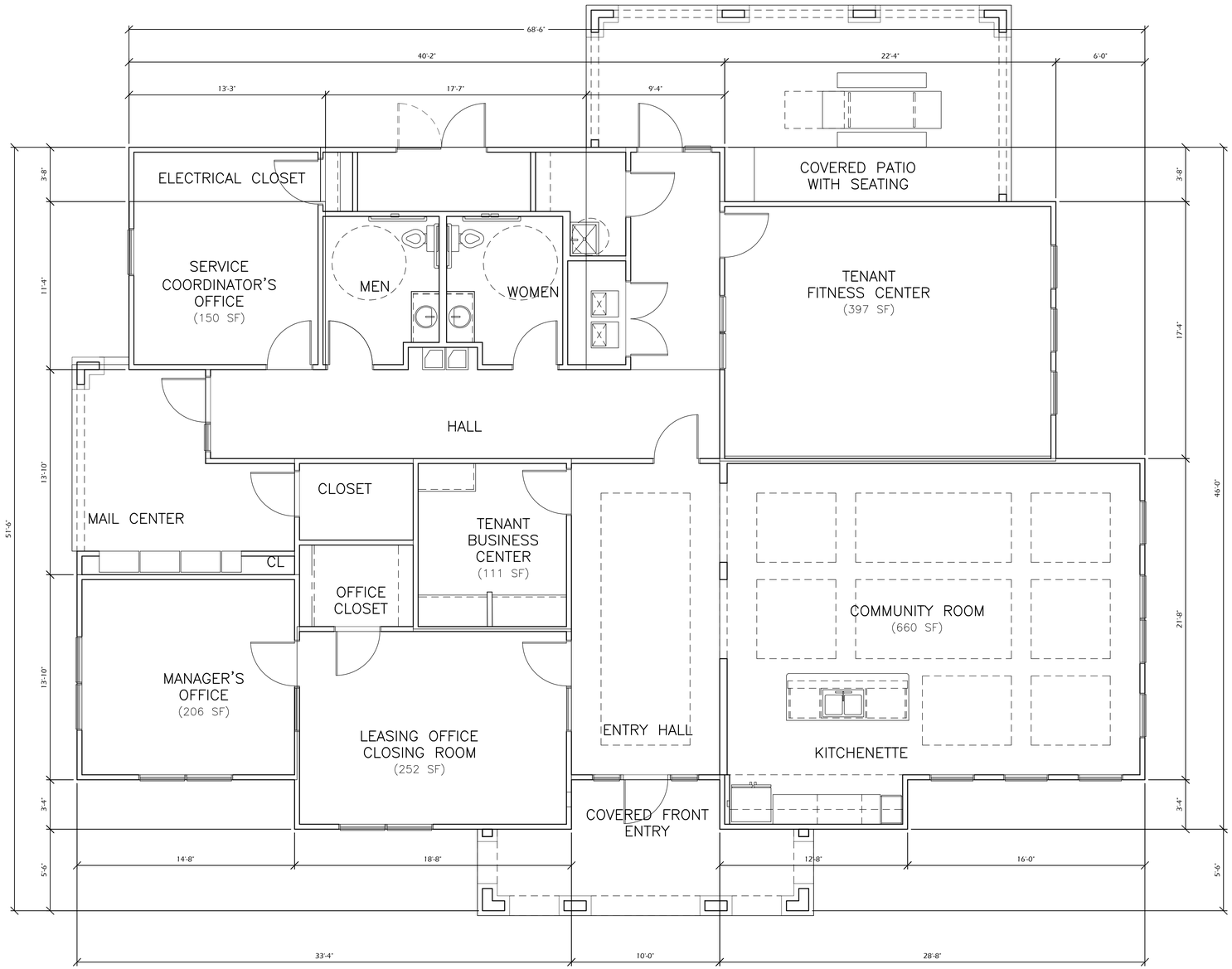
BUILDING 3 ELEVATIONS

SHEET NUMBER AB5 OF 5



1 CLUBHOUSE PLAN
1/4" = 1'-0"

Clubhouse

**Tenant Use - Community Room/Kitchenette	660 S.F.
**Tenant Use - Fitness Center	397 S.F.
**Tenant Use - Business Center	123 S.F.
**Tenant/Management Leasing Office	206 S.F.
**Tenant/Closing Leasing Office	252 S.F.
**Tenant/Service Coordinator Office	150 S.F.
**Tenant/Employee Hall & Bathrooms	789 S.F.
Total Net Area (Conditioned)	**2,577 S.F.**
**Employee Janitor's, Mech, Storage Closets and etc. (Not included in net area calculation-included in gross area below)	126 S.F.
*** Tenant Front Entry Patio	166 S.F.
*** Tenant Back Covered Patio/Sitting Area	346 S.F.
*** Tenant Mail Center	170 S.F.
*** Employee MEP Closet	47 S.F.
Total Exterior Area (Non-Conditioned)	**729 S.F.**
***Total Gross Area**	**3,432 S.F.**

* Net (1) SF/Unit is calculated as conditioned area - does not include wall framing (paint-to-paint)
** Net (2) SF/Unit is calculated as conditioned area and includes wall framing
*** Gross Unit SF/Unit is calculated as all area under roof, conditioned and non-conditioned

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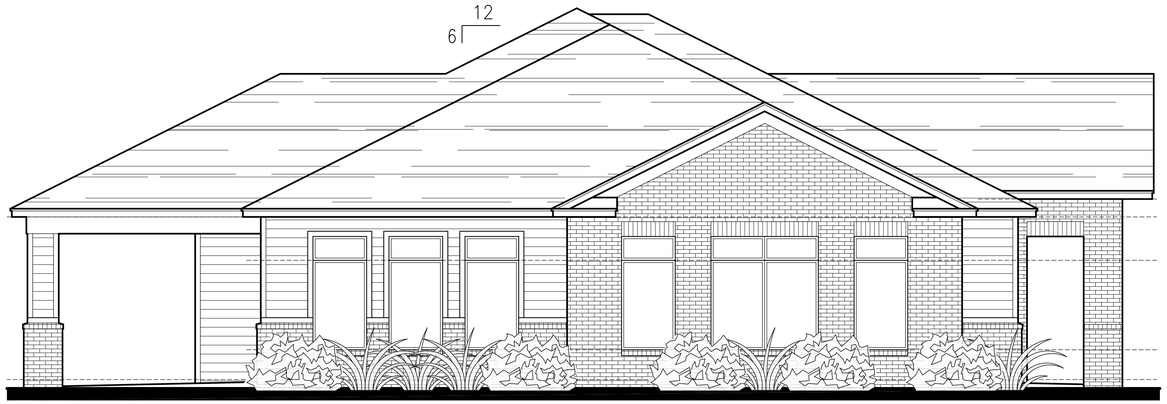
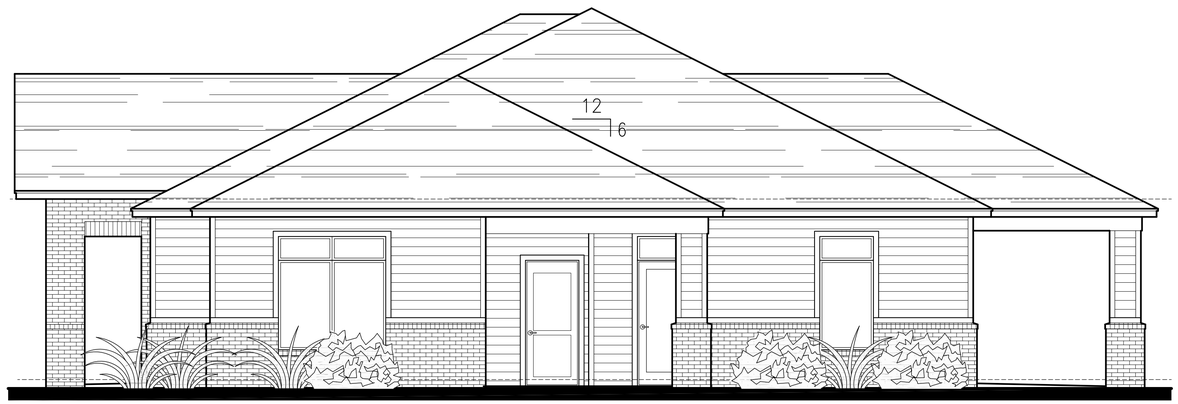
CLUBHOUSE PLAN

SHEET NUMBER CA1 OF 2

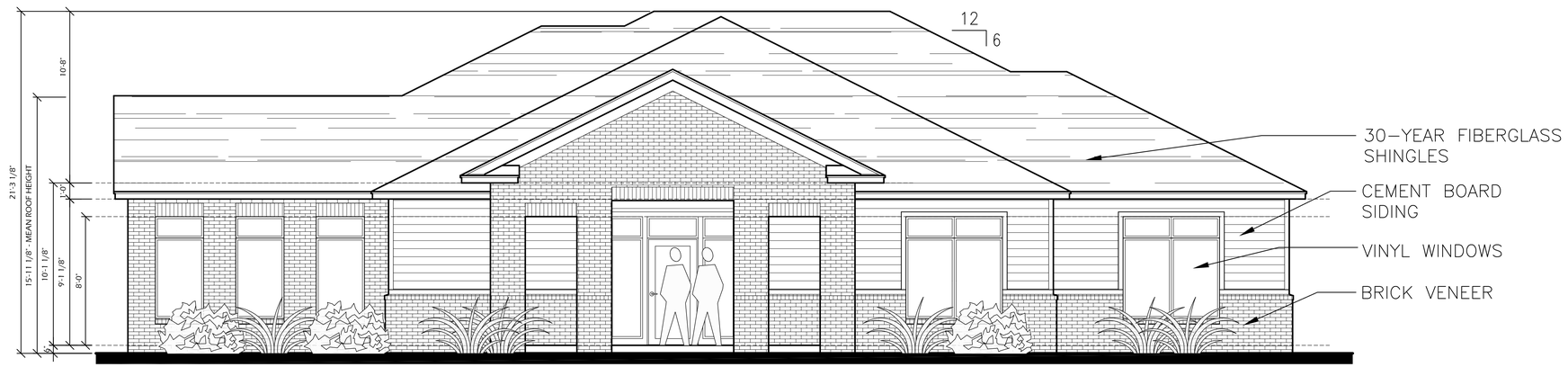


4 CLUBHOUSE WEST ELEVATION
1/4" = 1'-0"



3 CLUBHOUSE EAST ELEVATION
1/4" = 1'-0"

2 CLUBHOUSE REAR (NORTH) ELEVATION
1/4" = 1'-0"



1 CLUBHOUSE FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

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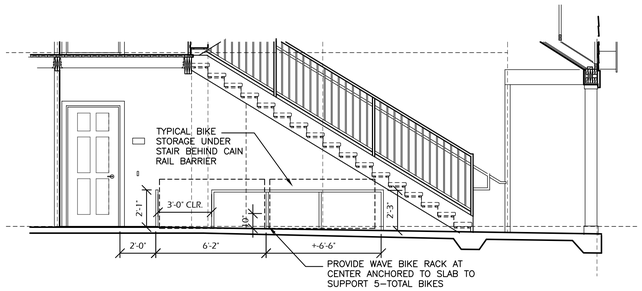
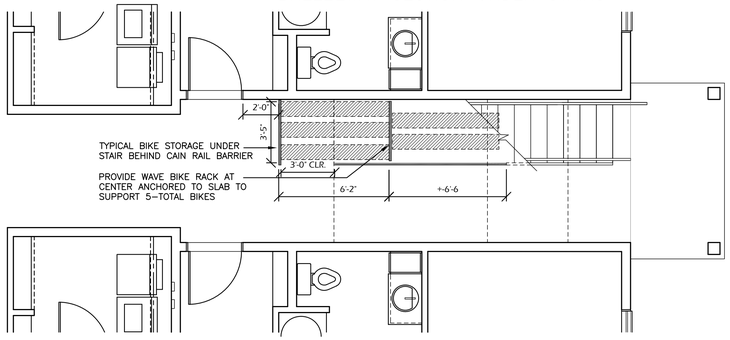
CLUBHOUSE ELEVATIONS

SHEET NUMBER CA2 OF 2

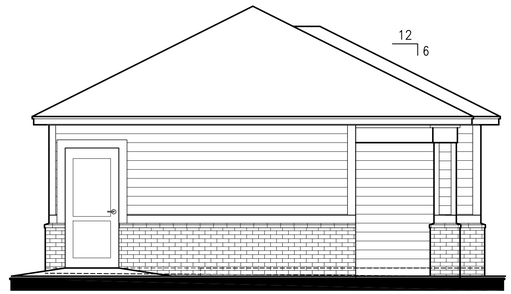


BREEZEWAY SECTION UNDER STAIRS

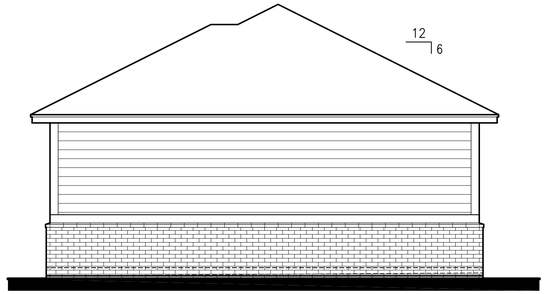


BREEZEWAY PLAN UNDER STAIRS

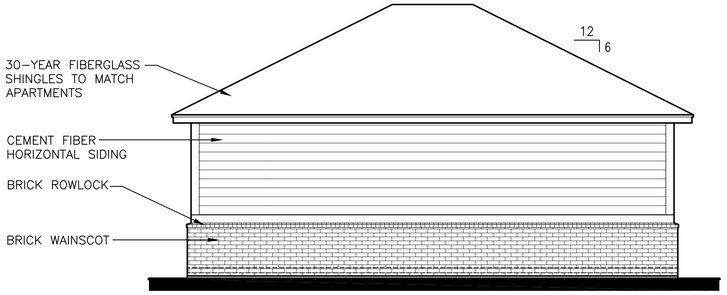
10 BREEZEWAY BICYCLE PARKING DETAIL
1/4" = 1'-0"



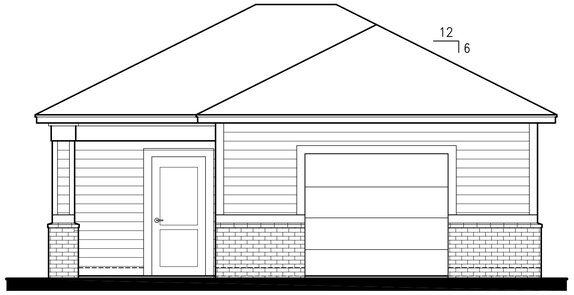
8 MAINTENANCE SIDE ELEVATION
1/4" = 1'-0"



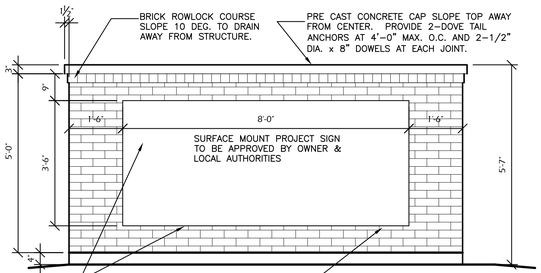
7 MAINTENANCE SIDE ELEVATION
1/4" = 1'-0"



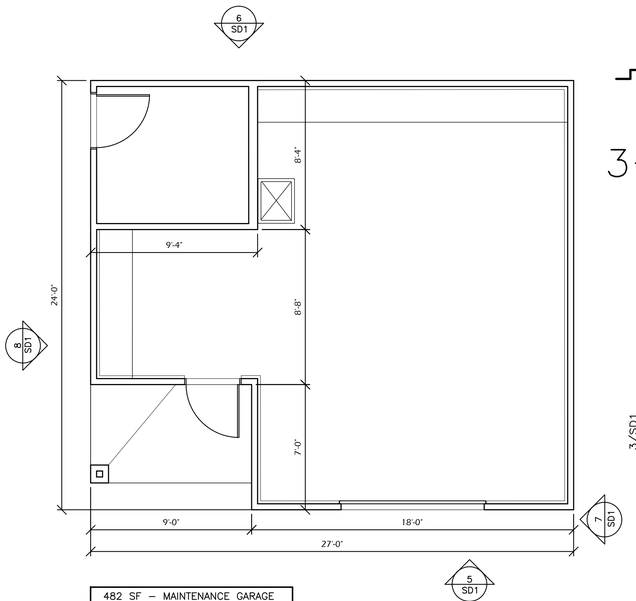
6 MAINTENANCE GARAGE BACK ELEVATION
1/4" = 1'-0"



5 MAINTENANCE GARAGE FRONT ELEVATION
1/4" = 1'-0"

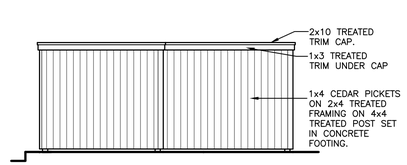


9 MONUMENT SIGN PAN & ELEVATION
1/2" = 1'-0"

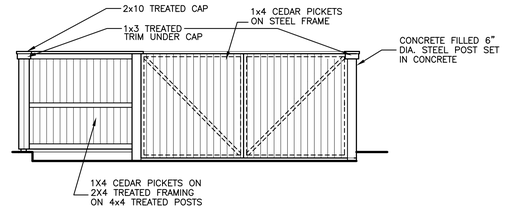


482 SF	- MAINTENANCE GARAGE
65 SF	- CLOSET
547 SF	- NET AREA
36 SF	- COVERED ENTRY
583 SF	- TOTAL GROSS AREA

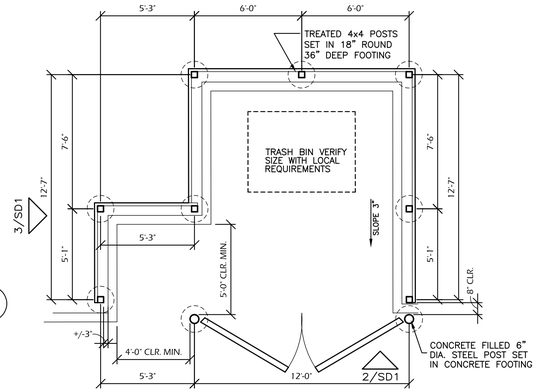
4 MAINTENANCE GARAGE PLAN
1/4" = 1'-0"



3 TRASH SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

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DRAWN BY:	BH, TA
DATE:	8/30/2023
1-REV. 09-05-23	

MAINT GAR. & TRASH PLANS & ELEVATIONS

SHEET NUMBER SD1 OF 1

CITY OF LANSING, KS LANDSCAPE REQUIREMENTS

STREET FRONTAGE TREE REQUIREMENT

(TWO) 2 TREES PER 40 LINEAR FEET OF STREET FRONTAGE (W/ 30' BUILDING SETBACKS)

	TREES REQUIRED	TREES PROVIDED
W. MARY ST. = 451LF	23	23
W. KAY ST. = 651 LF	33	33

PERIMETER LANDSCAPE STRIP

ALL PERIMETERS OF PLATTED AREAS SHALL REQUIRE A PERIMETER LANDSCAPE STRIP BEING A MINIMUM OF (5) FIVE FEET WIDE.

REQUIRED	PROVIDED
✓	✓

RECEPTACLE SCREENING

SCREENING OF OUTDOOR TRASH RECEPTACLES SHALL OCCUR FOR ALL NEW DEVELOPMENTS.

REQUIRED	PROVIDED
✓	✓

PERIMETER PARKING LOT LANDSCAPING

(ONE) 1 SHADE TREE AND (FIVE) 5 SHRUBS ARE REQUIRED FOR EVERY 35 LINEAR FEET OF ROAD FRONTAGE.

	TREES REQUIRED	TREES PROVIDED
PERIMETER PARKING = 456 LF	13	13
	SHRUBS REQUIRED	SHRUBS PROVIDED
PERIMETER PARKING = 456 LF	65	71

NOTE:

DETAILED LANDSCAPE PLAN TO IMPLEMENT PLANTS RECOMMENDED BY THE CITY OF LANSING ZONING CODE. APPROVED TREE LIST FROM "GREAT TREES FOR KANSAS CITY REGION (PROVIDED BY ROBERT WHITMAN, ASLA, AICP, LEED AP DEC. 2013)

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
	STMAP	4	SHANTUNG MAPLE	ACER TRUNCATUM	B&B	2" CAL	8`-10` HT.
	ERB	4	EASTERN REDBUD	CERCIS CANADENSIS	B&B	2" CAL	8`-10` HT.
	DOGW	3	KOUSA DOGWOOD	CORNUS KOUSA	B&B	2" CAL	7`-8` HT.
	SHADEMASTER HONEY LOCUST	3	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	B&B	3" CAL	10`-12` HT.
	TAYJ	13	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA `TAYLOR`	B&B		7`-8` HT.
	RRCRB	1	ROYAL RAINDROPS® CRABAPPLE	MALUS X `JFS-KW5`	B&B	2" CAL	7`-8` HT.
	CBS	6	COLORADO BLUE SPRUCE	PICEA PUNGENS 'KOSTER'	B&B		7`-8` HT.
	BOSP	22	BOSNIAN PINE	PINUS HELDREICHII	B&B		7`-8` HT.
	LPT	12	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	B&B	3" CAL	10`-12` HT.
	BOAK	22	BURR OAK	QUERCUS MACROCARPA	B&B	3" CAL	10`-12` HT.
	SOAK	15	SHUMARD OAK	QUERCUS SHUMARDII	B&B	3" CAL	10`-12` HT.
	BCYP	8	BALD CYPRESS	TAXODIUM DISTICHUM	B&B	3" CAL	10`-12` HT.; 4`-5` SPD.
	GGA	18	GREEN GIANT ARBORVITAE	THUJA X 'GREEN GIANT'	B&B		7`-8` HT.

Not on Tree list. Revise

SEE SHEET CL-2 FOR LANDSCAPE DETAILS & LANDSCAPE NOTES

0 30 60 90 120 feet
1" = 30'

NORTH

ALABACK DESIGN
LANDSCAPE ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

DANIEL THOMAS ALABACK #1501 LICENSED KANSAS LANDSCAPE ARCHITECT
09/18/23

COVINGTON WOODS II APARTMENTS

ZIMMERMAN PROPERTIES
LANSDSING, KS

REVISIONS:		
#	DATE	DESCRIPTION

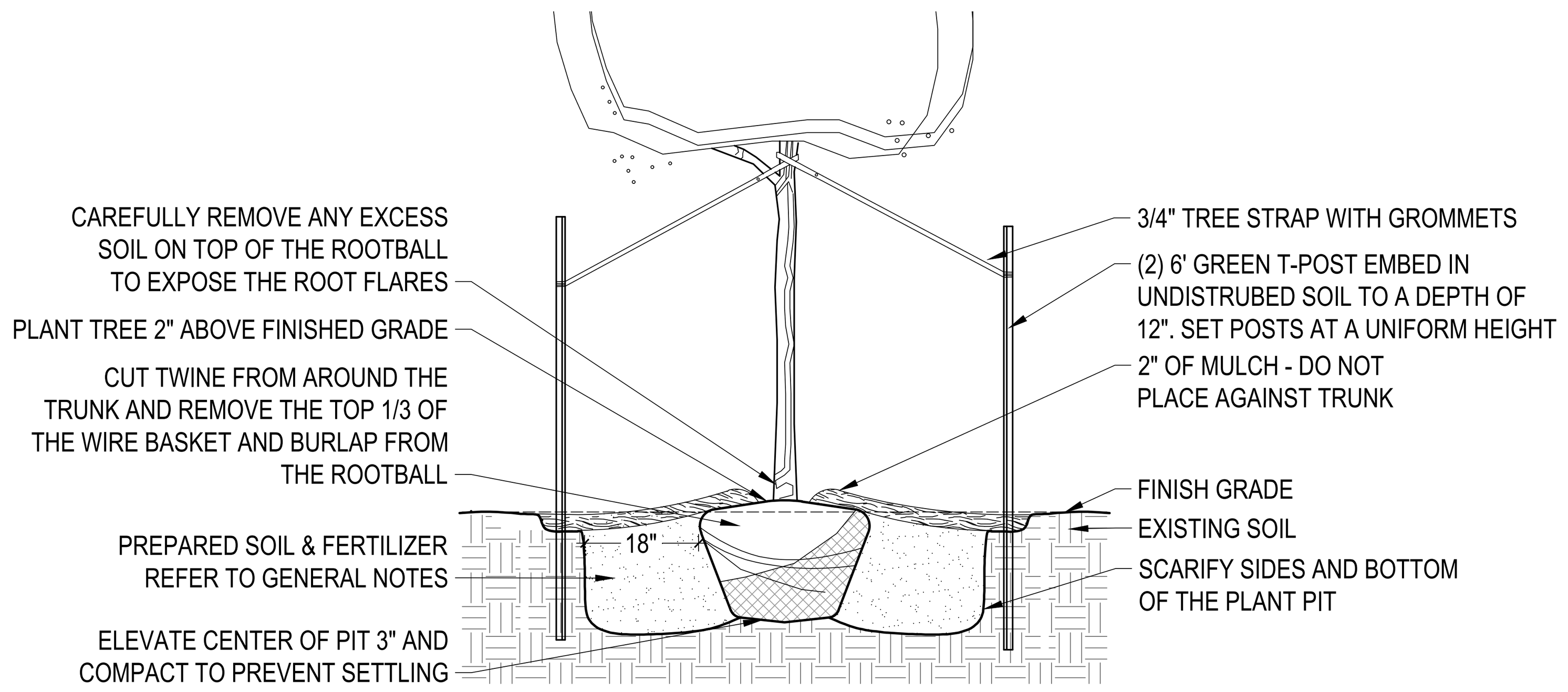
ISSUE
PLANS

DATE:	09.18.2023
PROJECT #	23038
DESIGN:	BN
DRAWN:	BN
CHECKED:	DA

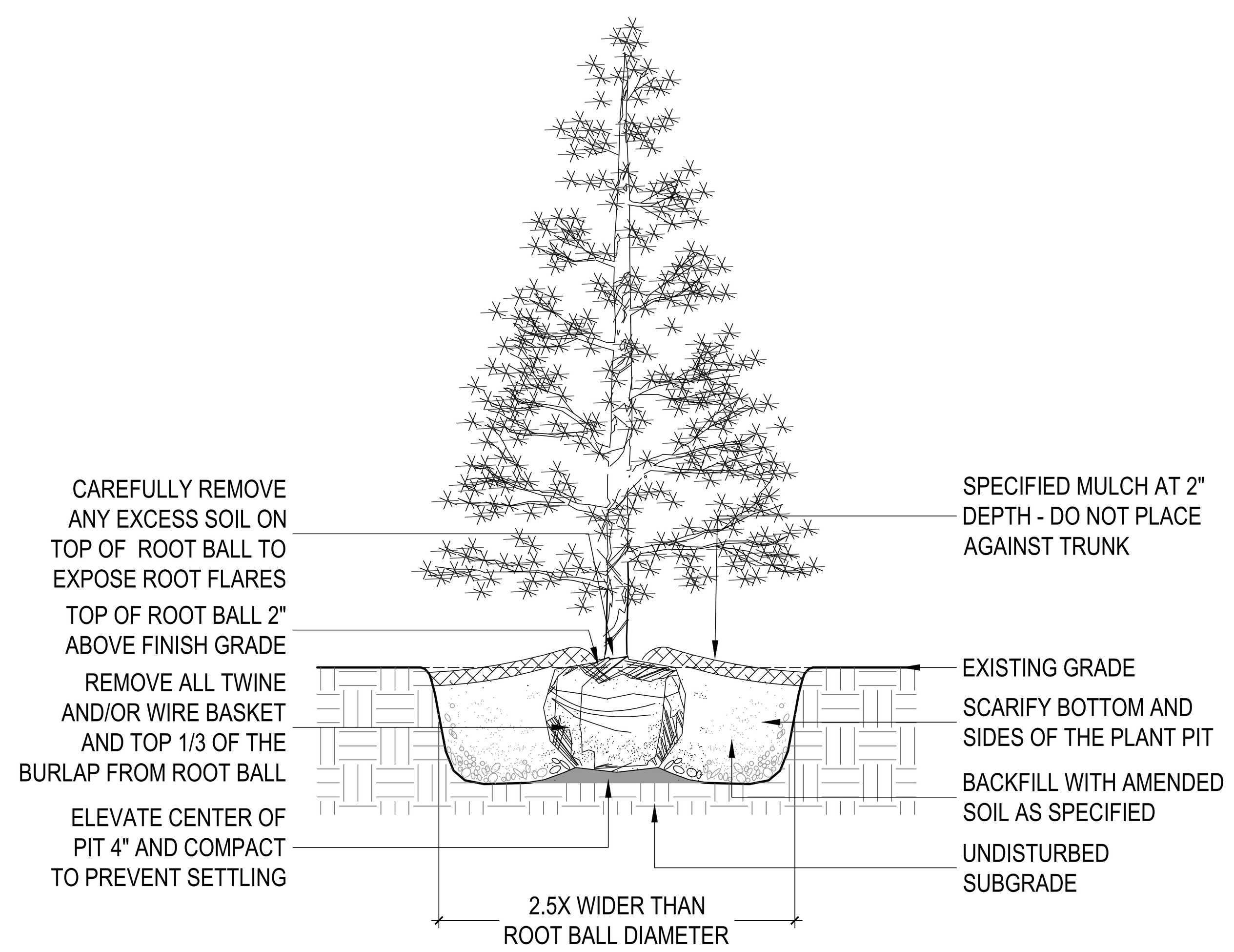
SHEET TITLE
PRE DEVELOPMENT LANDSCAPE PLAN

SHEET #
CP-1

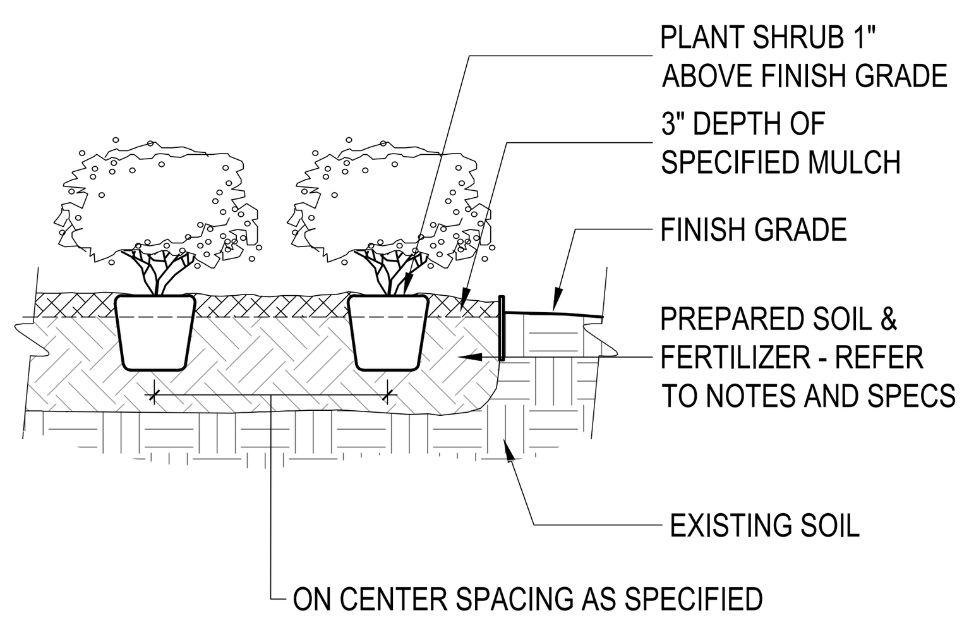
Agenda Item 2.



A TREE PLANTING DETAIL
SCALE: NTS



B TREE PLANTING - EVERGREEN
SCALE: N.T.S.



C SHRUB PLANTING
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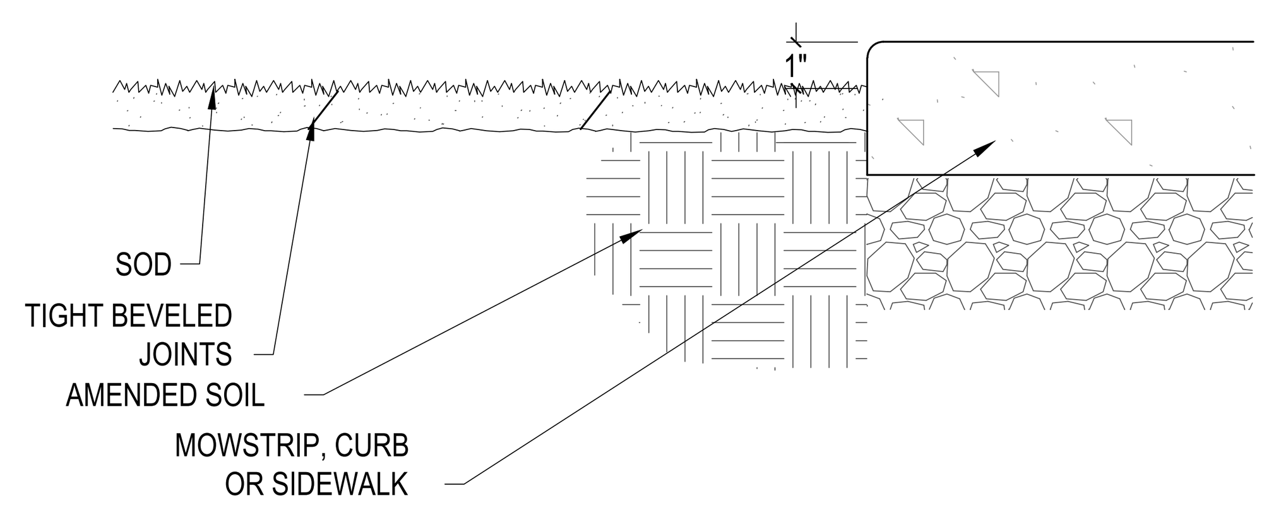
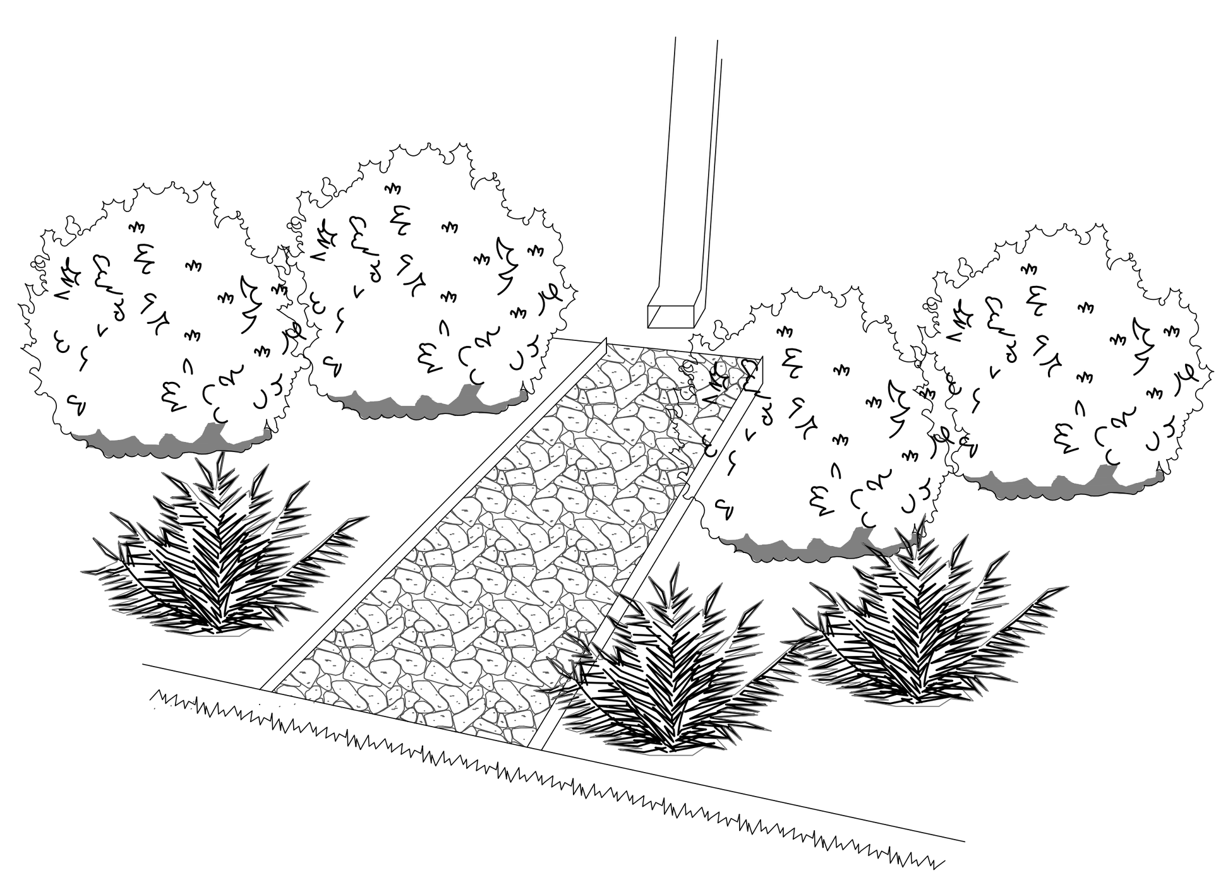


D SOD INSTALLATION
SCALE: N.T.S.



E DOWNSPOUT TREATMENT (TYP)
SCALE: N.T.S.

GENERAL NOTES

CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK THEREOF ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING CONSTRUCTION OPERATIONS IN ANY AREA.

PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP & WIRE FROM THE TOP 1/3 OF THE ROOT BALL. CAREFULLY REMOVE ANY EXCESS SOIL ON TOP OF THE ROOT BALL TO EXPOSE THE ROOT FLARES.

PLANT SHRUBS ONE (1) INCH ABOVE FINISHED GRADE. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF BEDS AND AWAY FROM BUILDINGS, PERMANENT STRUCTURES, AIR CONDENSER UNITS, UTILITY BOXES, SIDEWALKS, ETC.

CROWN LANDSCAPE ISLANDS IN PARKING LOT 3" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING.

BED PREPARATION

ALL LANDSCAPE BEDS SHALL HAVE A MINIMUM 12" DEPTH SOIL MIXTURE COMPRISED OF A THREE (3) INCH LAYER OF BACK TO NATURE SOIL CONDITIONER, ONE (1) INCH LAYER OF AGED STERILIZED COW MANURE AND NINE (9) INCH LAYER OF EXISTING TOPSOIL. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 12" UNTIL A SMOOTH EVEN MIXTURE IS ACHIEVED. INCORPORATE ROOTS TRANSPLANT ONE-STEP AT A RATE OF 5 POUNDS PER 100 SQUARE FEET, AND MENDER'S DRY MOLASSES AT A RATE OF 3 LBS PER 100 SQUARE FEET INTO THE TOP 3"-4" OF TOPSOIL.

ALL PLANTING BEDS SHALL BE DELINEATED AS SHOWN ON THE PLANS WITH A SHOVEL CUT EDGE, UNLESS OTHERWISE NOTED FOR STEEL BED EDGING. INSTALL PRO-STEEL 3/16" X 4" BLACK STEEL BED EDGING WHERE INDICATED.

MULCH

MULCH ALL TREE WELLS AND PLANTING BEDS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES. TOP OF MULCH LAYER SHALL BE PLACED ONE (1) INCH BELOW TOP OF CURBS, WALKS, AND ALL OTHER HARDSCAPE STRUCTURES.

A MINIMUM FIVE (5) FOOT DIAMETER AREA OF MULCH SHALL BE PROVIDED AROUND ALL TREES LOCATED OUTSIDE OF PLANTING BEDS. MULCH ALL TREE WELLS OUTSIDE OF PLANTING BEDS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES.

MULCH SHALL NOT BE PLACED AGAINST THE TRUNKS OF TREES.

LAWN

ALL AREAS DISTURBED BY CONSTRUCTION, SHALL BE RE-VEGETATED WITH SOLID SLAB SOD. SOD SHALL BE TURF HYBRID BLEND TALL FESCUE. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

PRIOR TO LAYING SOD, APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:
APRIL 1 - SEPT 31;
APPLY 10-20-10 FERTILIZER AT A RATE OF 1/2 POUND OF NITROGEN PER 1,000 S.F. OF LAWN AREA
OCTOBER 1 - MARCH 31;
APPLY 16-8-8 FERTILIZER AT A RATE OF 1 POUND OF NITROGEN PER 1,000 S.F. OF LAWN AREA.

HYDROSEED AREAS WITH THE FOLLOWING GUIDELINES. BERMUDA BASE FOR APRIL 1ST-SEPTEMBER 30TH & FESCUE/RYE MIX FOR OCTOBER 1ST THRU MARCH 31ST. PRIOR TO APPLICATION, ROUGHEN THE SLOPE, FILL AREA, OR AREA TO BE SEEDED WITH THE FURROWS TRENDING ALONG THE CONTOURS. ROLLING WITH A CRIMPING OR PUNCHING TYPE ROLLER OR TRACK WALKING IS REQUIRED ON ALL SLOPES PRIOR TO HYDRO-SEEDING. TRACK WALKING SHALL ONLY BE USED WHERE OTHER METHODS ARE IMPRACTICAL. APPLY A STRAW MULCH TO KEEP SEEDS IN PLACE AND TO MODERATE SOIL MOISTURE AND TEMPERATURE UNTIL THE SEEDS GERMINATE AND GROW.

GRADING

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS. GRADING SHALL BE PERFORMED TO PREVENT PONDING IN LAWN AREAS. PROVIDE A SMOOTH TRANSITION BETWEEN THE SITE AND ADJACENT PROPERTIES.

IRRIGATION

ALL DESIGNATED AREAS OF THE SITE ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC PERMANENT UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR DETAILED IRRIGATION SYSTEM DRAWINGS. COORDINATE WITH LANDSCAPE INSTALLATION. PROVIDE AN AS-BUILT IRRIGATION DOCUMENT FOR OWNER'S FILE WHEN COMPLETED

ALABACK DESIGN
LANDSCAPE ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

DANIEL THOMAS ALABACK
LICENSED
KANSAS
LANDSCAPE ARCHITECT
09/18/23

COVINGTON WOODS II APARTMENTS

ZIMMERMAN PROPERTIES
LANSING, KS

REVISIONS:

#	DATE	DESCRIPTION

ISSUE
PLANS

DATE:	09.18.2023
PROJECT #	23038
DESIGN:	BN
DRAWN:	BN
CHECKED:	DA

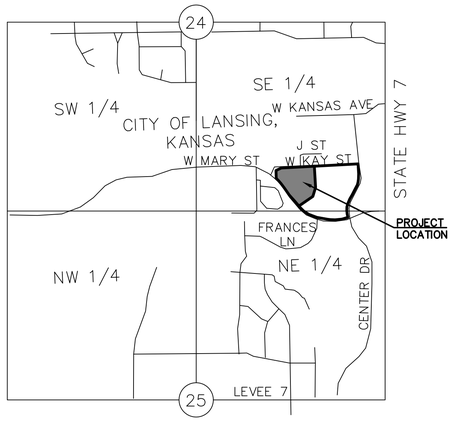
SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET #
CP-2

ulti-Family\Zimmerman - Wilhoit Projects\Kansas\Covington Woods II #23038 - Lansing, KS\Drawings\LSP 23038.dwg

COVINGTON WOODS II
SITE PLANS

LOT 1, LANSING TOWNE CENTRE NORTH,
CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS 66043



VICINITY MAP
SE 1/4 SEC 24, NE 1/4 SEC 25,
TWP 9S – RNG 22E
NOT TO SCALE

Sheet List Table

DESCRIPTION:
THE WESTERN 4.726 ACRES OF LOT 1, LANSING TOWNE CENTRE, A SUBDIVISION IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, RECORDED IN DOCUMENT #2008P00022 AT THE REGISTER OF DEEDS OFFICE IN LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN MOST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WEST KAY STREET AS NOW ESTABLISHED; THENCE NORTH 87°02'20" EAST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 460.08 FEET TO A POINT; THENCE SOUTH 03°18'19" EAST, A DISTANCE OF 297.16 FEET TO A POINT; THENCE SOUTH 16°59'54" WEST, A DISTANCE OF 129.64 FEET TO A POINT; THENCE SOUTH 55°23'50" WEST, A DISTANCE OF 231.36 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WEST MARTY STREET AS NOW ESTABLISHED; THENCE NORTH 39°56'39" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 221.54 FEET TO A POINT; THENCE NORTH 34°34'26" WEST CONTINUING ON SAID SOUTHWESTERLY LINE, A DISTANCE OF 128.71 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT CONTINUING ON SAID SOUTHWESTERLY LINE, HAVING A RADIUS OF 686.17 FEET, A DELTA ANGLE OF 10°51'03" AND AN ARC LENGTH OF 129.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 01°46'43" WEST ON SAID WEST LINE, A DISTANCE OF 130.87 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT CONTINUING ON SAID WEST LINE, HAVING A RADIUS OF 232.47 FEET, A DELTA ANGLE OF 11°39'44" AND AN ARC LENGTH OF 47.32 FEET TO A POINT; THENCE NORTH 73°58'15" EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 11.50 FEET TO A POINT; THENCE NORTH 16°01'45" WEST CONTINUING ON SAID WEST LINE, A DISTANCE OF 1.53 FEET TO THE POINT OF BEGINNING. CONTAINS 205,883 SQUARE FEET OR 4.726 ACRES MORE OR LESS.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19–1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY.

END OF DESCRIPTION

PREPARED FOR:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)–883–1632
CONTACT: MANDI PASWATERS
EMAIL: mpaswaters@wilhoitproperties.com

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894–5150
CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

OWNER:
CITY OF LANSING
800 1ST TERRACE
LANSING, KS 66043

LAND AREA:
TOTAL = 205,883 SF OR 4.73 AC±

ZONING:
"R–4" – MULTIFAMILY
RESIDENTIAL DISTRICT

PROPOSED USE:
MULTIFAMILY RESIDENCIES

SAFETY NOTICE TO CONTRACTOR
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WARRANTY / DISCLAIMER
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B	9/5/23	PER CITY COMMENTS	KGK	JQN	
A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES
LICENSED
20913
KANSAS
PROFESSIONAL ENGINEER
9/15/23

KYLE G. KIPPES
ENGINEER
KS # 20913

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lx@kveng.com | www.kveng.com
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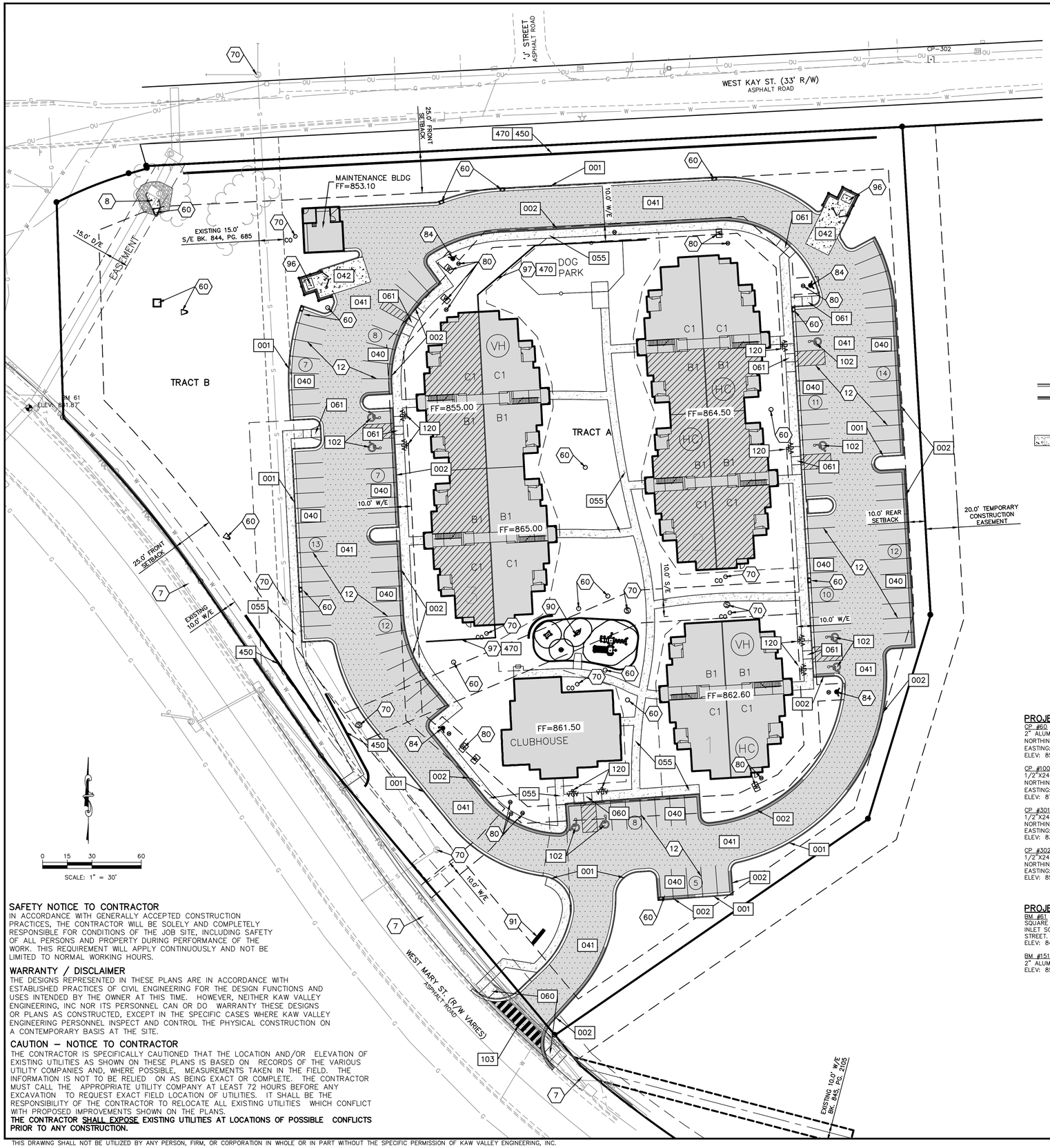
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
TITLE SHEET

PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644SP	
SHEET	REV
C001	B



LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- OP OVERHEAD POWER LINE
- T UNDERGROUND TELEPHONE
- ELECTRIC BOX
- G UNDERGROUND GAS
- W WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- 950 EXISTING GRADE 5' CONTOUR
- 939 EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER WITH REVERSE FLOW
- HD ASPHALT PAVEMENT (041)
- LD ASPHALT PAVEMENT (040)
- CONCRETE PAVEMENT (042)

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CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF LANSING TECHNICAL SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS AND ENTRANCES SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.
8. CONTRACTOR TO PROVIDE INSPECTION SERVICE FOR FILL PLACEMENT, PAVEMENT, RETAINING WALL AND PRIVATE UTILITIES INSTALLATION. COPIES OF INSPECTION REPORTS ARE TO BE PROVIDED TO CITY, INCLUDING BUT NOT LIMITED TO DAILY LOGS, COMPACTION RESULTS, MATERIAL TESTING AND PHOTOGRAPHS.

DETAILS – SEE DETAIL SHEETS C190 AND C191 FOR THE FOLLOWING DETAILS

001 CONCRETE CURB AND GUTTER
002 CURB AND GUTTER – DRY CURB
040 ASPHALT PAVEMENT
041 HEAVY DUTY ASPHALT PAVEMENT
042 HEAVY DUTY CONCRETE PAVEMENT
055 CONCRETE SIDEWALK
060 SIDEWALK RAMPS
061 PRIVATE SIDEWALK RAMPS
102 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
120 ACCESSIBLE PARKING SIGNAGE
450 RETAINING WALL – CONTRACTOR SHALL PROVIDE RETAINING WALL DESIGN SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF KANSAS
470 FENCE

NOTES:

7 EXISTING SIDEWALK
8 CONCRETE SWALE
12 WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
60 STORM STRUCTURE (SEE SHEET C500)
70 SANITARY SEWER APPURTENANCES (SEE SHEET C500)
80 WATER APPURTENANCES (SEE SHEET C500)
84 FIRE HYDANT (SEE SEPARATE WATER MAIN PLANS)
90 PLAYGROUND
91 MONUMENT SIGN (SEE ARCHITECTURAL PLAN)
96 TRASH ENCLOSURE (SEE ARCHITECTURAL PLAN)
97 CAST IN PLACE STEM WALL

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THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

PROJECT CONTROL: (U.S. SURVEY FEET)

CP #60
2" ALUMINUM CAP STAMPED BM L2-09 FOUND AND HELD
NORTHING: 347157.89 (GROUND)
EASTING: 2189985.31 (GROUND)
ELEV: 857.58

CP #100
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 346949.53 (GROUND)
EASTING: 2189016.43 (GROUND)
ELEV: 874.35

CP #301
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347691.37
EASTING: 2188509.13
ELEV: 837.22

CP #302
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347759.73
EASTING: 2189092.17
ELEV: 853.01

PROJECT BENCHMARK:

BM #61
SQUARE CUT SET ON CENTERLINE OF FRONT FACE OF 1ST CURB INLET SOUTHEAST OF INTERSECTION OF KAY STREET AND MARY STREET.
ELEV: 841.87

BM #151
2" ALUMINUM CAP STAMPED BM L2-09 FOUND.
ELEV: 857.60

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103C0232G, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

NOTE:
1. **CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.**
2. **THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.**
3. **ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.**
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5. **ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.**

811 Know what's **below.** **Call** before you dig.

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KYLE G. KIPPES ENGINEER KS # 20913

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14700 WEST 114TH TERRACE
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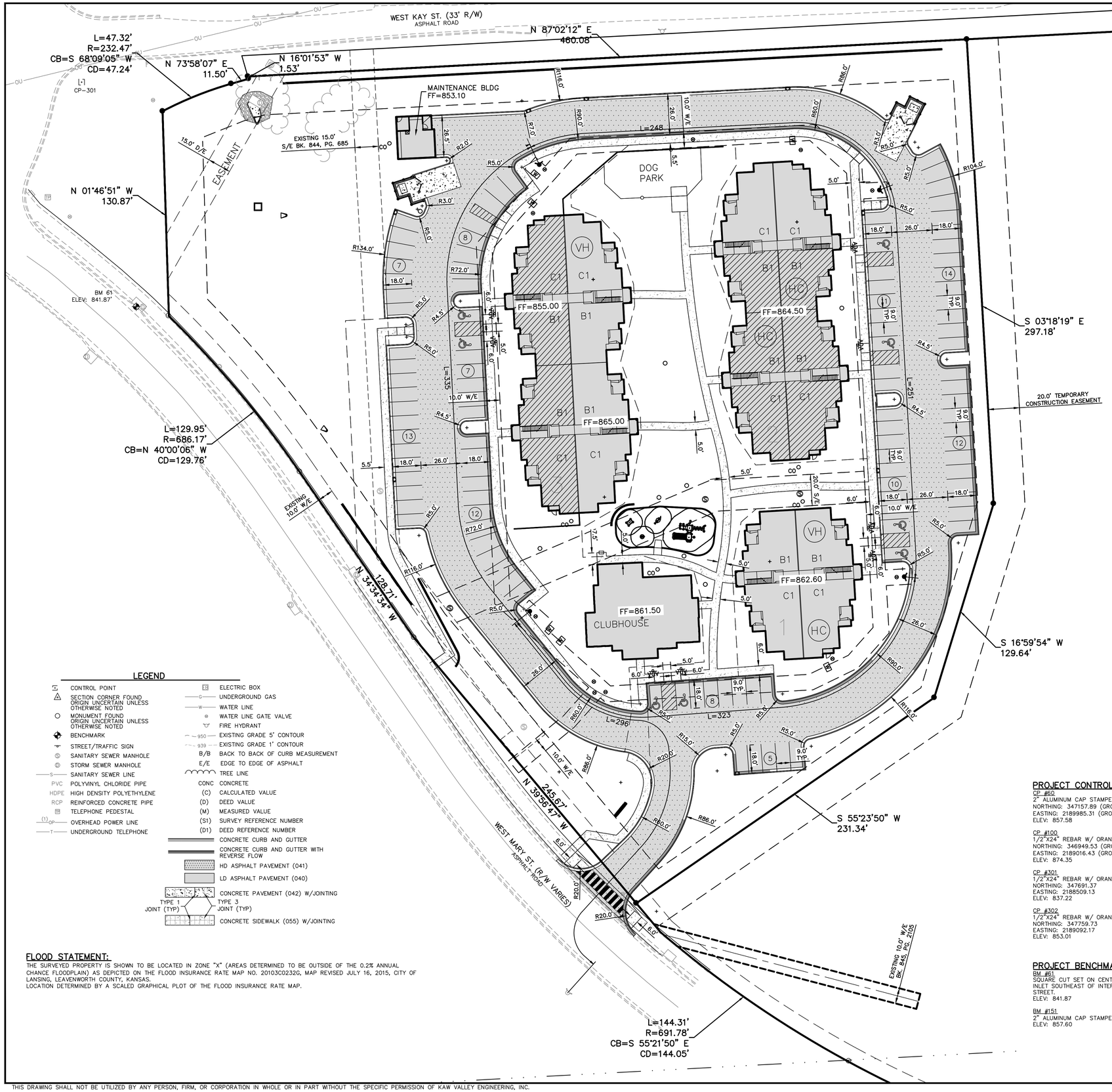
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
SITE PLAN

PROJ. NO. C23_1644
DESIGNER KGK | DRAWN BY HAS/JQN
CFN 1644SP
SHEET C100 | REV B



LEGEND

CONTROL POINT	ELECTRIC BOX
SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED	UNDERGROUND GAS
MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED	WATER LINE
BENCHMARK	WATER LINE GATE VALVE
STREET/TRAFFIC SIGN	FIRE HYDRANT
SANITARY SEWER MANHOLE	EXISTING GRADE 5' CONTOUR
STORM SEWER MANHOLE	EXISTING GRADE 1' CONTOUR
SANITARY SEWER LINE	B/B BACK TO BACK OF CURB MEASUREMENT
PVC POLYVINYL CHLORIDE PIPE	E/E EDGE TO EDGE OF ASPHALT
HDPE HIGH DENSITY POLYETHYLENE	TREE LINE
RCP REINFORCED CONCRETE PIPE	CONC CONCRETE
TELEPHONE PEDESTAL	(C) CALCULATED VALUE
OVERHEAD POWER LINE	(D) DEED VALUE
UNDERGROUND TELEPHONE	(M) MEASURED VALUE
	(S1) SURVEY REFERENCE NUMBER
	(D1) DEED REFERENCE NUMBER
	CONCRETE CURB AND GUTTER
	CONCRETE CURB AND GUTTER WITH REVERSE FLOW
	HD ASPHALT PAVEMENT (041)
	LD ASPHALT PAVEMENT (040)
TYPE 1 JOINT (TYP) / TYPE 3 JOINT (TYP)	CONCRETE PAVEMENT (042) W/JOINTING
	CONCRETE SIDEWALK (055) W/JOINTING

FLOOD STATEMENT:

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0 15 30 60
SCALE: 1" = 30'

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LANSING, KANSAS 66043

SITE PLANS
DIMENSION PLAN

PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644DIM	
SHEET	REV
C200	B

GRADING NOTES:

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.

2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER ENGINEER PRIOR TO BRINGING ON SITE.

4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER ENGINEER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.

9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

11. CONTRACTOR SHALL USE SILT FENCE, STRAW BALES OF HAY OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

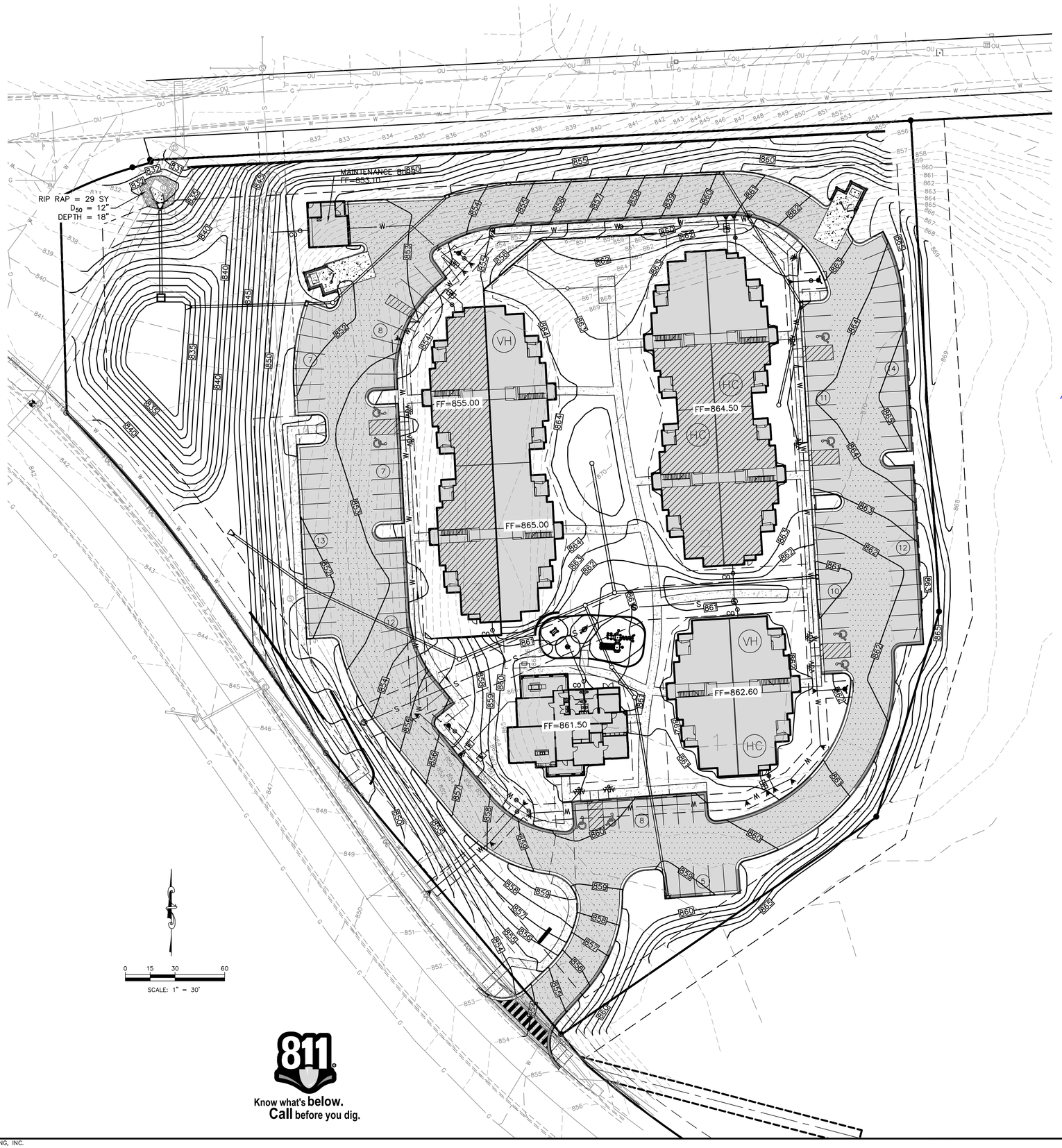
14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

17. CONTRACTOR TO PROVIDE WALL DETAILS AND PLANS SEALED BY A KANSAS LICENSED ENGINEER. WALL DESIGNER TO VERIFY BEARING CAPACITY AND GLOBAL STABILITY FOR WALL CALCULATIONS.

LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- (1) OP OVERHEAD POWER LINE
- T UNDERGROUND TELEPHONE
- ELECTRIC BOX
- G UNDERGROUND GAS
- W WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- 950 EXISTING GRADE 5' CONTOUR
- 939 EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER



IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES BELOW AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103C0232G, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.
LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
C	9/15/23	PER CITY COMMENTS	KGK	JQN	
B	9/5/23	PER CITY COMMENTS	KGK	JQN	
A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES LICENSED 20913 KANSAS PROFESSIONAL ENGINEER 9/15/23

KYLE G. KIPPES
ENGINEER
KS # 20913

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kv@kveng.com | www.kveng.com

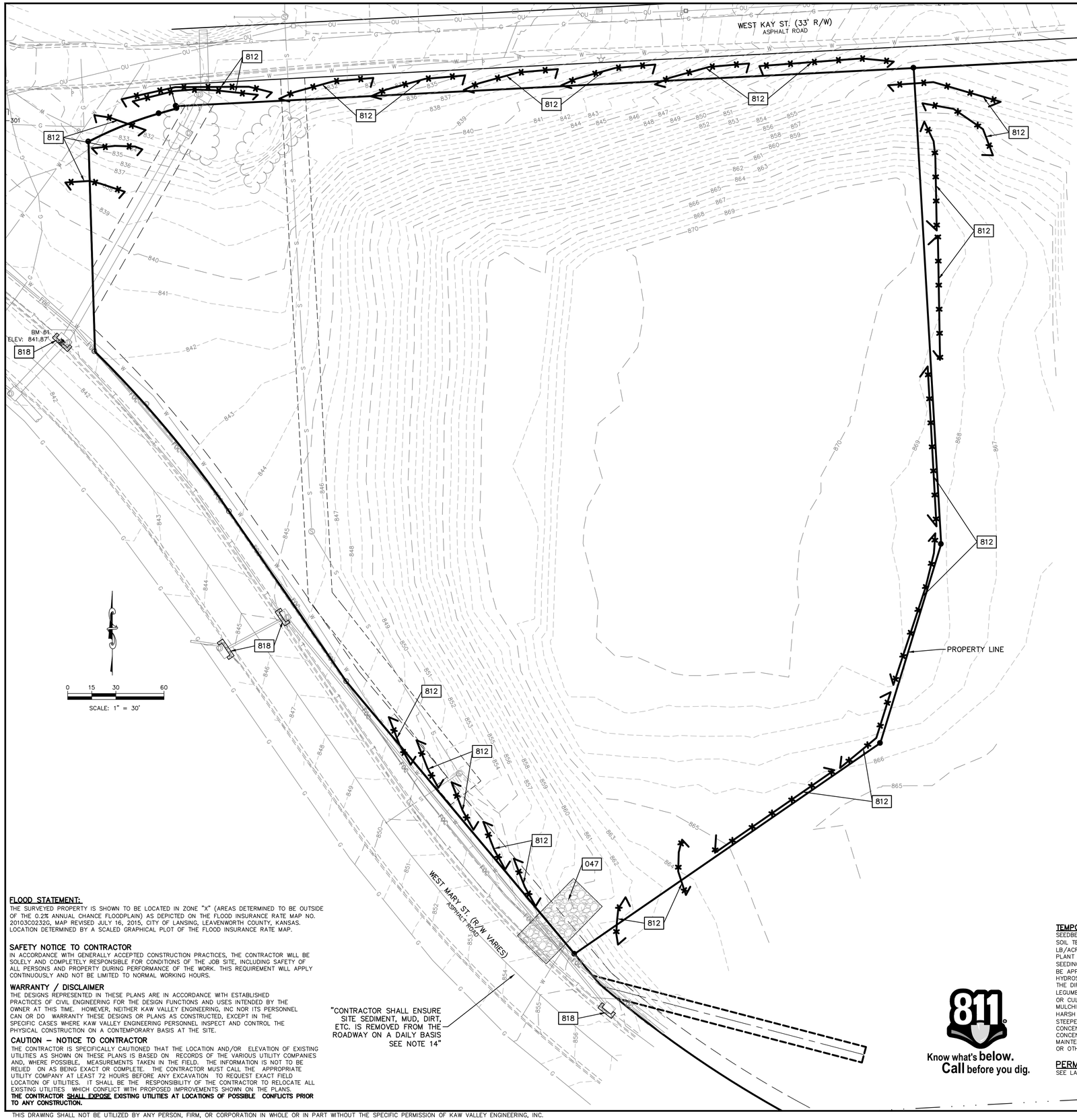
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY THE KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113.
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
GRADING PLAN

PROJ. NO.	C23_1644	
DESIGNER	KGK	DRAWN BY HAS/JQN
CFN	1644GP	
SHEET	C300	REV B



GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER MANUFACTURED SYNTHETIC FILTERS "GUTTER BUDDIES" OR APPROVED EQUAL OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, AND AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NPDES STORM WATER POLLUTION PREVENTION PLAN. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT PRODUCING RUNOFF AND DAILY DURING PROLONGED RAINFALL PERIODS..
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
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27. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490

047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
818 INLET PROTECTION
826 CONCRETE WASHOUT

EROSION & PROPOSED IMPROVEMENTS LEGEND:

1218 EXISTING GROUND CONTOUR (1' INTERVALS)
1218 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
SEDIMENTATION FENCE
INLET PROTECTION

"CONTRACTOR SHALL ENSURE SITE SEDIMENT, MUD, DIRT, ETC. IS REMOVED FROM THE ROADWAY ON A DAILY BASIS SEE NOTE 14"

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THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

TEMPORARY SEEDING

SEEDBED PREPARATION – SEEDBED SHOULD BE WELL-PULVERIZED, LOOSE AND UNIFORM. LIME AND FERTILIZER SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF pH IS UNKNOWN, APPLY LIME AT A RATE OF 2 TONS/ACRE. APPLY A 10-10-10 GRADE FERTILIZER AT 700-1,000 LB/ACRE. INCORPORATE BOTH INTO THE TOP 4-6 INCHES OF SOIL.
PLANT SELECTION – ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING – EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.
MULCHING – THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE), SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREA TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING.
MAINTENANCE – RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING

SEE LANDSCAPING PLAN OF THE PROJECT SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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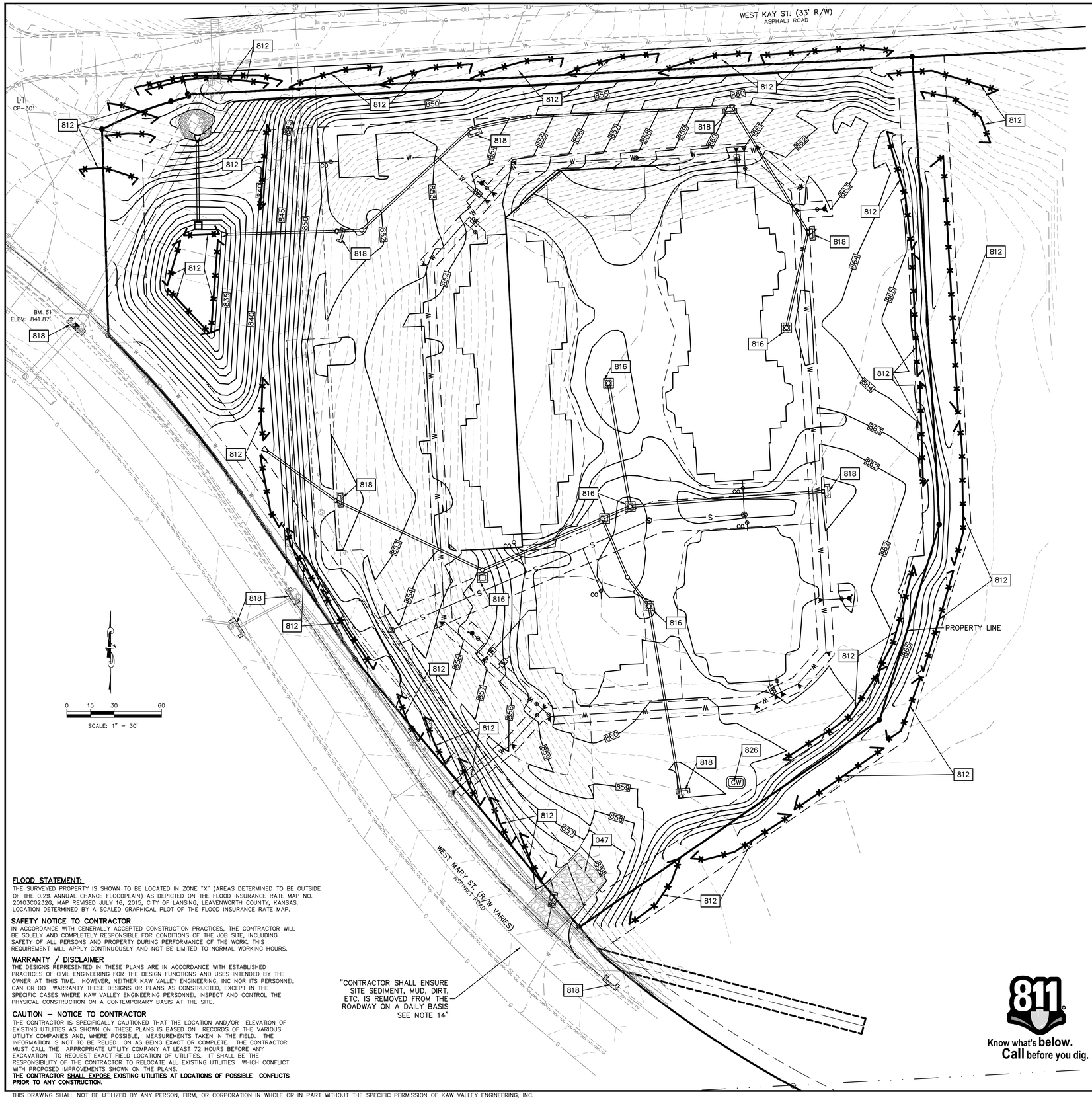
KYLE G. KIPPES
ENGINEER
KS # 20913

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kv@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF KANSAS. STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE I

PROJ. NO.	C23_1644	
DESIGNER	KGK	DRAWN BY HAS/JQN
CFN	1644ECP	
SHEET	C400	REV B



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FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490

047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
816 INLET PROTECTION
818 CURB INLET PROTECTION
826 CONCRETE WASHOUT

EROSION & PROPOSED IMPROVEMENTS LEGEND:

1218 EXISTING GROUND CONTOUR (1' INTERVALS)
1218 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
SEDIMENTATION FENCE
INLET PROTECTION
CONSTRUCTION ENTRANCE
(CW) CONCRETE WASH AREA

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103002320, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

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THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

Know what's below. Call before you dig.

TEMPORARY SEEDING

SEEDBED PREPARATION – SEEDBED SHOULD BE WELL-PULVERIZED, LOOSE AND UNIFORM. LIME AND FERTILIZER SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF pH IS UNKNOWN, APPLY LIME AT A RATE OF 2 TONS/ACRE. APPLY A 10-10-10 GRADE FERTILIZER AT 700-1,000 LB/ACRE. INCORPORATE BOTH INTO THE TOP 4-6 INCHES OF SOIL.
PLANT SELECTION – ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING – EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.
MULCHING – THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE), SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREA TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING.
MAINTENANCE – RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING

SEE LANDSCAPING PLAN OF THE PROJECT SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
C	9/15/23	PER CITY COMMENTS	KGK	JQN	
B	9/5/23	PER CITY COMMENTS	KGK	JQN	
A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES
LICENSED
20913
9/15/23
KANSAS
PROFESSIONAL ENGINEER

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KAW VALLEY ENGINEERING
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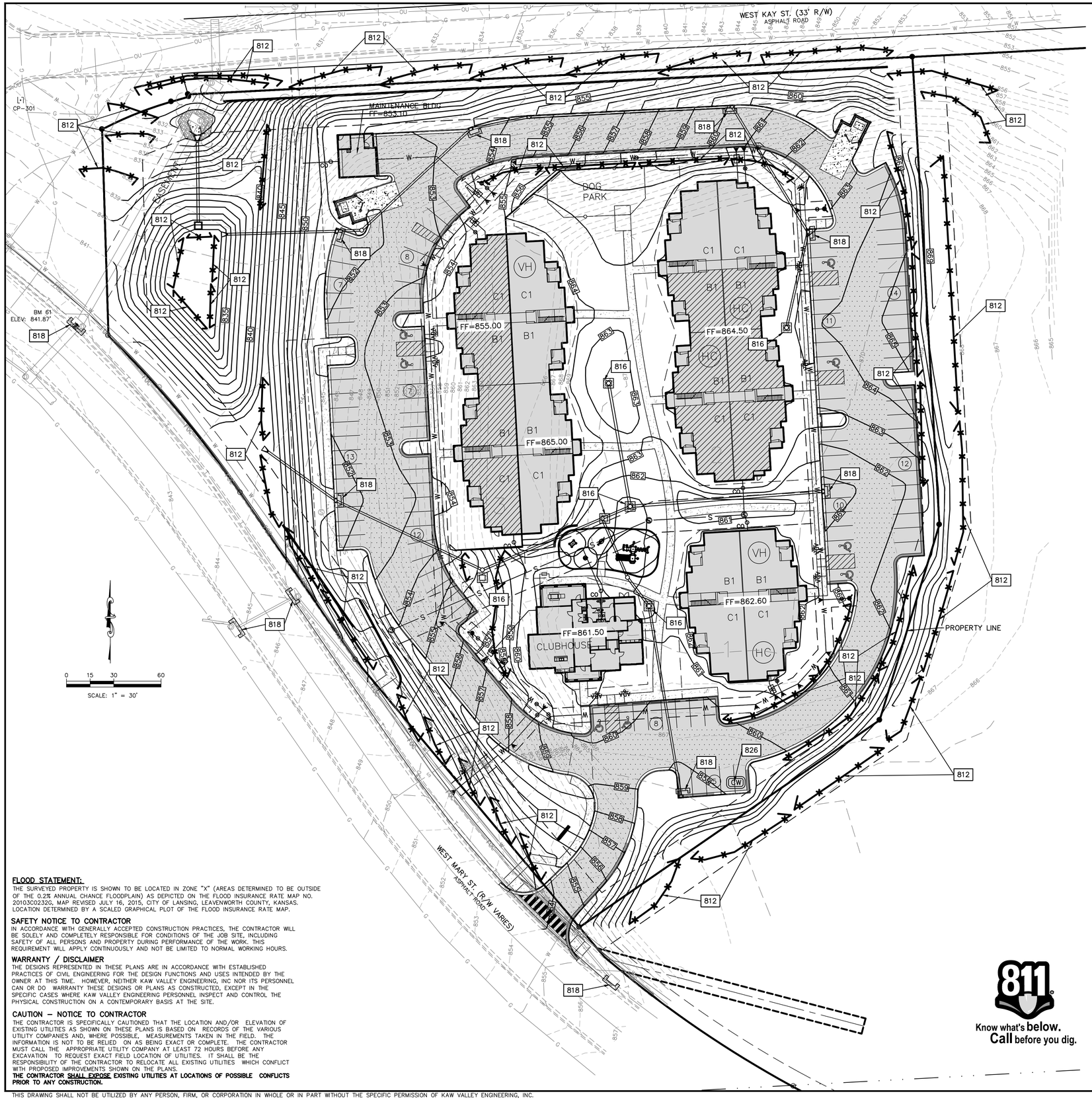
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF KANSAS BY CERTIFICATE OF AUTHORIZATION # E-1113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE II

PROJ. NO. C23_1644
DESIGNER KGK | DRAWN BY HAS/JQN
CFN 1644ECP2
SHEET C410 | REV B



GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER MANUFACTURED SYNTHETIC FILTERS "GUTTER BUDDIES" OR APPROVED EQUAL OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, AND AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NPDES STORM WATER POLLUTION PREVENTION PLAN. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT PRODUCING RUNOFF AND DAILY DURING PROLONGED RAINFALL PERIODS..
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
24. RIGHT OF WAY TO BE STABILIZED AS REQUIRED BY CITY OF LANSING.
25. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
26. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
27. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490

047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
816 INLET PROTECTION
818 CURB INLET PROTECTION
826 CONCRETE WASHOUT

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KYLE G. KIPPES LICENSED 20913 7/15/23 KANSAS PROFESSIONAL ENGINEER

KYLE G. KIPPES
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KS # 20913

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14700 WEST 114TH TERRACE
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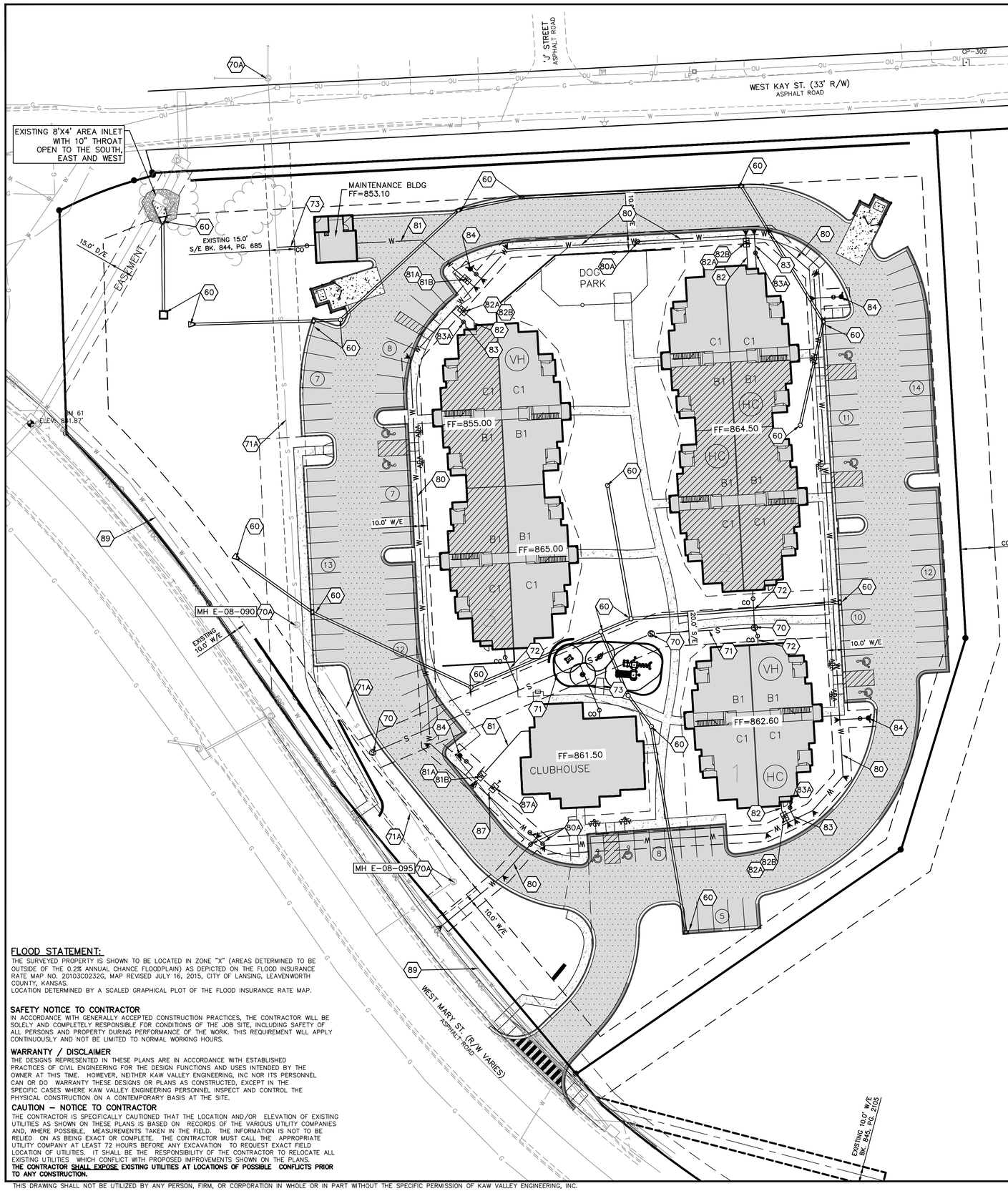
COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE III

PROJ. NO. C23_1644
DESIGNER KGK | DRAWN BY HAS/JQN
CFN 1644ECP3
SHEET C420 | REV B



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UTILITY NOTES:

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.
2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE LAN-DEL WATER UNLESS DULY AUTHORIZED TO DO SO BY LAN-DEL WATER. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. **KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.**
4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE LAN-DEL WATER. CONTRACTOR SHALL NOTIFY THE LAN-DEL WATER 24 HOURS MINIMUM, PRIOR TO ANY TESTING.
5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LANSING, OR LAN-DEL WATER AND THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT AND SHALL BE INSPECTED BY THE CITY OR LAN-DEL WATER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
6. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
7. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
8. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
9. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE OR PVC PIPE WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
11. STORM SEWER AND STORM WATER DETENTION SHALL BE PRIVATELY OWNED AND MAINTAINED, MUST BE CONSTRUCTED IN ACCORDANCE WITH LANSING TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA AND IS SUBJECT TO CITY INSPECTION DURING CONSTRUCTION. THIS PRIVATE STORM SYSTEM IS SUBJECT TO CITY INSPECTION THROUGHOUT ITS LIFE AND SHALL BE REPAIRED, CLEANED AND MAINTAINED BY OWNER AND AS DIRECTED BY THE CITY OF LANSING TO CORRECT ANY PROBLEMS THAT MAY IMPACT PROPERTIES OFFSITE AND/OR STORM WATER QUALITY.

NOTES:

60	STORM SEWER
70	PUBLIC SANITARY SEWER MANHOLE
70A	EXISTING SANITARY SEWER MANHOLE
71	PUBLIC 8" PVC SDR-26 SANITARY SEWER MAIN
71A	EXISTING SANITARY SEWER MAIN
72	6" PVC SDR-26 SANITARY SEWER SERVICE. SLOPE @ 2%
73	4" PVC SDR-26 SANITARY SEWER SERVICE. SLOPE @ 2%
80	8" PVC AWWA C900 WATER MAIN
80A	8" GATE VALVE
81	3/4" WATER SERVICE – PE SDR-9
81A	5/8" WATER METER
81B	3/4" VALVE
82	2" WATER SERVICE – PE SDR-9
82A	2" WATER METER
82B	2" VALVE
83	6" PVC AWWA C900 FIRE SERVICE
83A	6" GATE VALVE
84	FIRE HYDRANT
87	1" IRRIGATION SERVICE
87A	1" IRRIGATION METER
89	EXISTING 12" DIP WATER MAIN

LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- S —— SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- (1) OP —— OVERHEAD POWER LINE
- T —— UNDERGROUND TELEPHONE
- ELECTRIC BOX
- G —— UNDERGROUND GAS
- W —— WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- 950 —— EXISTING GRADE 5' CONTOUR
- 939 —— EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER

0 15 30 60
SCALE: 1" = 30'

Know what's **below.** **Call** before you dig.

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

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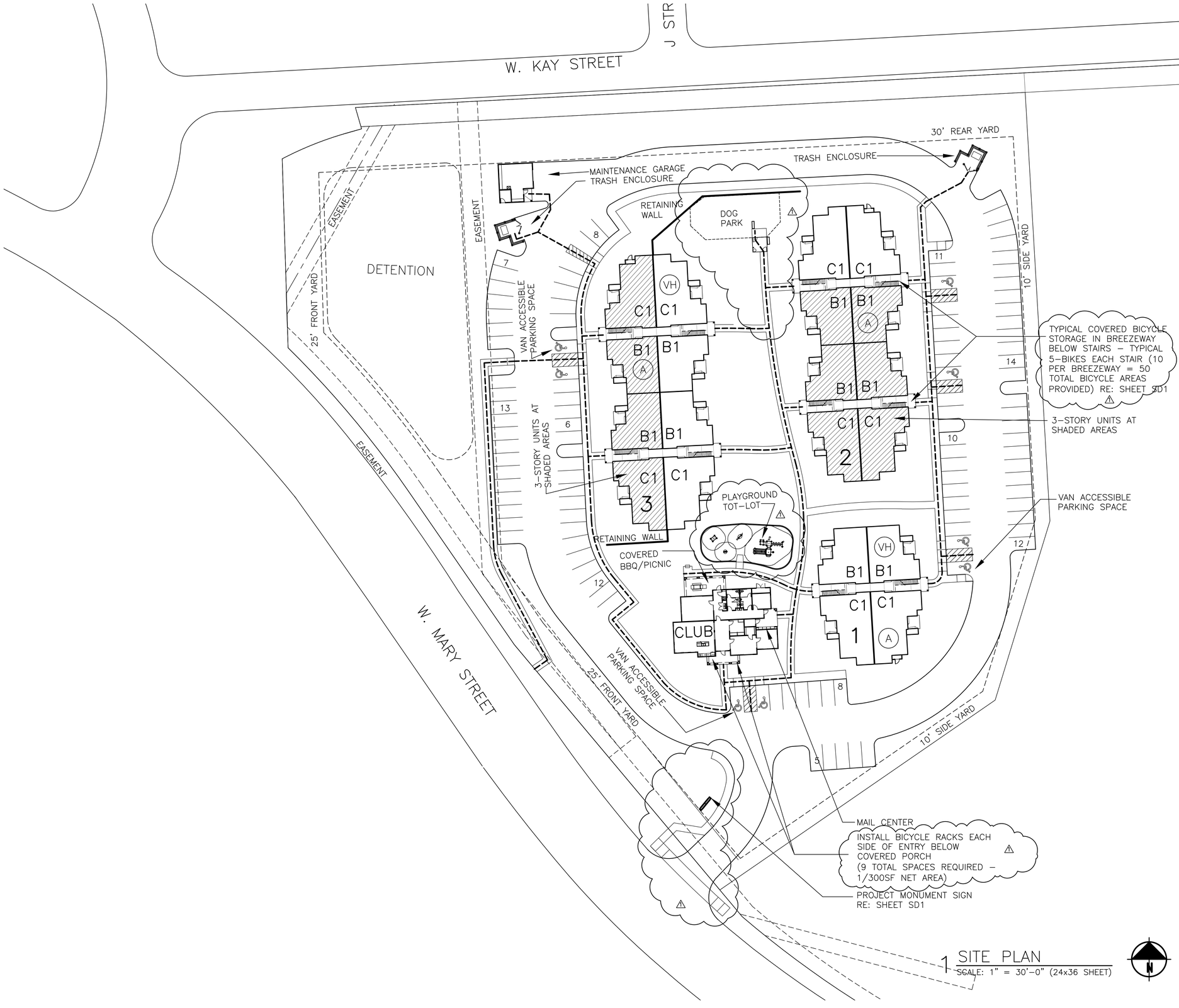
PH. (913) 894-5150
lx@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS STATE. CERTIFICATE OF AUTHORIZATION # E-113.
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
UTILITY PLAN

PROJ. NO.	C23_1644
DESIGNER	KGK
DRAWN BY	HAS/JQN
CFN	1644UP
SHEET	C500
REV	B



1 SITE PLAN
SCALE: 1" = 30'–0" (24x36 SHEET)

Project Summary

Unit Mark	Description	1st Floor Level	2nd Floor Level	3rd Floor Level	Total By Unit Type	Net SF/Unit
B1	Two Bdrm/Two Bath	6	10	8	24	1,092
B1HC	Two Bdrm/Two Bath	2	0	0	2	1,092
C1	Three Bdrm/Two Bath	7	10	6	23	1,296
C1HC	Three Bdrm/Two Bath	1	0	0	1	1,296
	Subtotals:	16	20	14	50	

Unit Mark	Description	Patio or Balcony	Exterior Storage	Gross Unit SF/Unit	Total Net SF
B1	Two Bdrm/Two Bath	73	34	1,199	26,208
B1HC	Two Bdrm/Two Bath	73	34	1,199	2,184
C1	Three Bdrm/Two Bath	73	32	1,401	29,808
C1HC	Three Bdrm/Two Bath	73	32	1,401	1,296
	Subtotals:				59,496

	1st Floor	2nd Floor	3rd Floor	Total Gross SF
Unit Gross SF	20,800	26,000	17,998	64,798
Breezeway Area Gross SF	3,161	2,291	994	6,446
Water Service Closet Gross SF	63	0	0	63
Total Gross SF by Level:	24,024	28,291	18,992	71,307

Building Summary

	B1	B1HC	Total C1	Total C1HC	Total Units	Net SF	Gross SF
Building #1	4	0	3	1	8	9,496	11,245
Building #2	11	1	10	0	22	25,906	30,969
Building #3	9	1	10	0	20	23,740	28,765
Total	24	2	23	1	50	59,142	70,979

Clubhouse

**Total Net Area (Conditioned)	2,577 S.F.
***Total Gross Area	3,432 S.F.

Maintenance

Total Net Area (Conditioned)	584 S.F.
Total Gross Area	634 S.F.

Parking

Min. Parking Required per Zoning (2 spacs/unit per Zoning.)	100 Min. Spaces Required
Open Parking Provided	98 Spaces
Standard HC Parking Provided (1 at Clubhouse)	5 Spaces
Van Accessible HC Parking Provided (1 at Clubhouse)	3 Spaces
Total Open Parking Provided	106 Total Spaces Provided

	Required	Provided
Apartment Bicycle Parking (covered in breezeways)	50 Spaces (1/unit)	50 Spaces
Clubhouse Bycycle Parking (covered at front patio)	9 Spaces (1/300 sf)	9 Spaces

Site Notes:

Site Area (+-) 4.87 Acres Densite 10.27 Units per Acre
R4 Zoning Standards: 25' front yard, 10' side yard, 30' rear yard, 45' max. building height.
Site Amenities include: Playground, tot-lot, dog park, covered BBQ/picnic area and monument sign.
Club Amenities: Clubroom, kitchenette, computer center, service coordinators office, and fitness center.

1. All sidewalks shown will meet the minimum accessibility requirements at locations shown.
2. Picnic tables and BBQ equipment shall be ADA compliant
3. Tot-Lot and playscape equipment shall be ADA compliant
4. Tot-Lot and playscape area shall be connected to an accessible route with ADA compliant ground cover. Engineered wood fiber playground mulch or approved equal

SITE LEGEND

- ACCESSIBLE PARKING COMPLYING WITH UFAS AND ANSI ACCESSIBILITY STANDARDS FOR STANDARD AND VAN ACCESSIBILITY
- (A) ACCESSIBLE UNIT COMPLYING WITH UFAS, ACCESSIBILITY STANDARDS TYPICAL OF 3 TOTAL UNITS (5% MINIMUM). ALL OTHER UNITS ACCESSIBLE BY GRADE LEVEL SHALL COMPLY WITH THE STANDARDS OF THE FAIR HOUSING DESIGN MANUAL.
- (VH) UNITS FOR HEARING AND VISUAL IMPAIRMENTS AT NOTED LOCATIONS COMPLYING WITH UFAS STANDARDS. 2–TOTAL UNIT (2% MINIMUM).
- – – – – LOCATION OF ACCESSIBLE ROUTE (MINIMUM) CONNECTING ALL GRADE LEVEL UNITS TO ALL SITE AMENITIES WITH ACCESSIBLE ROUTE MEETING UFAS, AND FAIR HOUSING DESIGN MANUAL STANDARDS.

Covington Woods II

A 50–Unit Family Community in Lansing, Kansas

Bryan Hulet – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)–742–2485

Covington Woods Apartments II, LP
1329 E. Lark Street
Springfield, MO. 65804
417–883–1632

NOT FOR

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINALIZED AND SEALED DOCUMENT.

CONSTRUCTION

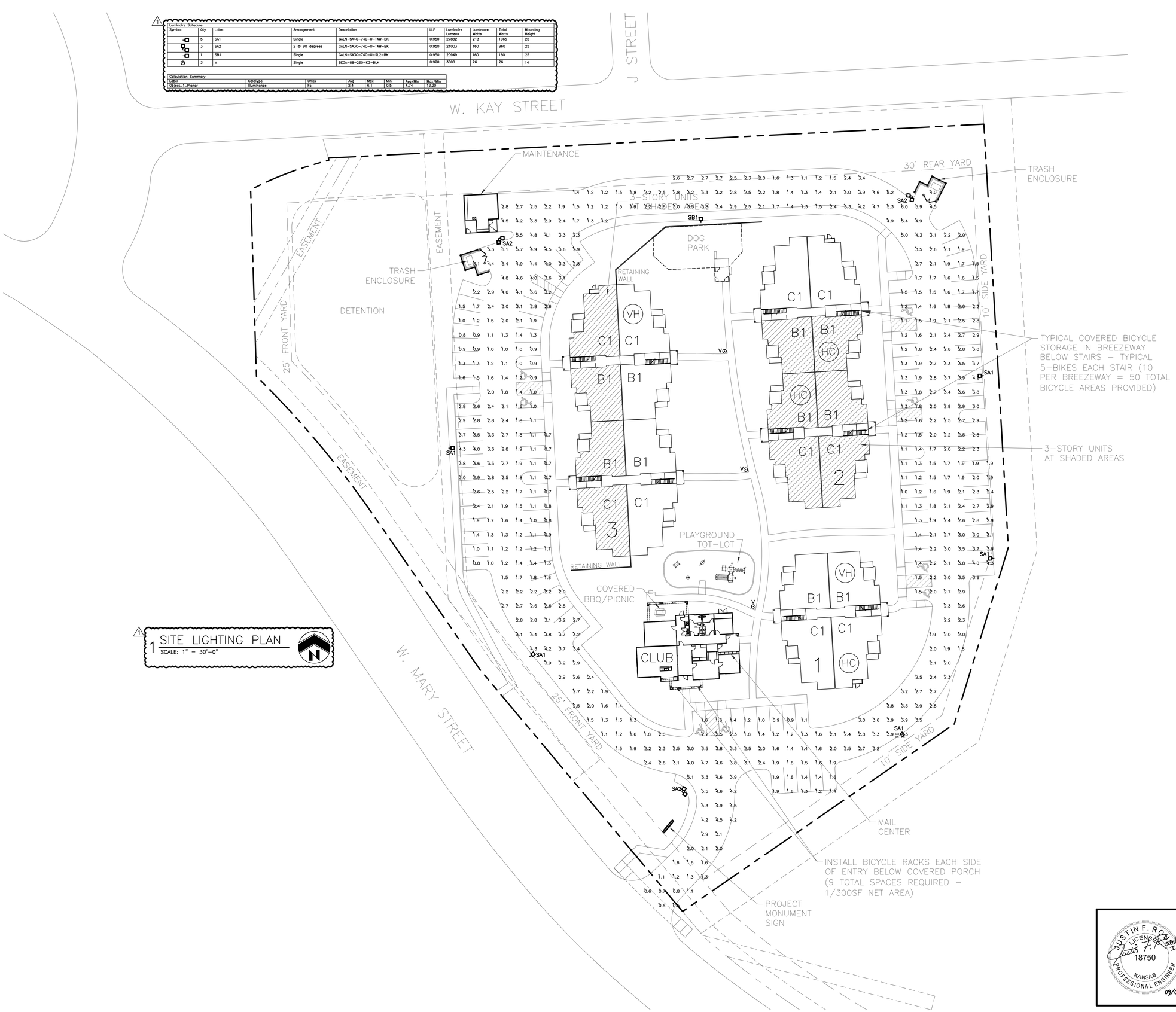
JOB NUMBER:	223015
DRAWN BY:	BH, TA
DATE:	8/30/2023
1–REV. 09–05–23	

SHEET NUMBER S1 OF 1

1

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	5	SA1	Single	GALN-SA4C-740-U-T4W-BK	0.950	27832	213	1065	25
	3	SA2	2 @ 90 degrees	GALN-SA3C-740-U-T4W-BK	0.950	21003	160	960	25
	1	SB1	Single	GALN-SA3C-740-U-SL2-BK	0.950	20949	160	160	25
	3	V	Single	BEGA-88-260-K3-BLK	0.920	3000	26	26	14

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	2.4	6.1	0.5	4.74	12.20



1 SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

Covington Woods II

A 50-Unit Family Community in Lansing, Kansas

Bryan Hulst - ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
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417-883-1632

JUSTIN F. ROLL LICENSED 18750 KANSAS PROFESSIONAL ENGINEER
09/05/23

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EDA + FKI Engineers PC
10810 E. 45th Street - Suite 201
Tulsa, OK. 74146
p: 918.258.6890 f: 918.515.4338

JOB NUMBER: 223015
DRAWN BY: RG/JR/RL/DM/DB/SN
DATE: 08/21/23

1	REV 09/05/23

SHEET NUMBER SL1 OF 2

Pole top luminaires with widespread distribution

Housing/fitter: Lower slip fitter is made from a single die-cast aluminum part which includes four support arms and the lower diffuser frame. The fixture slip fits a 3" O.D. pole top or tenon and is secured by four stainless steel set screws. The top portion of the lamp housing is made from heavy gauge spun aluminum. Relamping is achieved by removing a single threaded fastener at the top of the fixture. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: 16.0W LED luminaire, 19 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

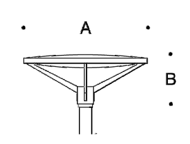
Weight: 25.5 lbs.

EPA (Effective projection area): 1.0 sq. ft.

Luminaire Lumens: 1890

Type: V
BEGA Product: 88-260-K3-BLK
Project:
Voltage:
Color:
Options:
Modified:

1



	Lamp	LEED	A	B
88 260	26W LED	LZ-2	27½	12⅝

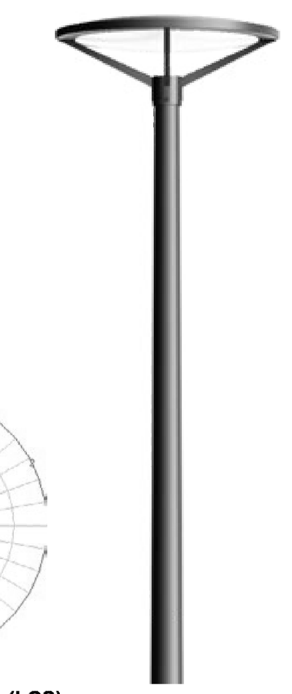
Recommended for use with 14' to 16' poles.

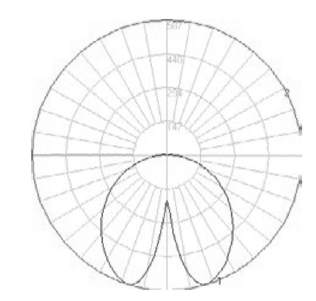
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

BEGA

Photometric Filename: 88260K4.ies

TEST: BE_88260K4
TEST LAB: BEGA
DATE: 6/26/2015
LUMINAIRE: 88 260
LAMP: 16W LED





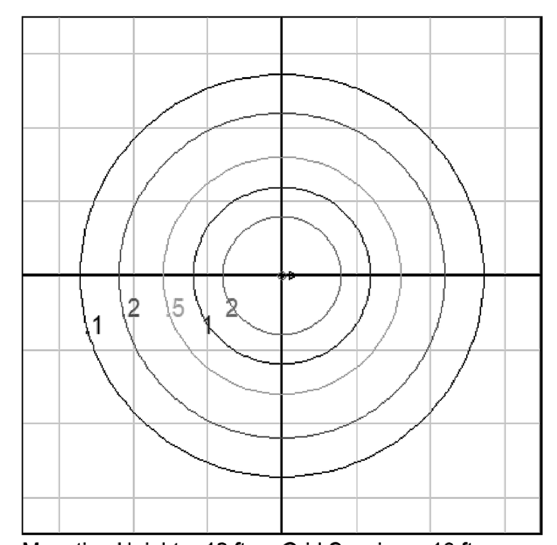
Characteristics

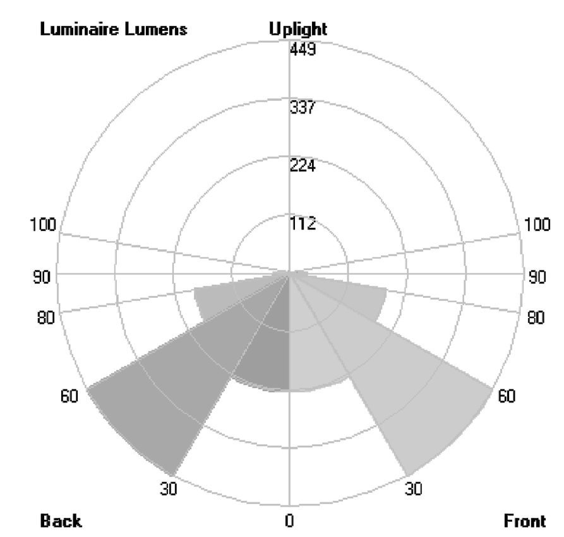
IES Classification	Type V
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1809
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	95
Total Luminaire Watts	19
Ballast Factor	1.00
Upward Waste Light Ratio	0.01
Max. Cd.	587.2 (0H, 17.5V)
Max. Cd. (<90 Vert.)	587.2 (0H, 17.5V)
Max. Cd. (At 90 Deg. Vert.)	29.9 (1.7%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	95.2 (5.3%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	228.3	N.A.	12.6
FM (30-60)	448.8	N.A.	24.8
FH (60-80)	186.7	N.A.	10.3
FVH (80-90)	32.5	N.A.	1.8
BL (0-30)	228.3	N.A.	12.6
BM (30-60)	448.8	N.A.	24.8
BH (60-80)	186.7	N.A.	10.3
BVH (80-90)	32.5	N.A.	1.8
UL (90-100)	13.8	N.A.	0.8
UH (100-180)	2.4	N.A.	0.1
Total	1808.8	N.A.	100.0

BUG Rating B1-U2-G1





In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2019 5/2/2019

1

Project		Catalog #	GALN-SA4C-740-U-T4W-BK, GALN-SA4C-740-U-T4W-BK, GALN-SA4C-740-U-SL2-BK	Type	SA1, SA2, SB1,
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

Product Certifications

Resources

LumenSafe Technology Light ARchitect™

Quick Facts

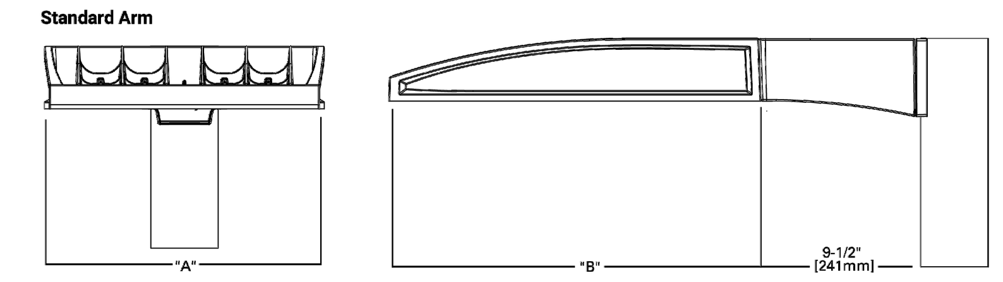
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions

McGraw-Edison GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine Configuration	Light Engine Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares **SA7**=7 Squares **SA8**=8 Squares **SA9**=9 Squares	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4,17]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [15,17]	**U**=120-277V **H**=347V-480V [7] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QM**=Standard Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=Slipfitter, Adjustable [8] **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

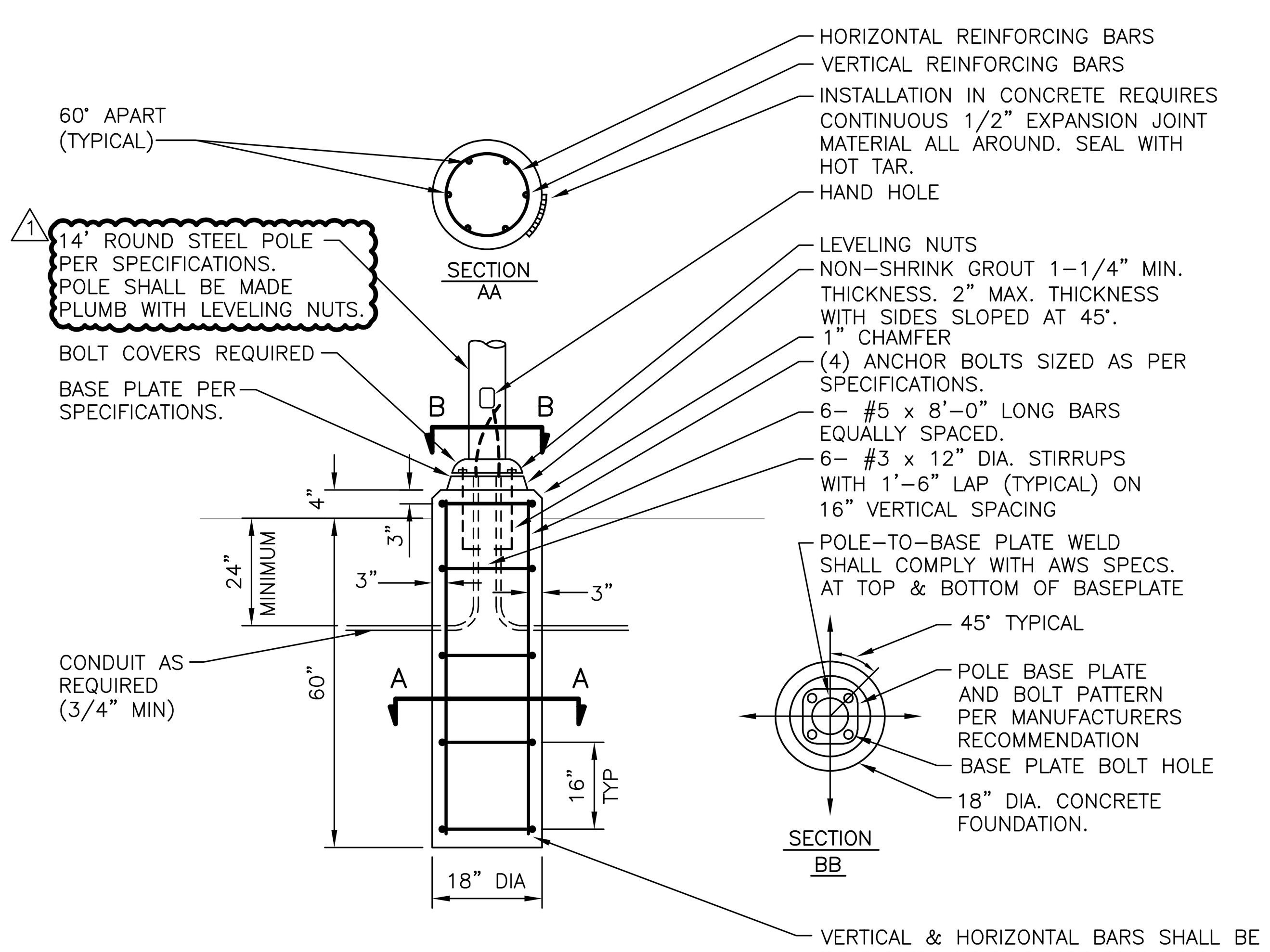
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM=External 0-10V Dimming Leads [20] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=20kV UL 1449 fused surge protective device [10] **2L**=Two Circuits [10] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [18] **GRSBK**=Glare Reducing Shield, Black [23] **GRSWH**=Glare Reducing Shield, White [23] **LCF**=Light Square Trim Painted to Match Housing [26] **MTH**=Tool-less Door Hardware [5] **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol [6] **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **SPB2**=Dimming Motion Sensor, 9'-20' mounting [24] **SPB4**=Dimming Motion Sensor, 21'-40' mounting [24] **SPB2/X**=Dimming Motion Sensor, limited square count, 9'-20' mounting [24] **SPB4/X**=Dimming Motion Sensor, limited square count, 21'-40' mounting [24] **ZW**=WaveLinx Module and 4-PIN Receptacle [19] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [19] **ZW-SWPD4XX**=WaveLinx Sensor Only, 7-15ft [19,12,13] **ZW-SWPD5XX**=WaveLinx Sensor Only, 15-40ft [19,12,13] **ZW-WOBXX**=WaveLinx Sensor with Bluetooth, 7-15ft [19,12,13] **ZW-WOFXX**=WaveLinx Sensor with Bluetooth, 15-40ft [19,12,13] **ZD-SWPD4XX**=WaveLinx Sensor Only, 7-15ft [19,12,13] **ZD-SWPD5XX**=WaveLinx Sensor Only, 15-40ft [19,12,13] **ZD-WOBXX**=WaveLinx Sensor with Bluetooth, 7-15ft [19,12,13] **ZD-WOFXX**=WaveLinx Sensor with Bluetooth, 15-40ft [19,12,13] **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [19] **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [19]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **LS/HSS**=Field Installed House Side Shield [9,18] **LS/GRSBK**=Glare Reducing Shield, Black [9,23] **LS/GRSWH**=Glare Reducing Shield, White [9,23] **LS/PFS**=Perimeter Shield, Black [16] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [11,19] **WOA-XX**=WaveLinx Wireless Sensor, 7'–15' Mounting Height [12,13,14,19] **WOE-XX**=WaveLinx Wireless Sensor, 15'–40' Mounting Height [12,13,14,19]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not available with color temperatures 722, 727 or 830.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Adjustable Slipfitter arm limited to vertical 3" tenon
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.)
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires ZW or ZD receptacle.
15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
21. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Not available with HSS, GRSWH or GRSBK.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

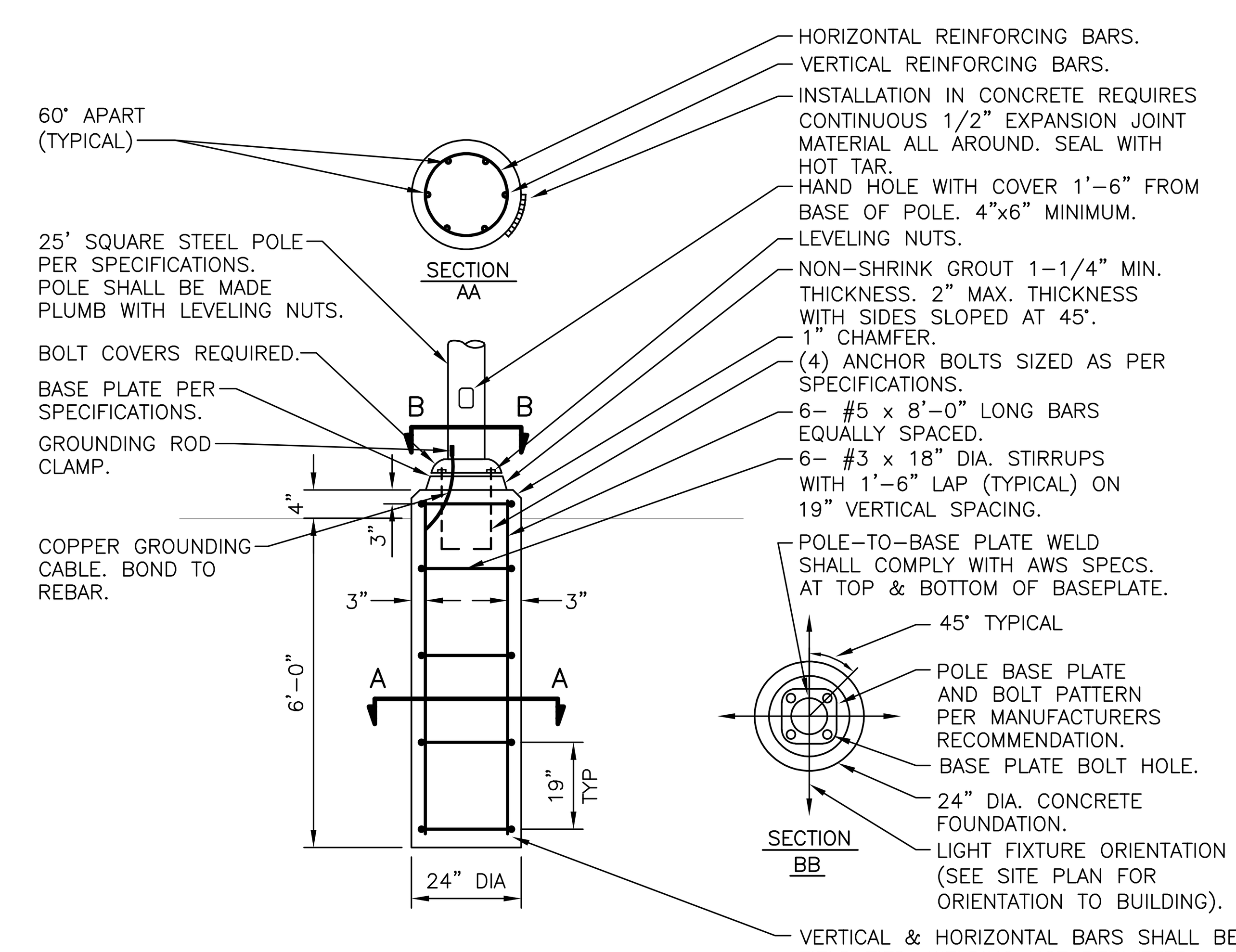
Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

COOPER Lighting Solutions



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REBARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 18" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.

2 POLE BASE DETAIL
NOT TO SCALE TYPICAL FOR TYPE "V"



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REBARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.

1 POLE BASE DETAIL
NOT TO SCALE TYPICAL FOR TYPE "SA1/SA2/SB1"

Covington Woods II

A 50–Unit Family Community in Lansing, Kansas

Bryan Hulst – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)–742–2485

Covington Woods Apartments II, LP

1329 E. Lark Street
Springfield, MO. 65804
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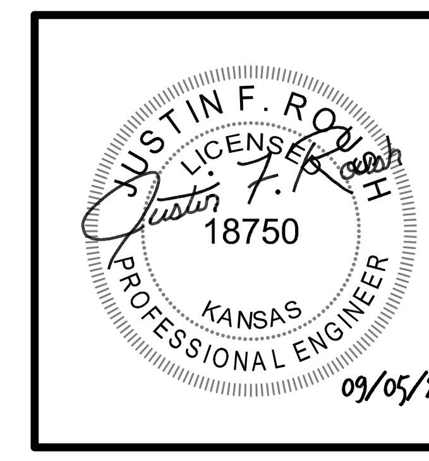

EDA+FKI ENGINEERS

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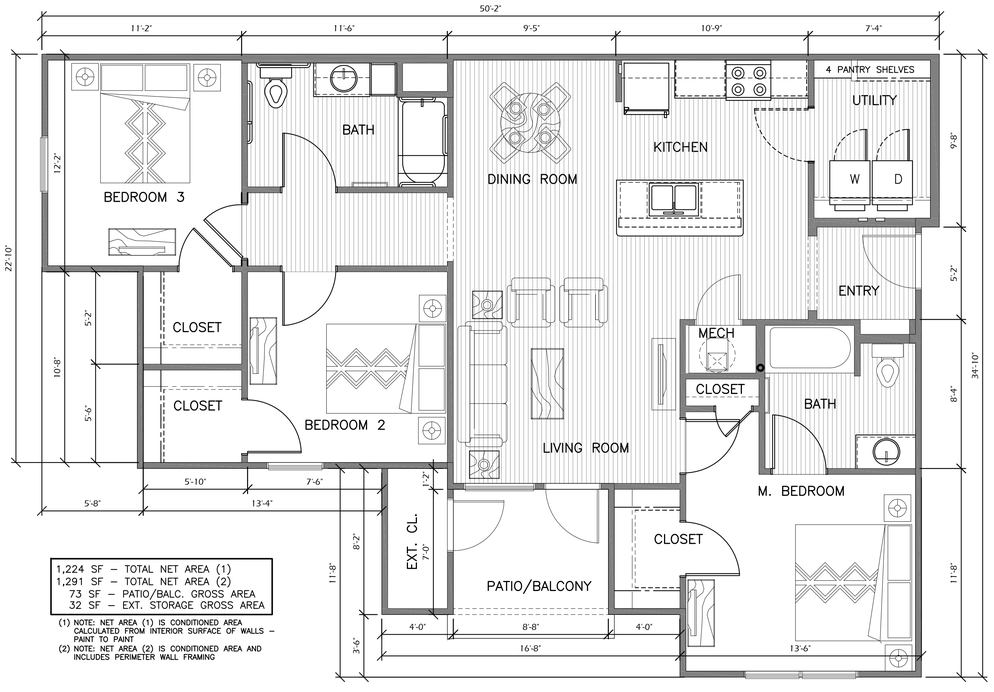
Tulsa, OK. 74146
p: 918.258.6890 f: 918.515.4338

JOB NUMBER:	223015
DRAWN BY:	RG/JR/RL/DM/DB/SN
DATE:	08/21/23
1 REV 09/05/23	

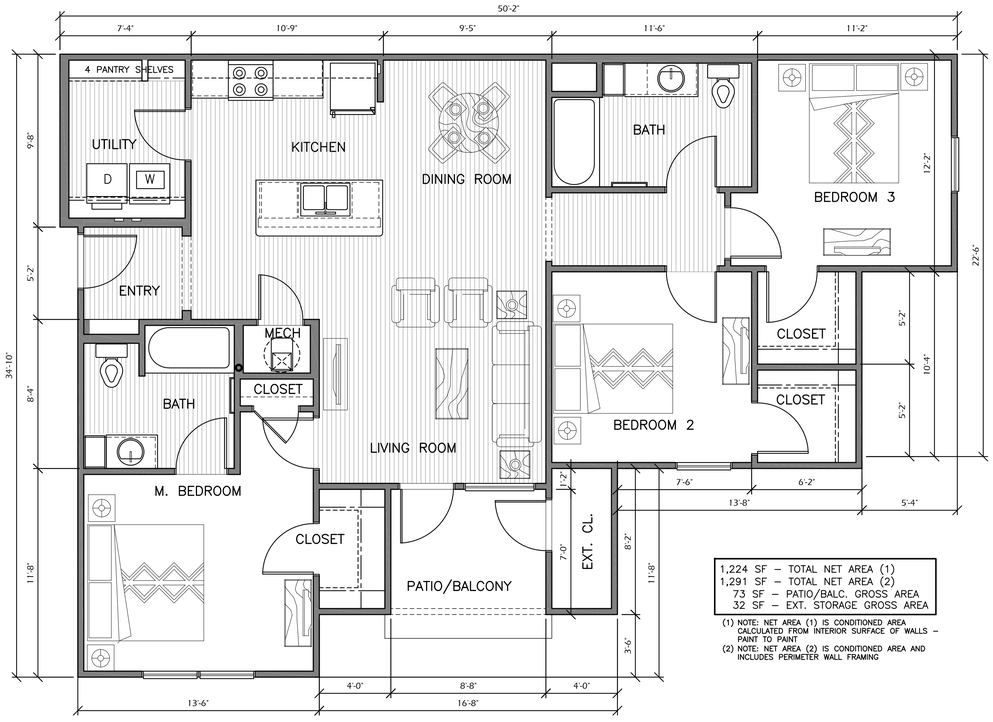
SHEET NUMBER SL2 OF 2



1,224 SF – TOTAL NET AREA (1)
1,291 SF – TOTAL NET AREA (2)
73 SF – PATIO/BALC. GROSS AREA
32 SF – EXT. STORAGE GROSS AREA

(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
(2) NOTE: NET AREA (2) IS CONDITIONED AREA AND INCLUDES PERIMETER WALL FRAMING

1 C1A UNIT PLAN
SCALE: 1/4" = 1'–0"



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1 C1 UNIT PLAN
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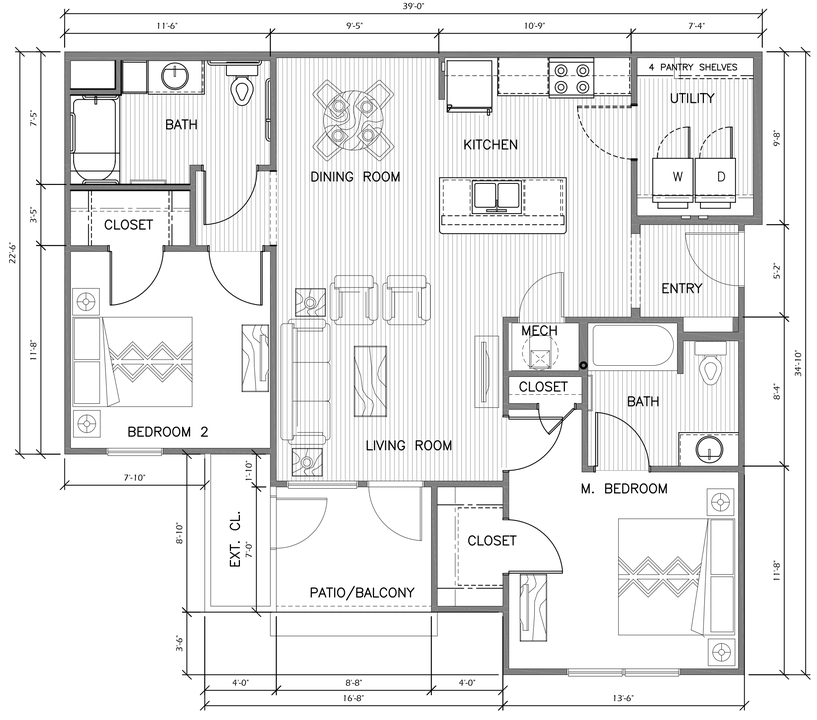
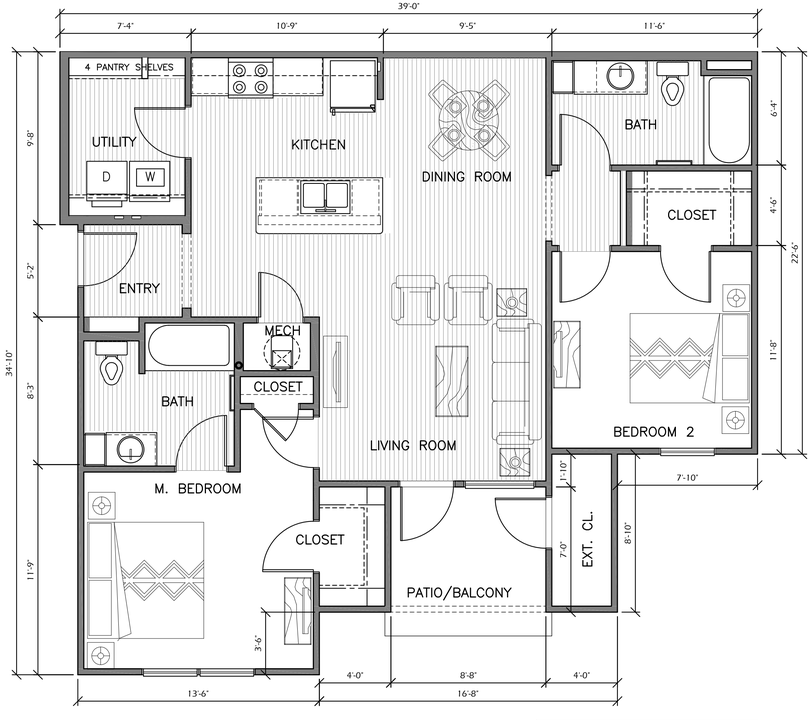


1,028 SF – TOTAL NET AREA (1)
1,083 SF – TOTAL NET AREA (2)
73 SF – PATIO/BALC. GROSS AREA
35 SF – EXT. STORAGE GROSS AREA

(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
(2) NOTE: NET AREA (2) IS CONDITIONED AREA AND INCLUDES PERIMETER WALL FRAMING

1 B1A UNIT PLAN
SCALE: 1/4" = 1'–0"



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1 B1 UNIT PLAN
SCALE: 1/4" = 1'–0"

Covington Woods II

A 50–Unit Family Community in Lansing, Kansas

Bryan Hulet – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)–742–2485

Covington Woods Apartments II, LP
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417–883–1632

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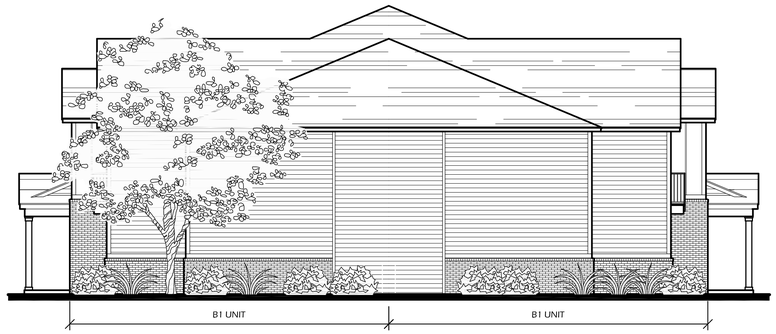
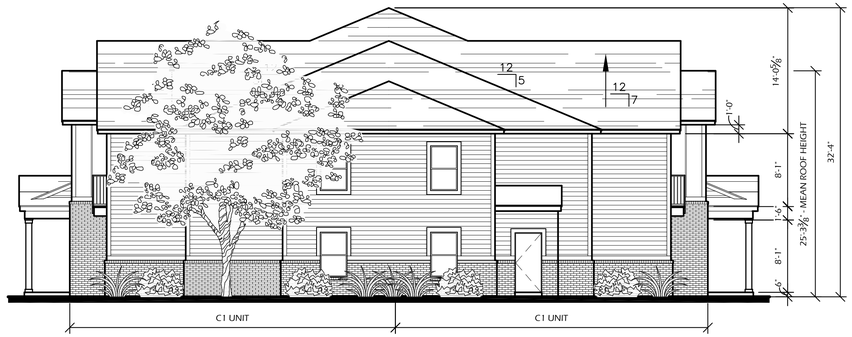
UNIT PLANS

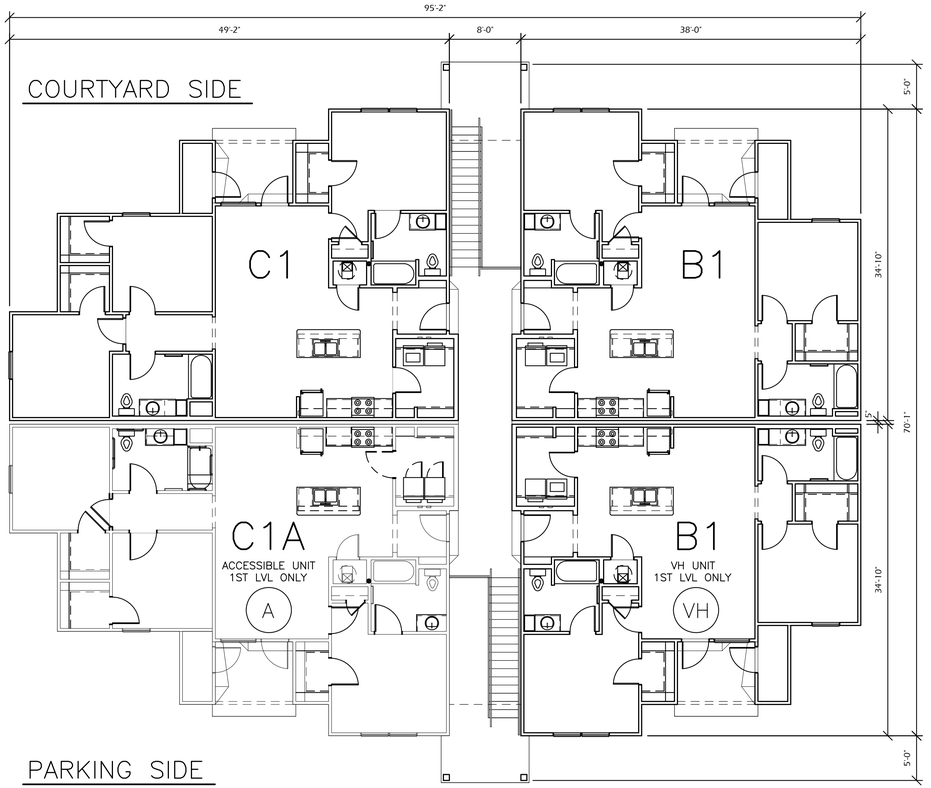
SHEET NUMBER A1 OF 1



5 BUILDING 1 NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 1 PLAN
1/8" = 1'-0"

3 BUILDING 1 BACK ELEVATION
1/8" = 1'-0" COURTYARD SIDE

2 BUILDING 1 FRONT ELEVATION
1/8" = 1'-0" PARKING SIDE

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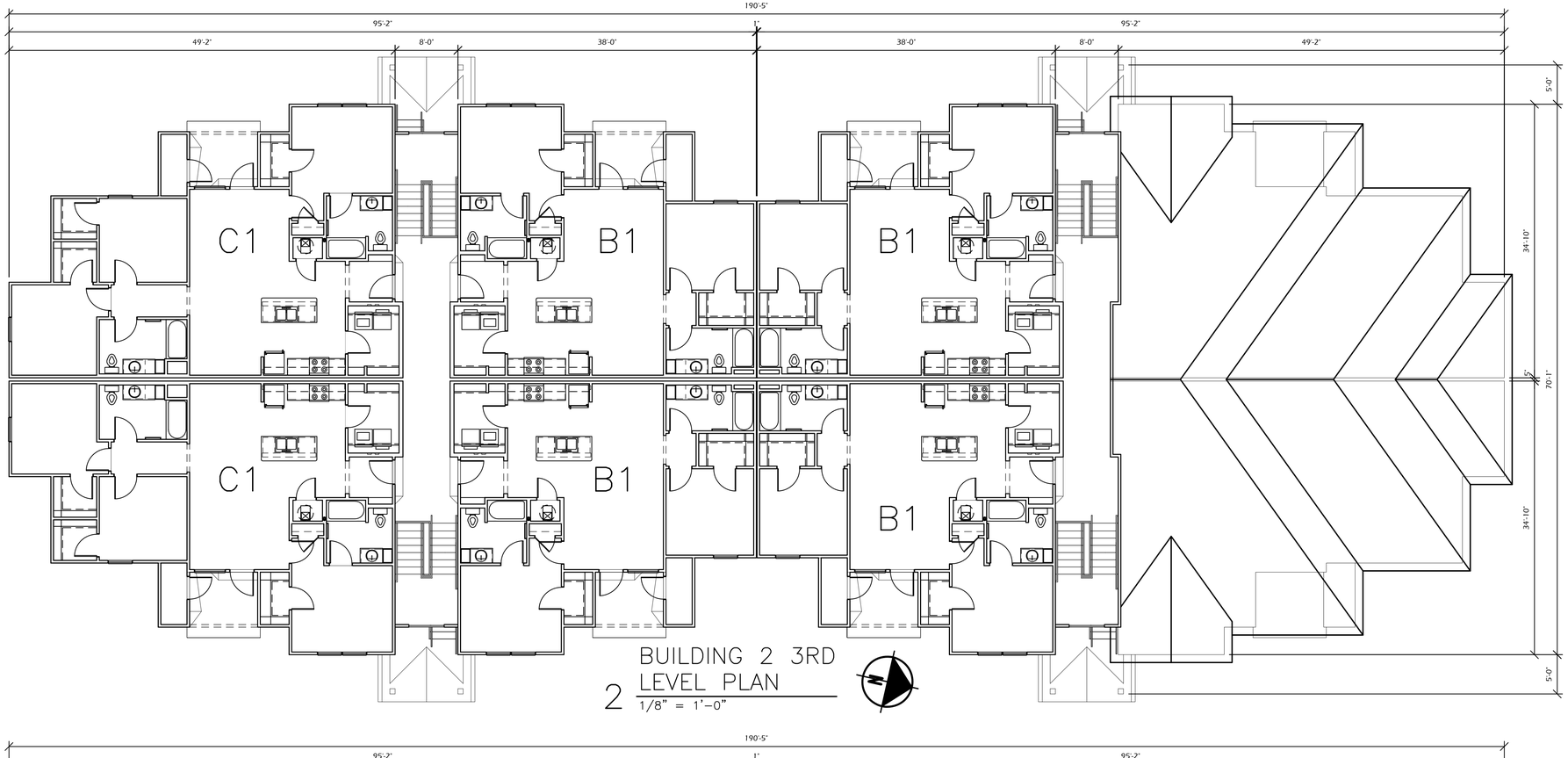
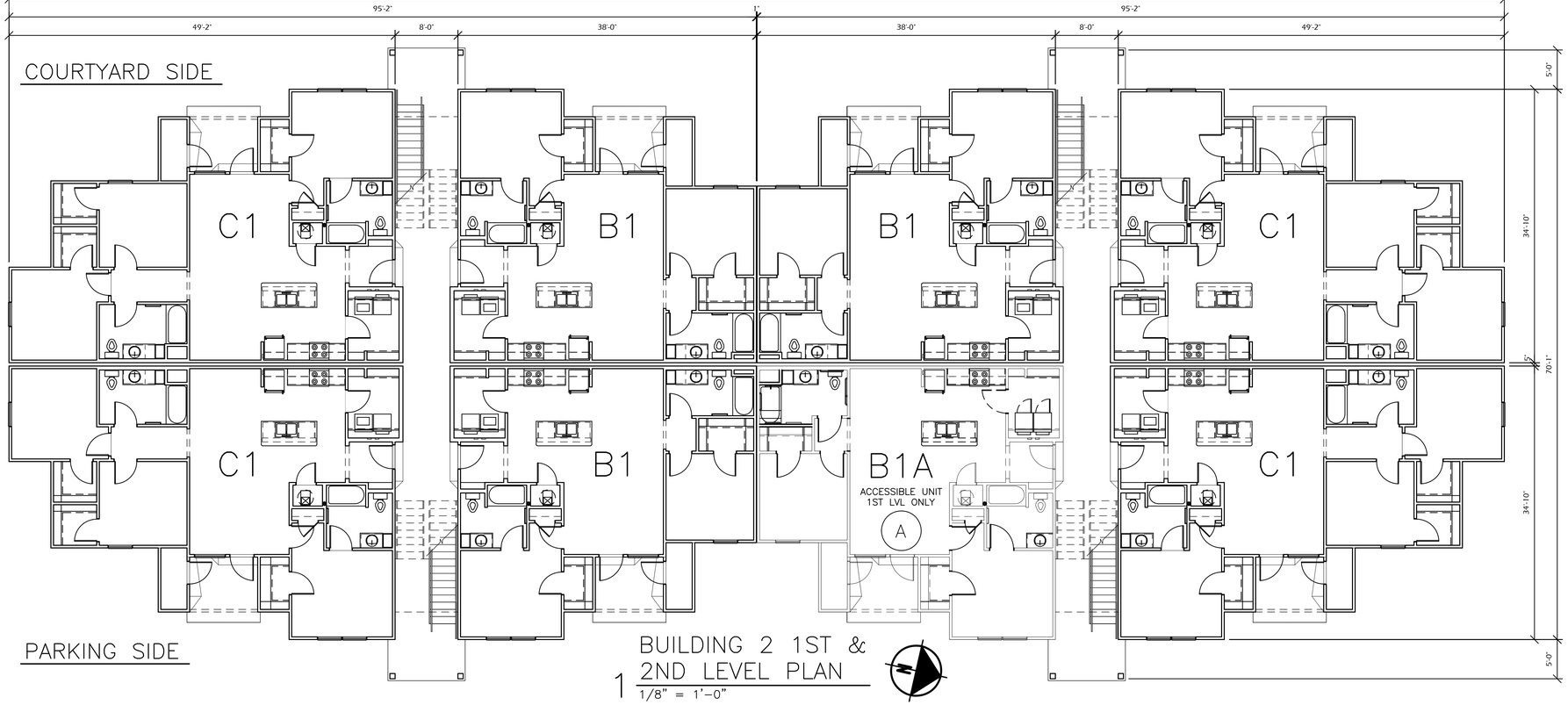
BUILDING 1 PLAN & ELEVATIONS

SHEET NUMBER AB1 OF 5



2 BUILDING 2 3RD LEVEL PLAN
1/8" = 1'-0"



1 BUILDING 2 1ST & 2ND LEVEL PLAN
1/8" = 1'-0"

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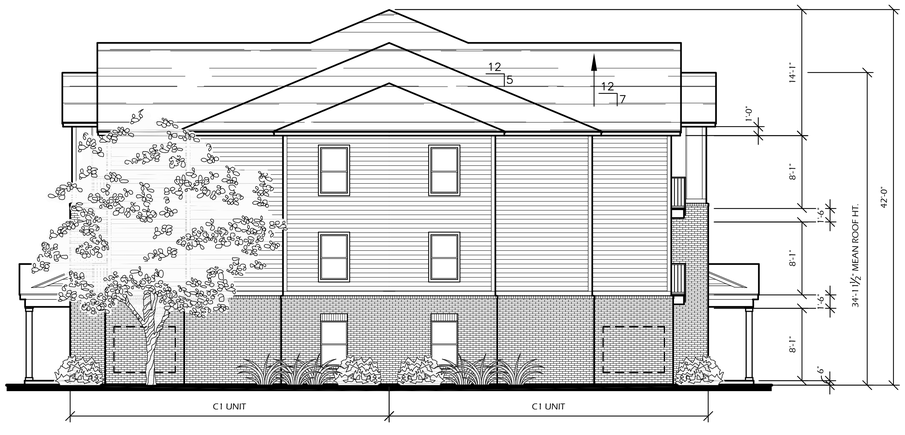
BUILDING 2 PLANS

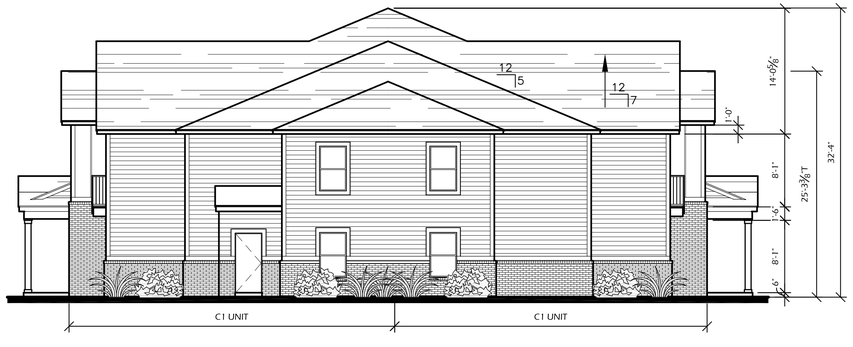
SHEET NUMBER AB2 OF 5

1 BUILDING 2 FRONT ELEVATION
1/8" = 1'-0" PARKING SIDE

2 BUILDING 2 BACK ELEVATION
1/8" = 1'-0" COURTYARD SIDE



3 BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING 2 NORTH ELEVATION
1/8" = 1'-0"

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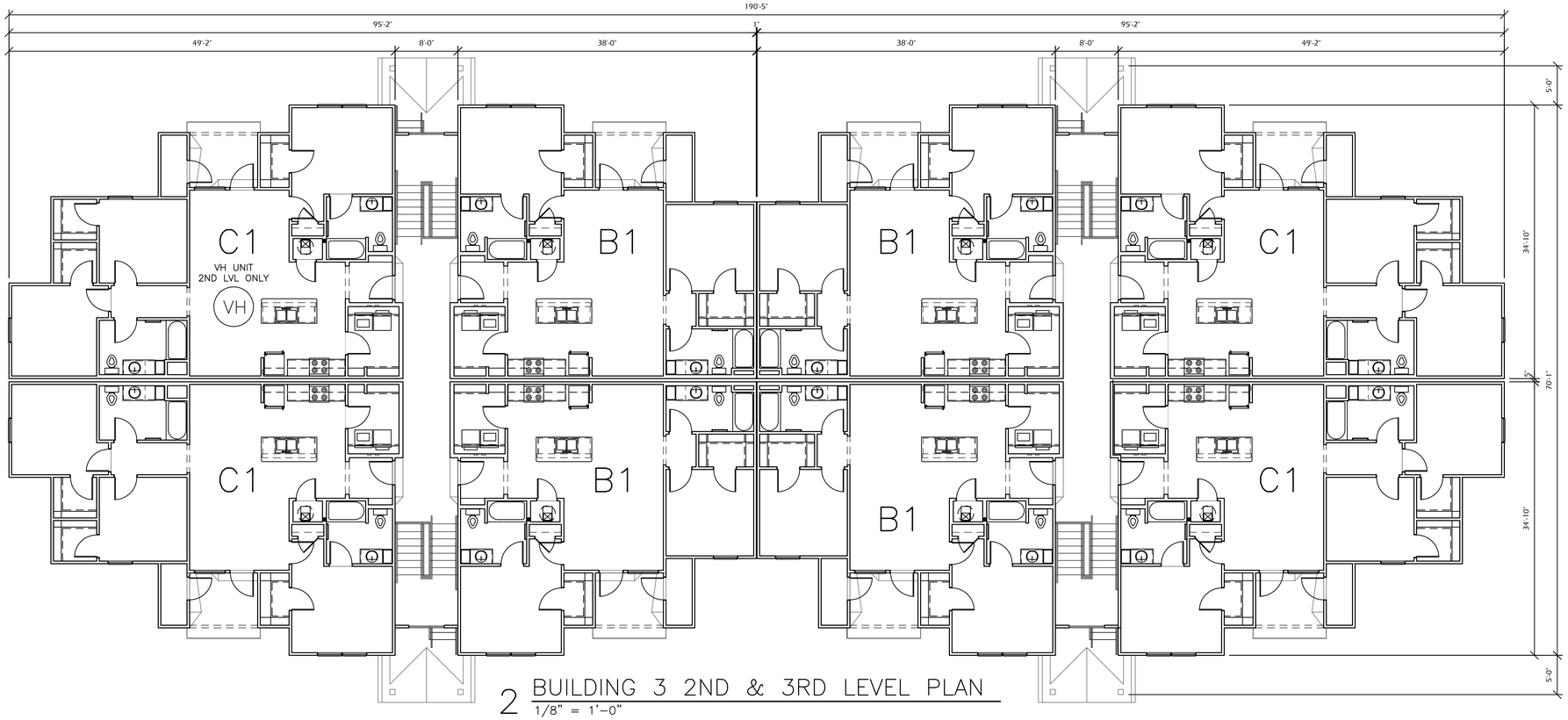
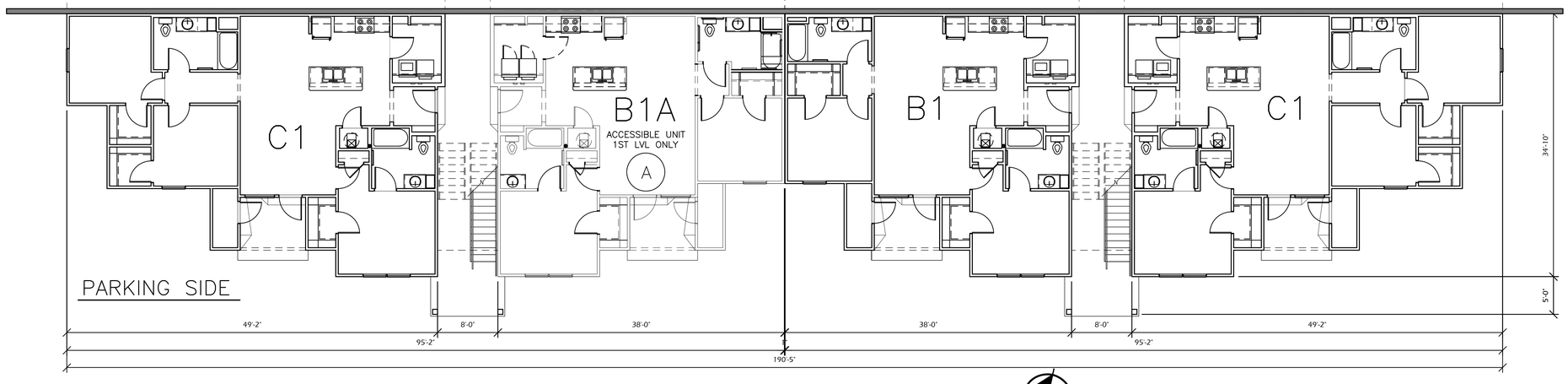
BUILDING 2 ELEVATIONS

SHEET NUMBER AB3 OF 5



2 BUILDING 3 2ND & 3RD LEVEL PLAN
1/8" = 1'-0"

COURTYARD SIDE



1 BUILDING 3 1ST LEVEL PLAN
1/8" = 1'-0"

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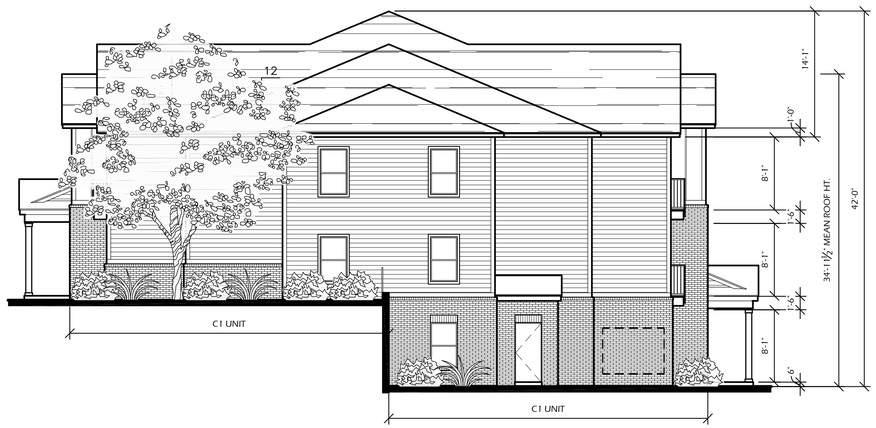
BUILDING 3 PLANS

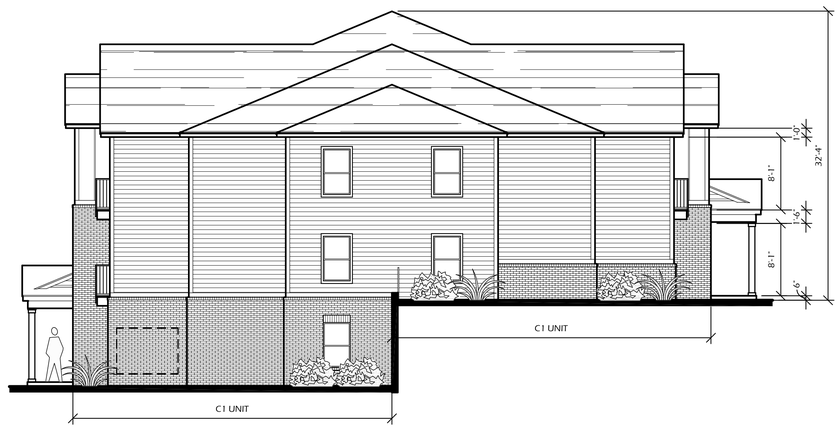
SHEET NUMBER AB4 OF 5

1 BUILDING 3 FRONT ELEVATION
1/8" = 1'–0" PARKING SIDE

2 BUILDING 3 BACK ELEVATION
1/8" = 1'–0" COURTYARD SIDE



3 BUILDING 3 NORTH ELEVATION
1/8" = 1'–0"



4 BUILDING 3 SOUTH ELEVATION
1/8" = 1'–0"

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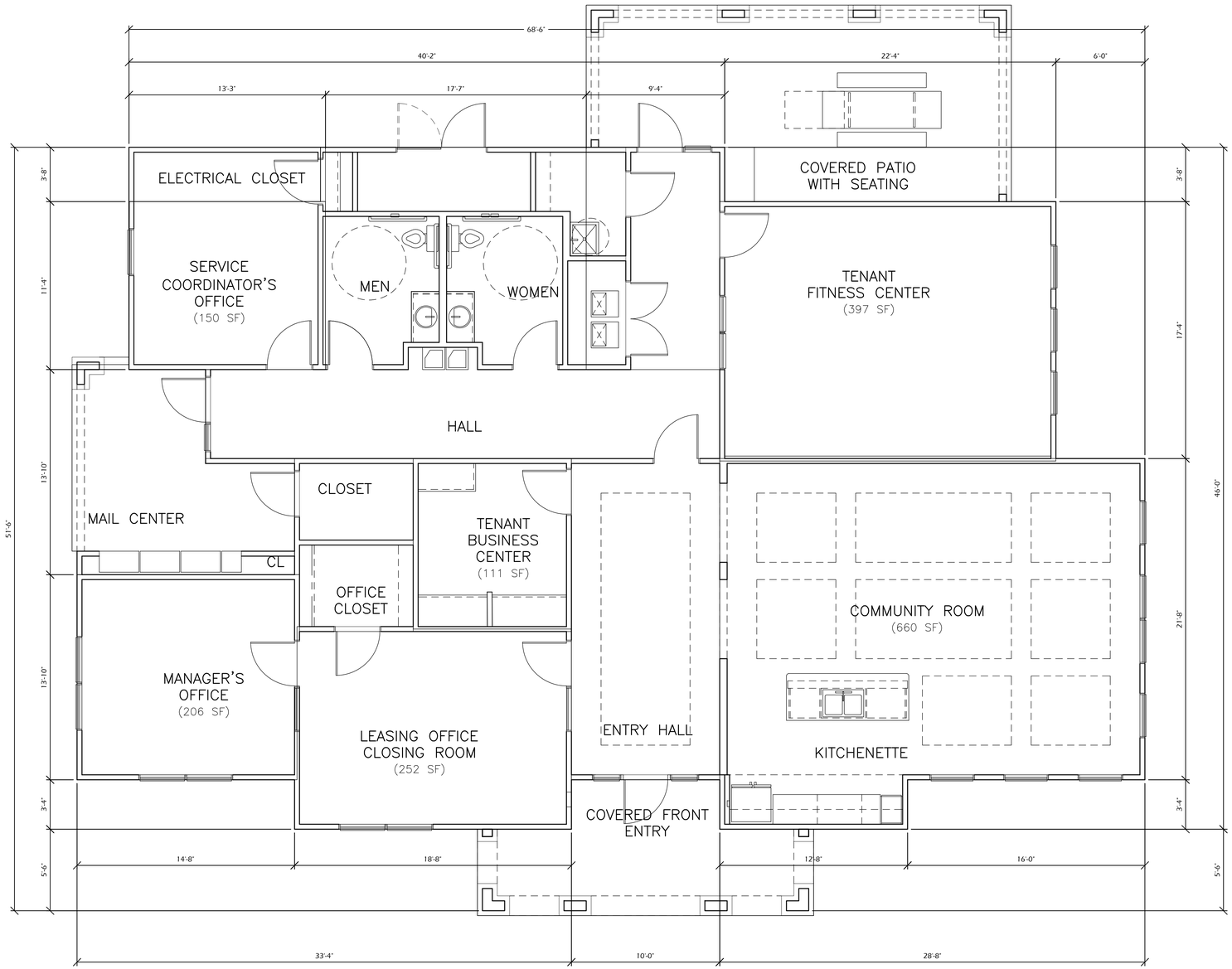
BUILDING 3 ELEVATIONS

SHEET NUMBER AB5 OF 5



1 CLUBHOUSE PLAN
1/4" = 1'-0"

Clubhouse

**Tenant Use - Community Room/Kitchenette	660 S.F.
**Tenant Use - Fitness Center	397 S.F.
**Tenant Use - Business Center	123 S.F.
**Tenant/Management Leasing Office	206 S.F.
**Tenant/Closing Leasing Office	252 S.F.
**Tenant/Service Coordinator Office	150 S.F.
**Tenant/Employee Hall & Bathrooms	789 S.F.
Total Net Area (Conditioned)	**2,577 S.F.**
**Employee Janitor's, Mech, Storage Closets and etc. (Not included in net area calculation-included in gross area below)	126 S.F.
*** Tenant Front Entry Patio	166 S.F.
*** Tenant Back Covered Patio/Sitting Area	346 S.F.
*** Tenant Mail Center	170 S.F.
*** Employee MEP Closet	47 S.F.
Total Exterior Area (Non-Conditioned)	**729 S.F.**
***Total Gross Area**	**3,432 S.F.**

* Net (1) SF/Unit is calculated as conditioned area - does not include wall framing (paint-to-paint)
** Net (2) SF/Unit is calculated as conditioned area and includes wall framing
*** Gross Unit SF/Unit is calculated as all area under roof, conditioned and non-conditioned

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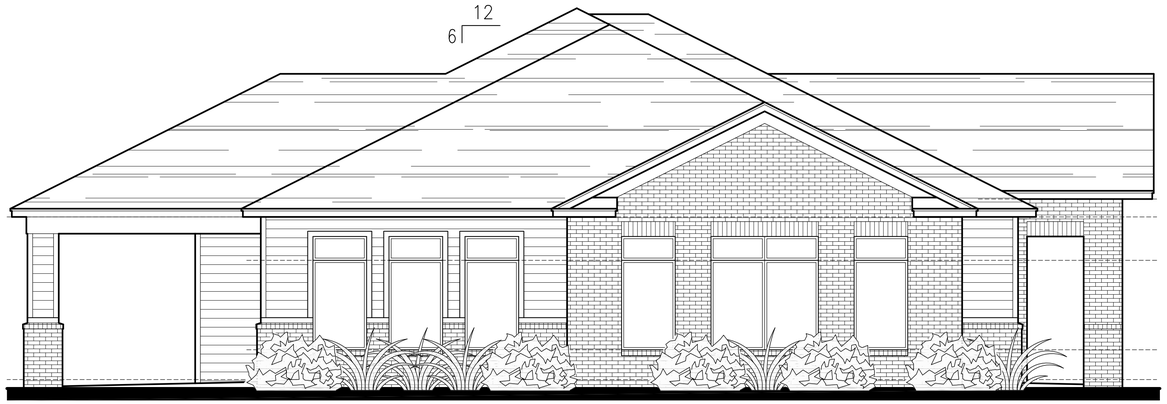
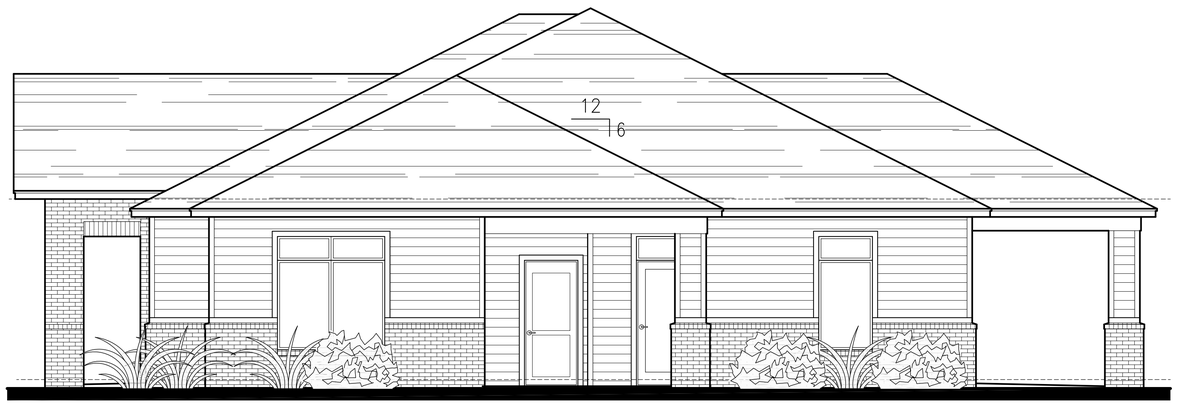
CLUBHOUSE PLAN

SHEET NUMBER CA1 OF 2



4 CLUBHOUSE WEST ELEVATION
1/4" = 1'-0"



3 CLUBHOUSE EAST ELEVATION
1/4" = 1'-0"

2 CLUBHOUSE REAR (NORTH) ELEVATION
1/4" = 1'-0"

1 CLUBHOUSE FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

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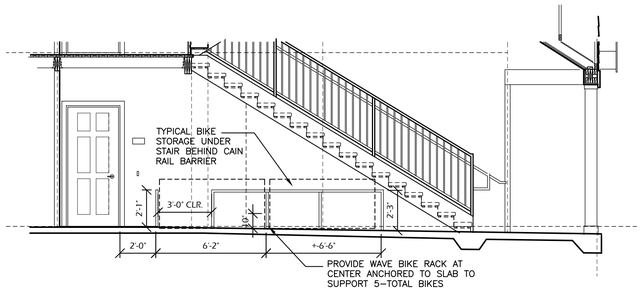
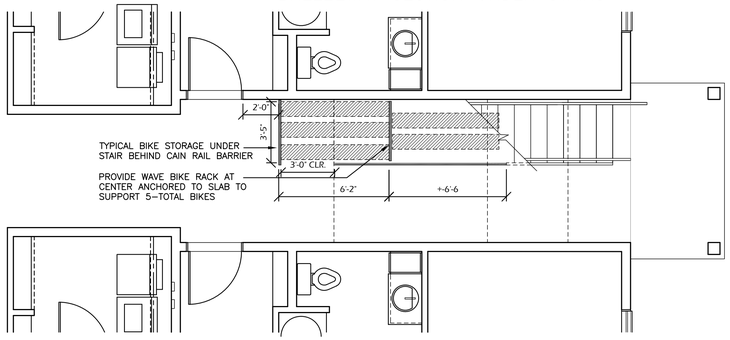
CLUBHOUSE ELEVATIONS

SHEET NUMBER CA2 OF 2

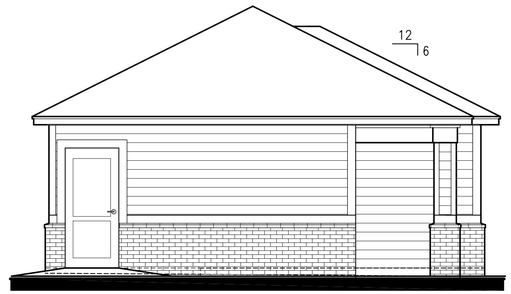


BREEZEWAY SECTION UNDER STAIRS

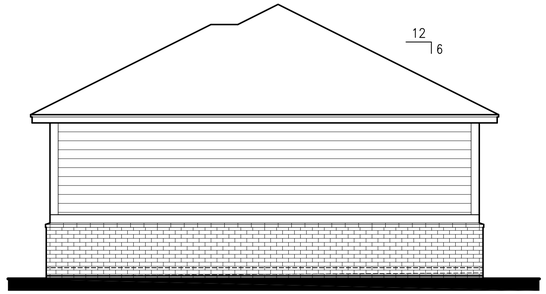


BREEZEWAY PLAN UNDER STAIRS

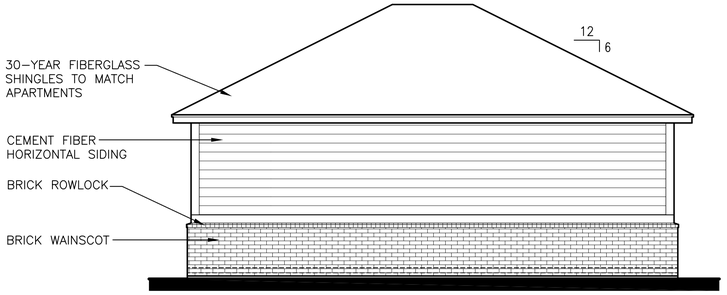
10 BREEZEWAY BICYCLE PARKING DETAIL
1/4" = 1'-0"



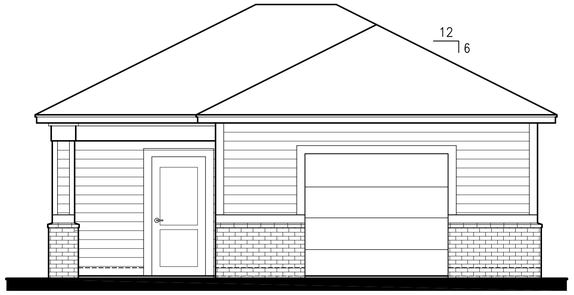
8 MAINTENANCE SIDE ELEVATION
1/4" = 1'-0"



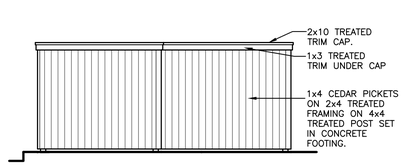
7 MAINTENANCE SIDE ELEVATION
1/4" = 1'-0"



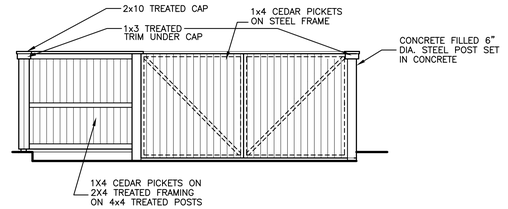
6 MAINTENANCE GARAGE BACK ELEVATION
1/4" = 1'-0"



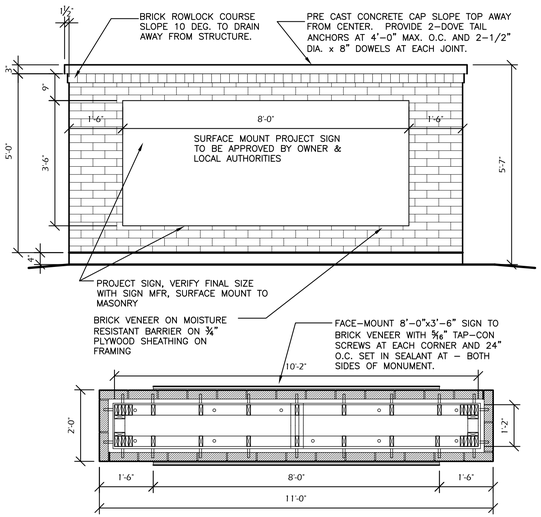
5 MAINTENANCE GARAGE FRONT ELEVATION
1/4" = 1'-0"



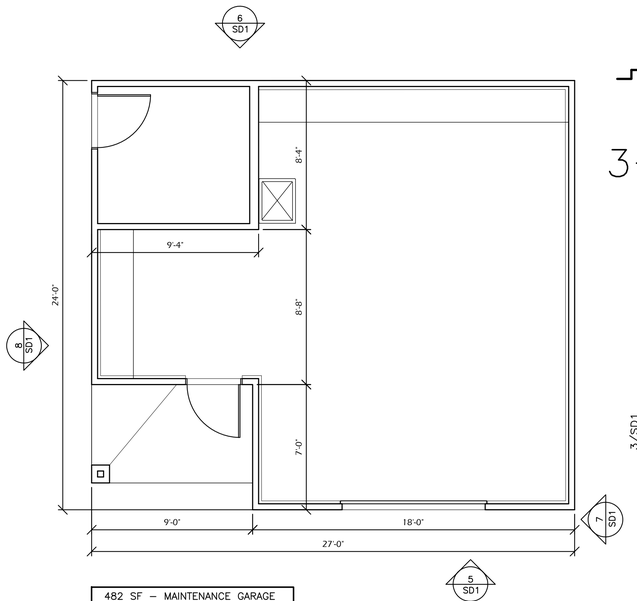
3 TRASH SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



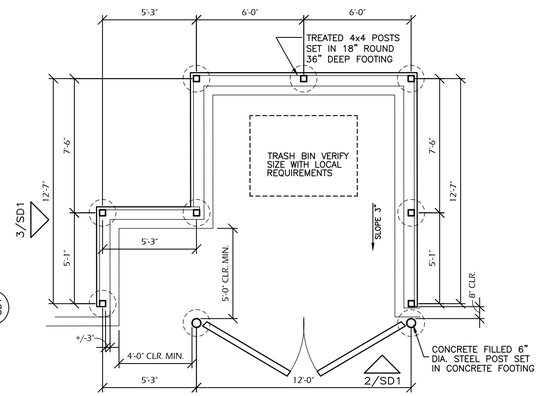
9 MONUMENT SIGN PAN & ELEVATION
1/2" = 1'-0"



482 SF - MAINTENANCE GARAGE
65 SF - CLOSET
547 SF - NET AREA

36 SF - COVERED ENTRY
583 SF - TOTAL GROSS AREA

4 MAINTENANCE GARAGE PLAN
1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

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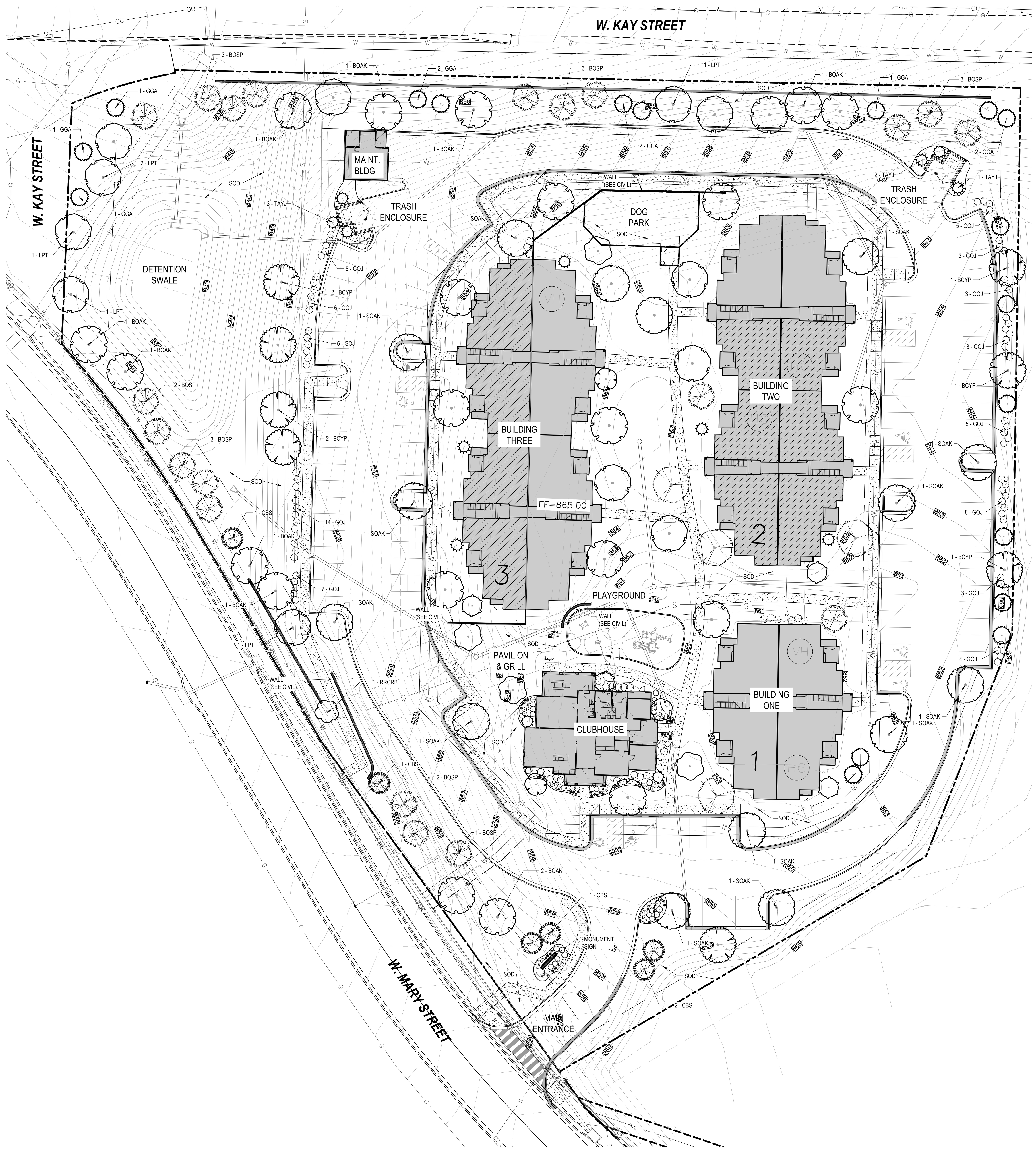
DATE:	8/30/2023
1-REV. 09-05-23	

MAINT GAR. & TRASH PLANS & ELEVATIONS

SHEET NUMBER SD1 OF 1



CITY OF LANSING, KS LANDSCAPE REQUIREMENTS

STREET FRONTAGE TREE REQUIREMENT

(TWO) 2 TREES PER 40 LINEAR FEET OF STREET FRONTAGE (W/ 30' BUILDING SETBACKS)

	TREES REQUIRED	TREES PROVIDED
W. MARY ST. = 451LF	23	23
W. KAY ST. = 651 LF	33	33

PERIMETER LANDSCAPE STRIP

ALL PERIMETERS OF PLATTED AREAS SHALL REQUIRE A PERIMETER LANDSCAPE STRIP BEING A MINIMUM OF (5) FIVE FEET WIDE.

REQUIRED	PROVIDED
✓	✓

RECEPTACLE SCREENING

SCREENING OF OUTDOOR TRASH RECEPTACLES SHALL OCCUR FOR ALL NEW DEVELOPMENTS.

REQUIRED	PROVIDED
✓	✓

PERIMETER PARKING LOT LANDSCAPING

(ONE) 1 SHADE TREE AND (FIVE) 5 SHRUBS ARE REQUIRED FOR EVERY 35 LINEAR FEET OF ROAD FRONTAGE.

	TREES REQUIRED	TREES PROVIDED
PERIMETER PARKING = 456 LF	13	13
	SHRUBS REQUIRED	SHRUBS PROVIDED
PERIMETER PARKING = 456 LF	65	71

NOTE:

DETAILED LANDSCAPE PLAN TO IMPLEMENT PLANTS RECOMMENDED BY THE CITY OF LANSING ZONING CODE. APPROVED TREE LIST FROM "GREAT TREES FOR KANSAS CITY REGION (PROVIDED BY ROBERT WHITMAN, ASLA, AICP, LEED AP DEC. 2013)

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
	STMAP	4	SHANTUNG MAPLE	ACER TRUNCATUM	B&B	2" CAL	8'-10' HT.
	ERB	4	EASTERN REDBUD	CERCIS CANADENSIS	B&B	2" CAL	8'-10' HT.
	DOGW	3	KOUSA DOGWOOD	CORNUS KOUSA	B&B	2" CAL	7'-8' HT.
	SMH	3	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	B&B	3" CAL	10'-12' HT.
	TAYJ	13	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA `TAYLOR`	B&B		7'-8' HT.
	RRCRB	1	ROYAL RAINDROPS® CRABAPPLE	MALUS X `JFS-KW5`	B&B	2" CAL	7'-8' HT.
	CBS	6	COLORADO BLUE SPRUCE	PICEA PUNGENS 'KOSTER'	B&B		7'-8' HT.
	BOSP	22	BOSNIAN PINE	PINUS HELDREICHII	B&B		7'-8' HT.
	LPT	12	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	B&B	3" CAL	10'-12' HT.
	BOAK	22	BURR OAK	QUERCUS MACROCARPA	B&B	3" CAL	10'-12' HT.
	SOAK	15	SHUMARD OAK	QUERCUS SHUMARDII	B&B	3" CAL	10'-12' HT.
	BCYP	8	BALD CYPRESS	TAXODIUM DISTICHUM	B&B	3" CAL	10'-12' HT.; 4'-5' SPD.
	GGA	18	GREEN GIANT ARBORVITAE	THUJA X 'GREEN GIANT'	B&B		7'-8' HT.

SEE SHEET CL-2 FOR LANDSCAPE DETAILS & LANDSCAPE NOTES

0 30 60 90 120 feet

1" = 30'

NORTH

ALABACK DESIGN
LANDSCAPE ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

DANIEL THOMAS ALABACK
LICENSED
KANSAS
LANDSCAPE ARCHITECT
09/18/23

COVINGTON WOODS II APARTMENTS

ZIMMERMAN PROPERTIES
LANSING, KS

REVISIONS:

#	DATE	DESCRIPTION

ISSUE

PLANS

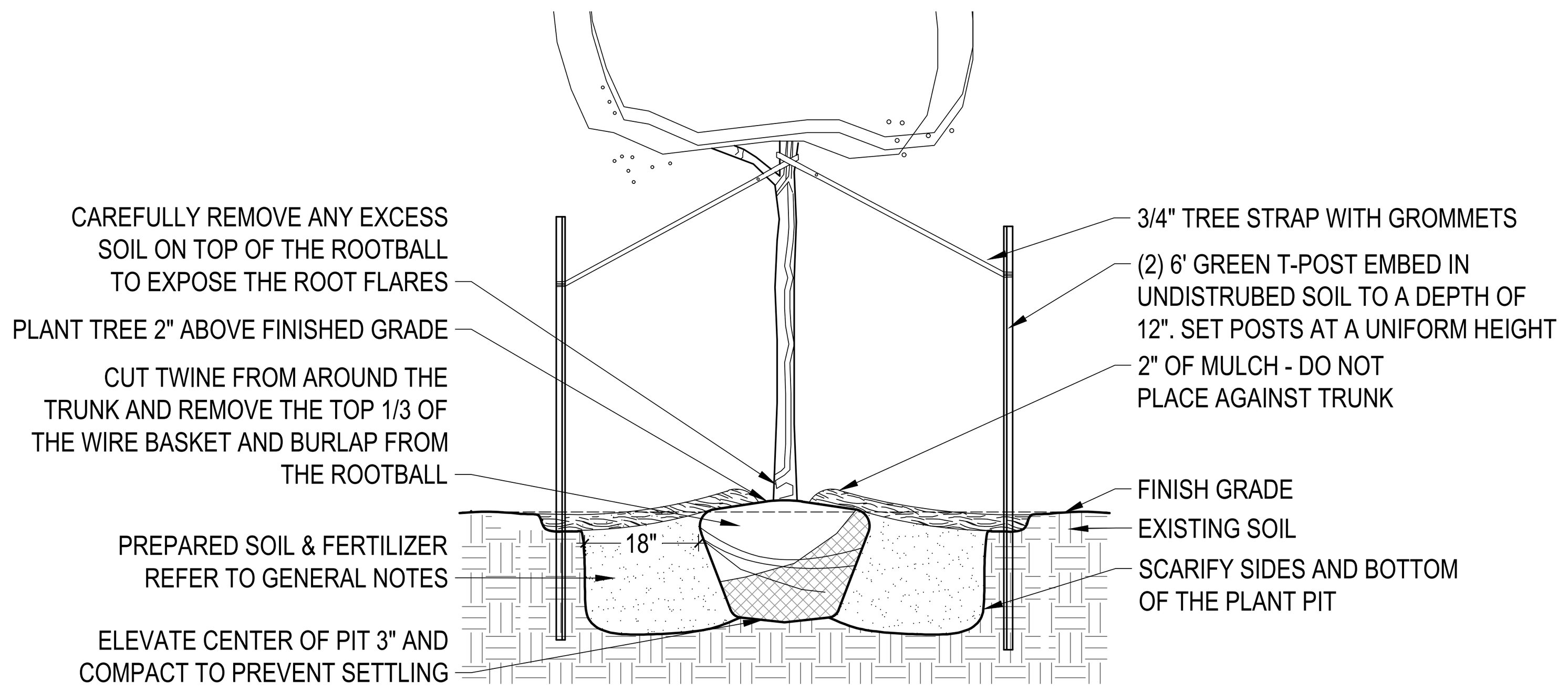
DATE:	09.18.2023
PROJECT #	23038
DESIGN:	BN
DRAWN:	BN
CHECKED:	DA

SHEET TITLE

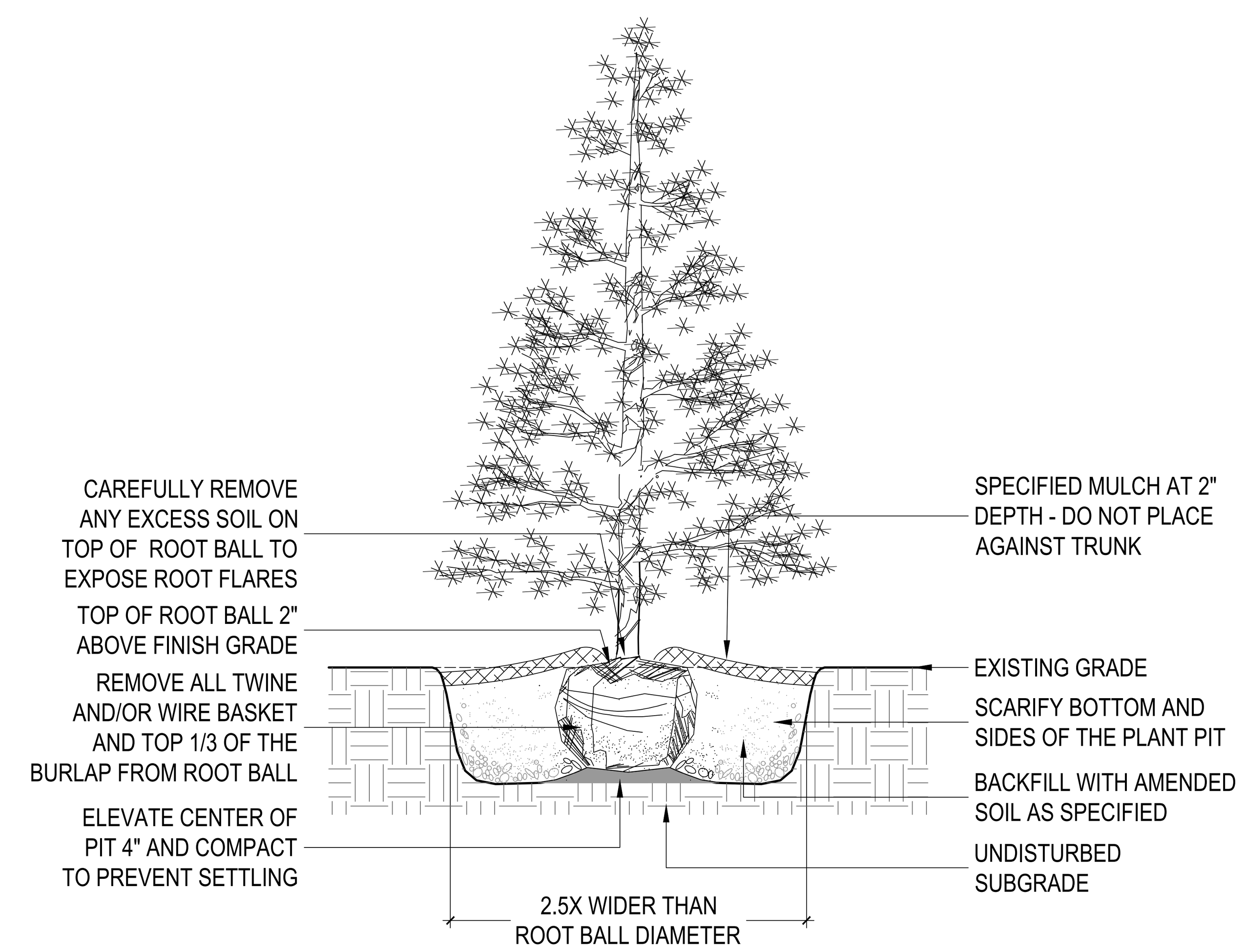
PRE DEVELOPMENT LANDSCAPE PLAN

SHEET #

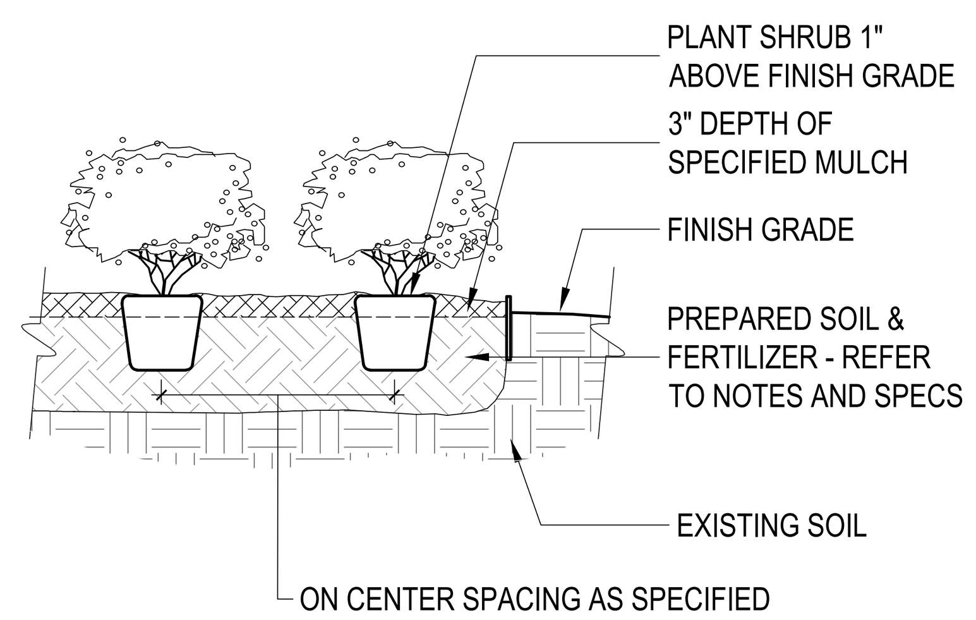
CP-1



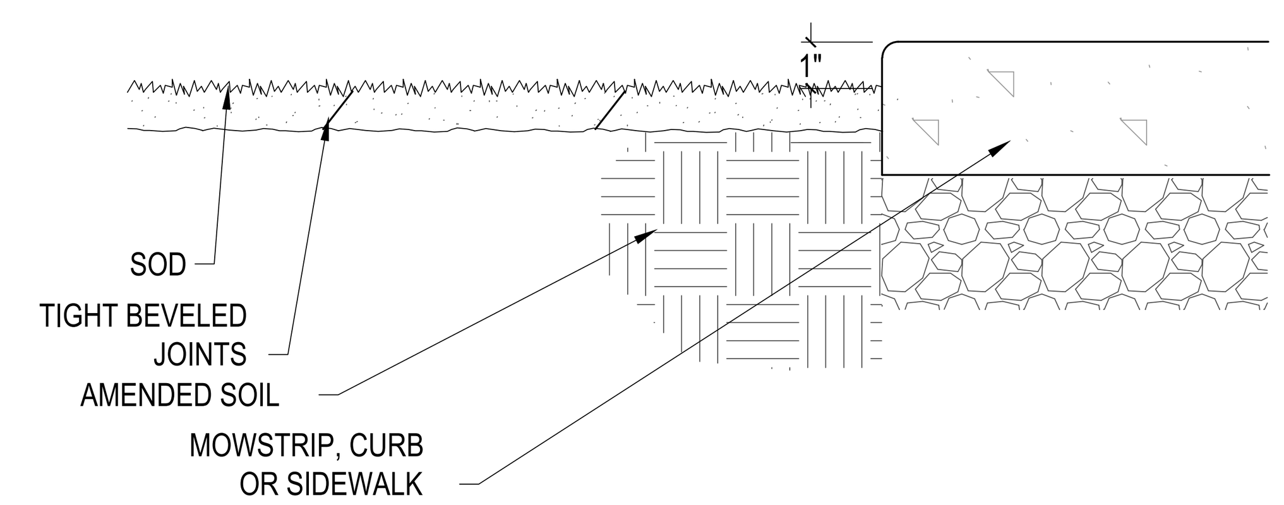
A **TREE PLANTING DETAIL**
SCALE: NTS



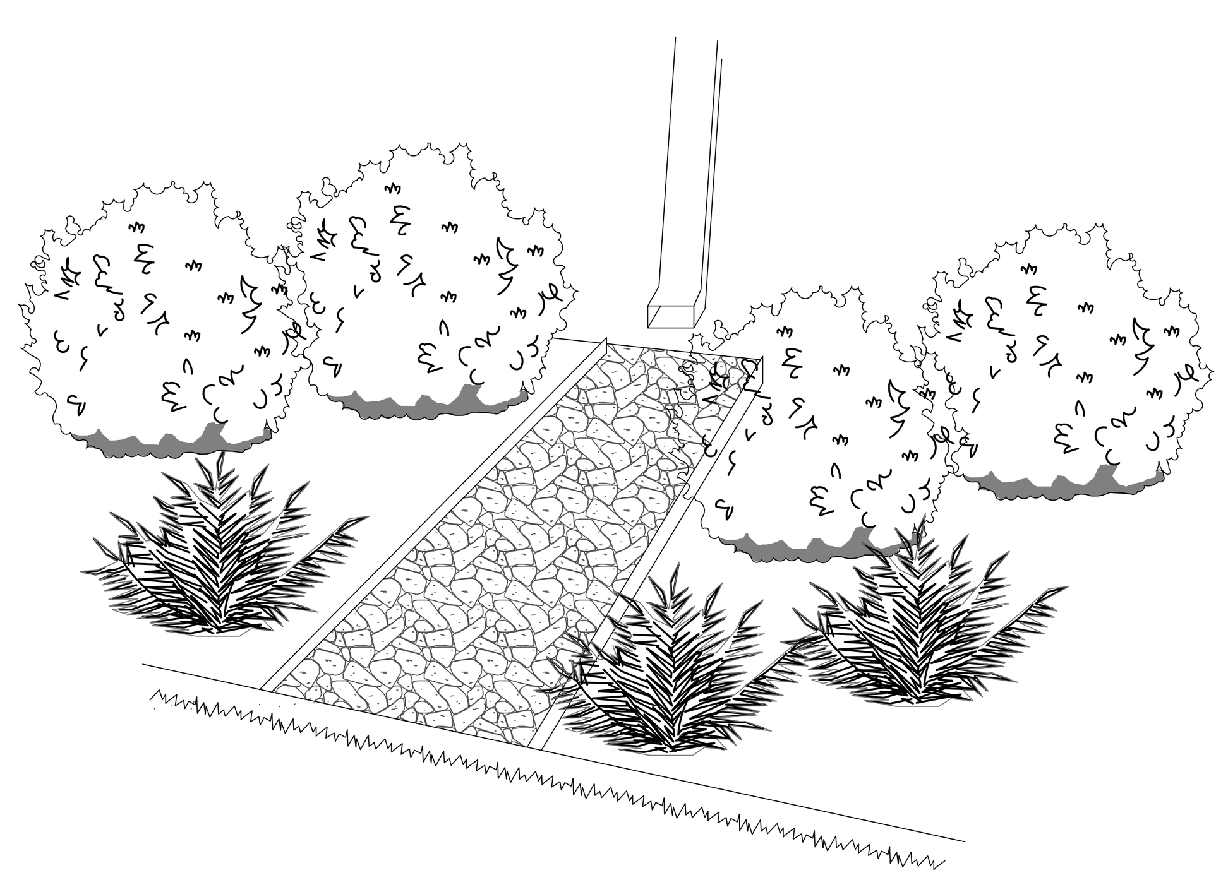
B **TREE PLANTING - EVERGREEN**
SCALE: N.T.S.



C **SHRUB PLANTING**
SCALE: N.T.S.



D **SOD INSTALLATION**
SCALE: N.T.S.



E **DOWNSPOUT TREATMENT (TYP)**
SCALE: N.T.S.

GENERAL NOTES

CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK THEREOF ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING CONSTRUCTION OPERATIONS IN ANY AREA.

PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP & WIRE FROM THE TOP 1/3 OF THE ROOT BALL. CAREFULLY REMOVE ANY EXCESS SOIL ON TOP OF THE ROOT BALL TO EXPOSE THE ROOT FLARES.

PLANT SHRUBS ONE (1) INCH ABOVE FINISHED GRADE. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF BEDS AND AWAY FROM BUILDINGS, PERMANENT STRUCTURES, AIR CONDENSER UNITS, UTILITY BOXES, SIDEWALKS, ETC.

CROWN LANDSCAPE ISLANDS IN PARKING LOT 3" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING.

BED PREPARATION

ALL LANDSCAPE BEDS SHALL HAVE A MINIMUM 12" DEPTH SOIL MIXTURE COMPRISED OF A THREE (3) INCH LAYER OF BACK TO NATURE SOIL CONDITIONER, ONE (1) INCH LAYER OF AGED STERILIZED COW MANURE AND NINE (9) INCH LAYER OF EXISTING TOPSOIL. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 12" UNTIL A SMOOTH EVEN MIXTURE IS ACHIEVED. INCORPORATE ROOTS TRANSPLANT ONE-STEP AT A RATE OF 5 POUNDS PER 100 SQUARE FEET, AND MENDER'S DRY MOLASSES AT A RATE OF 3 LBS PER 100 SQUARE FEET INTO THE TOP 3"-4" OF TOPSOIL.

ALL PLANTING BEDS SHALL BE DELINEATED AS SHOWN ON THE PLANS WITH A SHOVEL CUT EDGE, UNLESS OTHERWISE NOTED FOR STEEL BED EDGING. INSTALL PRO-STEEL 3/16" X 4" BLACK STEEL BED EDGING WHERE INDICATED.

MULCH

MULCH ALL TREE WELLS AND PLANTING BEDS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES. TOP OF MULCH LAYER SHALL BE PLACED ONE (1) INCH BELOW TOP OF CURBS, WALKS, AND ALL OTHER HARDSCAPE STRUCTURES.

A MINIMUM FIVE (5) FOOT DIAMETER AREA OF MULCH SHALL BE PROVIDED AROUND ALL TREES LOCATED OUTSIDE OF PLANTING BEDS. MULCH ALL TREE WELLS OUTSIDE OF PLANTING BEDS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES.

MULCH SHALL NOT BE PLACED AGAINST THE TRUNKS OF TREES.

LAWN

ALL AREAS DISTURBED BY CONSTRUCTION, SHALL BE RE-VEGETATED WITH SOLID SLAB SOD. SOD SHALL BE TURF HYBRID BLEND TALL FESCUE. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

PRIOR TO LAYING SOD, APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:
APRIL 1 - SEPT 31;
APPLY 10-20-10 FERTILIZER AT A RATE OF 1/2 POUND OF NITROGEN PER 1,000 S.F. OF LAWN AREA
OCTOBER 1 - MARCH 31;
APPLY 16-8-8 FERTILIZER AT A RATE OF 1 POUND OF NITROGEN PER 1,000 S.F. OF LAWN AREA.

HYDROSEED AREAS WITH THE FOLLOWING GUIDELINES. BERMUDA BASE FOR APRIL 1ST-SEPTEMBER 30TH & FESCUE/RYE MIX FOR OCTOBER 1ST THRU MARCH 31ST. PRIOR TO APPLICATION, ROUGHEN THE SLOPE, FILL AREA, OR AREA TO BE SEEDED WITH THE FURROWS TRENDING ALONG THE CONTOURS. ROLLING WITH A CRIMPING OR PUNCHING TYPE ROLLER OR TRACK WALKING IS REQUIRED ON ALL SLOPES PRIOR TO HYDRO-SEEDING. TRACK WALKING SHALL ONLY BE USED WHERE OTHER METHODS ARE IMPRACTICAL. APPLY A STRAW MULCH TO KEEP SEEDS IN PLACE AND TO MODERATE SOIL MOISTURE AND TEMPERATURE UNTIL THE SEEDS GERMINATE AND GROW.

GRADING

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS. GRADING SHALL BE PERFORMED TO PREVENT PONDING IN LAWN AREAS. PROVIDE A SMOOTH TRANSITION BETWEEN THE SITE AND ADJACENT PROPERTIES.

IRRIGATION

ALL DESIGNATED AREAS OF THE SITE ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC PERMANENT UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR DETAILED IRRIGATION SYSTEM DRAWINGS. COORDINATE WITH LANDSCAPE INSTALLATION. PROVIDE AN AS-BUILT IRRIGATION DOCUMENT FOR OWNER'S FILE WHEN COMPLETED

ALABACK DESIGN
LANDSCAPE ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

DANIEL THOMAS ALABACK, LICENSED, KANSAS, LANDSCAPE ARCHITECT
09/18/23

COVINGTON WOODS II APARTMENTS
ZIMMERMAN PROPERTIES
LANSING, KS

REVISIONS:

#	DATE	DESCRIPTION

ISSUE
PLANS

DATE:	09.18.2023
PROJECT #	23038
DESIGN:	BN
DRAWN:	BN
CHECKED:	DA

SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET #
CP-2

Planning Commission Staff Report
September 20, 2022

Case 2023-DEV-009
00000 Centre Drive

Project Facts

Applicant
Jeff Beckler

Owner
City of Lansing

Address
00000 Centre Drive

Property ID
106-24-0-40-08-001.03

Zoning
R-4 Multi-Family Residential District

Future Land Use
Commercial

Land
14.5 acres

Building
Existing: N/A
Proposed: N/A

Requested Approvals
Preliminary Plat

Summary

The applicant is requesting the approval of a preliminary plat for the Lansing Towne Centre North subdivision, which will replat a Lot 1 of Lansing Town Centre. This preliminary plat, if approved, will allow the applicant to continue the platting process and apply for a Final Plat, which will subdivide approximately 14.5 acres into two (2) lots and one (1) tract allowing for the potential future construction of a multifamily development on Lot 1 and commercial development on Lot 2. No modification of zoning is being requested in association with this Preliminary Plat.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. Items marked no are discussed below:

- Item 3 – Physical copies of the plat were not submitted.
- Item 6– Letters from utilities were not requested due to the proposed plat being located an existing area with utility service already in place. Lan-Del and Kansas Gas did not respond to the request for review.

Community & Economic Development / Public Works and City Engineer / Wastewater Comments

Comments on this preliminary plat have not been addressed to date but can be during the process of moving from preliminary to final plat.

Community & Economic Development (from Article 2.02-D of the UDO):

- The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
    - The proposal supports the following goals (pg. 39-40):
        - Coordinating Educational, Recreational, and Commercial endeavors that take advantage of the diversity of the Lansing Community;
        - Provide a range of residential facilities that includes single family dwellings and multi-family structures which accommodate a diverse community.
    - The City's 2030 Comprehensive Plan Future Land Use Map has defined this area as commercial use. The proposed use does not conform with the future land use map. Lansing Towne Centre is generally categorized as Mixed-Use.
- Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.
    - The current zoning for the site is R-4 Multi-Family Residential District and B-3 Regional Business District. All proposed lots have the potential to provide building sites conforming to City zoning requirements.
- Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
    - No phasing has been indicated on the preliminary plat.
- Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
    - The Public Works Director / City Engineer has reviewed the preliminary plat.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
    - The current use conforms with the goals and policies of the Comprehensive Plan, and the application would not deter future development from meeting current goals and policies.
- The design does not impede the construction of anticipated or planned future public infrastructure within the area.
    - There are no impacts to planned future public infrastructure within the area.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
    - There are no items outstanding other than those listed in specific sections within this report.

Public Works / City Engineer:

- Access

- Staff has added a request for a note / restriction to be shown on the plat stating that Lots 1 & 2 will share existing access to 147th Street, and no additional access points will be allowed in the future.

- Stormwater
  - Staff has outlined a request for a statement or letter that affirms compliance with the City's no net increase in stormwater runoff from the property. The statement or letter will need to specifically address that no adverse impacts will be placed upon the houses of the Rock Creek Ridge 4th Plat subdivision which is adjacent to these lots.
- Traffic
  - A Traffic Impact Analysis was requested. The Traffic Impact Analysis will be reviewed prior to Final Plat approval.

Wastewater:

- None

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler, MUP – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

Recommendation

Staff recommends approval of Case 2023-DEV-009, Lansing Towne Centre North Preliminary Plat.

Action Options

1. Approve Case No. 2023-DEV-009; or
2. Deny Case No. 2023-DEV-009 for specified reasons; or
3. Table the case to another date, time and place.

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

CHECKLIST FOR COMPLETENESS

OF

APPLICATION FOR PLANNING COMMISSION

REVIEW AND APPROVAL

OF

PRELIMINARY PLAT

FOR

Lansing Towne Centre North
(Name of Subdivision)

Joshua Gentzler **9/12/2023**
Person Completing Checklist **Date**

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE PRELIMINARY PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

PRELIMINARY PLAT CHECKLIST

		YES	NO
1.	Filing fee present in proper form and amount.	☒	☐
2.	Plat received at least 30 days prior to meeting at which it is to be considered.	☒	☐
3.	One (1) hard copy of plat has been provided, along with an electronic copy provided to the Community and Economic Development Department.	☐	☒
4.	Plat shows vicinity map or one (1) hard copies of vicinity map received.	☒	☐
5.	Certificate of ownership of entire tract to be platted is submitted.	☒	☐
6.	Letter of review from each utility company affected is present (Lan-Del Water District, Kansas Gas Service, Westar Energy).	☐	☒
7.	Preliminary grading and drainage plan containing the following is present:		
	A. Location and size of storm sewers.	☒	☐
	B. Existing and proposed land elevations and contours.	☒	☐
	C. Necessary widths of all open drainage ways.	☒	☐
8.	PRELIMINARY PLAT CONTAINS:		
	A. Proposed name of subdivision (Which does not duplicate or closely resemble existing one.)	☒	☐
	B. Location of boundary lines of the subdivision.	☒	☐
	C. Reference to section of quarter section lines.	☒	☐
	D. Names and addresses of the developer, the owner and the engineer or land surveyor who prepared the plat.	☒	☐
	E. Legal description of subdivision, including section, township, range, principal meridian, county and acreage.	☒	☐
	F. Scale (1" = 100' or larger)	☒	☐
	G. EXISTING CONDITIONS:		
	1. Location, width and name of platted streets or other public ways, railroads and utility rights-of-way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	☒	☐
	2. All existing sewers, water mains, gas mains, culverts, or other underground installations, within or adjacent to the proposed subdivision, with pipe size and man-holes, grades and location.	☒	☐

Preliminary Plat Checklist
Page 2

		YES	NO
3.	Names of adjacent subdivisions together with arrangements of streets and lots and owners of adjacent parcels of unsubdivided land.	☒	☐
4.	Topography (unless specifically waived) with contour intervals of not more than two feet, referred to City or U.S.G.S. datum; where the ground is too flat for contours, spot elevations shall be provided.	☒	☐
5.	Location of water courses, bridges, wooded areas, lakes, ravines and such other features as may be pertinent to the subdivision.	☒	☐
6.	Current zoning classification and proposed use of the area being platted.	☒	☐
H.	The general arrangements of lots and their approximate size.	☒	☐
I.	Location and width of proposed streets, alleys, and pedestrian ways and easements to accommodate drainage.	☒	☐
J.	The general plan of sewage disposal, water supply and drainage.	☒	☐
K.	Location and size of proposed parks, playgrounds, churches, school sites or other special uses of land to be considered for reservation or dedication for public use.	☒	☐
L.	Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum and average lot sizes.	☒	☐

CITY OF LANSING KANSAS

Preliminary Plat Application

Date: 08/21/2023

Applicant / Owner

Applicant Name:	Kaw Valley Engineering	Owner Name:	LANSING CITY
Address:	14700 W. 114th Terrace	Address:	800 1ST TER LANSING, KS 66043
City, State, Zip:	Lenexa, KS 66215		
Phone:	913-894-5150	City, State, Zip:	Lansing, KS 66043
		Phone:	913-727-3233

Surveyor

Surveyor Name:	Kaw Valley Engineering, Inc	Address:	14700 W. 114th Terrace
Phone:	913-894-5150	City, State, Zip:	Lenexa, KS 66215

Subdivision Info

Subdivision Name:	Covington Woods II	Residential Lots:	4.73
General Location:	West Mary Street and West Kay Street	Commercial Lots:	9.86
		Industrial Lots:	
Plat Acres:	4.73	Other Lots:	
Minimum Frontage:	400'	Total Lots:	1
Min Lot Area:	4.73		
Existing Zoning:	R-4 Multi-Family Residential District		

How Guaranteed: Letter of Credit

Project Details

Project Name:	Covington Woods II	Location:	West Mary Street and West Kay Street
Agent:	Zimmerman Properties Development, LLC - Jeff Beckler	Proposed Zoning:	R-4 Multi-Family Residential District
		Rezone Reason:	NA - Previously Rezoned

Project Description: Replat of Lot 1, Lansing Towne Centre, to create a Lot 1 to be developed as Covington Woods II and a remaining Lot 2.

I do hereby certify that the information contained herein is true and correct.

Kyle Kippes	08/21/2023
Name	Date

AFFIDAVIT

STATE OF Kansas)
) §
COUNTY OF Leavenworth)

Comes now City of Lansing, Anthony McNeill, of lawful age and having been first duly sworn on my oath state that:

1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

3. List of property owners and addresses:

_____

_____

_____

_____

_____

_____

4. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT.

Anthony R McNeill
/s/

STATE OF KANSAS)
) §
COUNTY OF Leavenworth)

NOTARY PUBLIC - State of Kansas
LETITIA L. SIMS
My Appt. Expires 07/22/2026

BE IT REMEMBERED that on this 22 day of August, 2023, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Anthony R. McNEILL, Mayor, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

Letitia Sims
Notary Public

My Appointment Expires: 07-22-2026

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Anthony McNeill City of Lansing Representative and _____, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

Authorized Agent: Jeff Beckler

Signed and entered into this 22nd day of August, 2023.

Anthony R McNeill
Signed

_____
Signed

Subscribed and sworn to before me on this 22 day of August, 2023.

NOTARY PUBLIC - State of Kansas
LETITIA L. SIMS
My Appt. Expires 07-22-2026

Letitia Sims
Notary Public

My Commission Expires 07-22-2026.

Column
AFFIDAVIT OF PUBLICATION

Leavenworth Times
422 Seneca Street
(913) 682-0305

I, Tammy Lawson, of lawful age, being duly sworn upon oath, deposes and says that I am the Paper Planning Specialist of Leavenworth Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Leavenworth, for the County of Leavenworth, in the state of Kansas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
31 Aug 2023

Notice ID: k7VMLBxg6GyIDxIHpkp8
Publisher ID: 1406800
Notice Name: Covington Woods Preliminary Plat Notice

PUBLICATION FEE: $30.80

Tammy Lawson
Paper Planning Specialist

VERIFICATION

STATE OF KANSAS
COUNTY OF LEAVENWORTH

Signed or attested before me on this

31 day of Aug, A.D. 2023.

Rebecca A. Broom
Notary Public

REBECCA A. BROOM
Notary Public - State of Kansas
My Appt. Expires 9/1/27

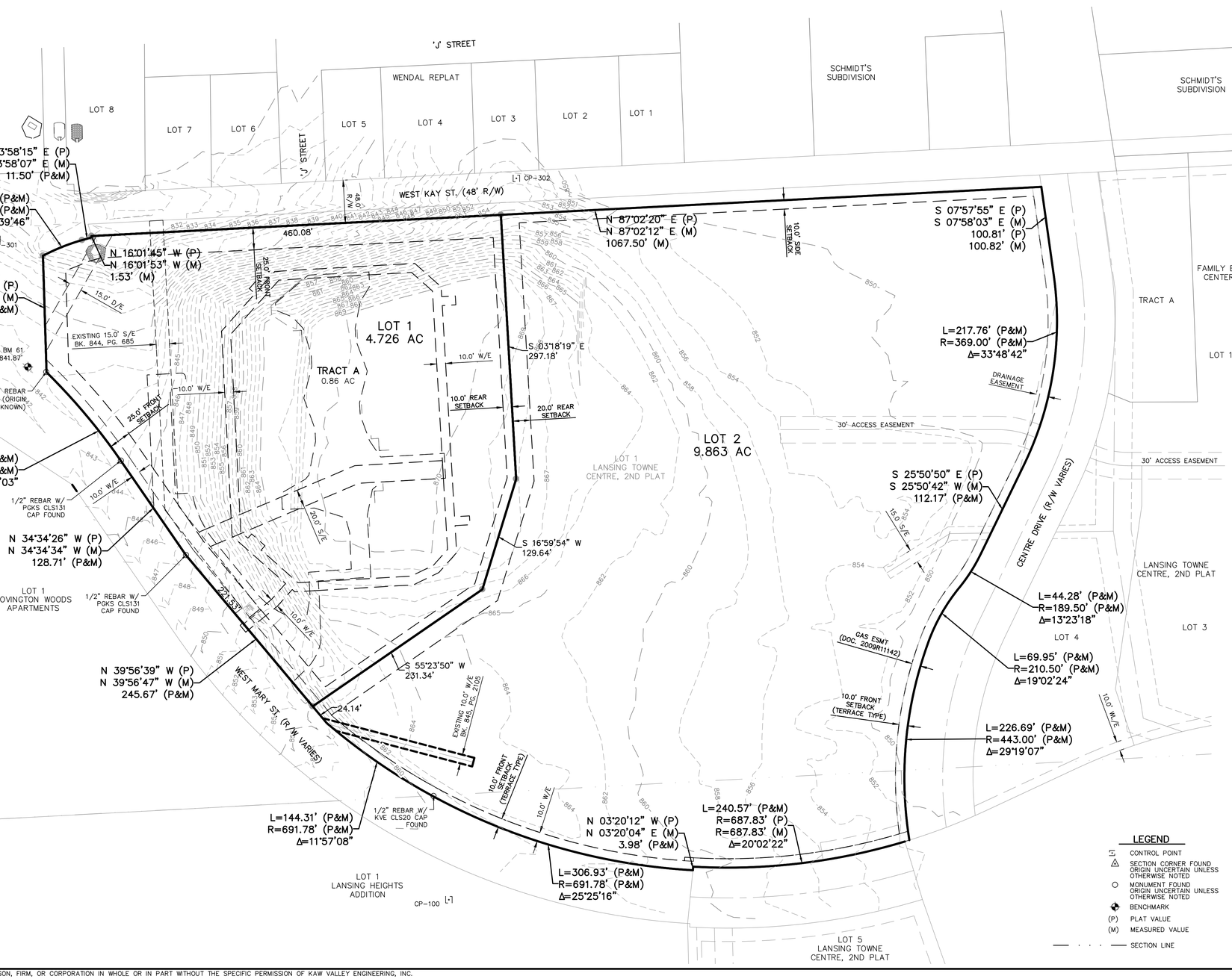
PUBLIC NOTICE
REVIEW OF PRELIMINARY PLAT

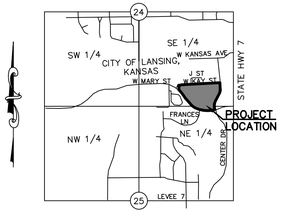
At the meeting of the Lansing Planning Commission on September 20 th , 2023, the Commission will include among its actions review of a preliminary plat.

An application has been filed by Jeff Beckler of Zimmerman Properties, seeking approval of a preliminary plat. This property is located at West Mary St. and West Kay St. in Lansing, KS.

The Planning Commission meeting will be held at Lansing City Hall, 800 First Terrace, Lansing, Kansas, at 7:00 p.m.
Published in the Leavenworth Times, Aug 31, 2023
1406800

A PRELIMINARY PLAT OF
LANSING TOWNE CENTRE NORTH
A REPLAT OF LOT 1, LANSING TOWNE CENTRE
IN THE SE 1/4 OF SECTION 24 AND NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANSING, LEAVENWORTH COUNTY, KANSAS





VICINITY MAP
SE 1/4 SEC 24, NE 1/4 SEC 25, TWP 9S – RNG 22E
NOT TO SCALE

DEVELOPER:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)-883-1632
CONTACT: JEFF BECKLER
EMAIL: jbeckler@wilhoitproperties.com

OWNER:
CITY OF LANSING
800 1ST TERRACE
LANSING, KS 66043

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

LAND AREA:
LOT 1 = 4.726 AC
TRACT A = 0.86 AC (18.25% OF LOT 1)
LOT 2 = 9.863 AC
TOTAL = 14.589 AC
LOT AVERAGE = 7.294 AC

ZONING:
LOT 1: "R-4" – MULTIFAMILY RESIDENTIAL DISTRICT

LOT 2: "B-3" – REGIONAL BUSINESS DISTRICT

PROPOSED USE:
LOT 1: MULTIFAMILY RESIDENCIES

LOT 2: VACANT

NOTE:
FRONT SETBACK ON LOT 2 IS BASED ON TERRACE TYPE SETBACK IN ARTICLE 5.03.

DESCRIPTION:
LOT 1, LANSING TOWNE CENTRE, A SUBDIVISION IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, RECORDED IN DOCUMENT #2008P00022 AT THE REGISTER OF DEEDS OFFICE IN LEAVENWORTH COUNTY, KANSAS.

PROJECT CONTROL: (U.S. SURVEY FEET)

CP #60
2" ALUMINUM CAP STAMPED BM L2-09 FOUND AND HELD
NORTHING: 347157.89 (GROUND)
EASTING: 2189985.31 (GROUND)
ELEV: 857.58

CP #100
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 346949.53 (GROUND)
EASTING: 2189016.43 (GROUND)
ELEV: 874.35

CP #301
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347691.37
EASTING: 2188509.13
ELEV: 837.22

CP #302
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347759.73
EASTING: 2189092.17
ELEV: 853.01

PROJECT BENCHMARK:

BM #61
SQUARE CUT SET ON CENTERLINE OF FRONT FACE OF 1ST CURB INLET SOUTHEAST OF INTERSECTION OF KAY STREET AND MARY STREET.
ELEV: 841.87

BM #151
2" ALUMINUM CAP STAMPED BM L2-09 FOUND.
ELEV: 857.60

LEGEND
- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- (P) PLAT VALUE
- (M) MEASURED VALUE
- SECTION LINE

REV	DATE	DESCRIPTION	DSN	DWN	CHK

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
ky@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

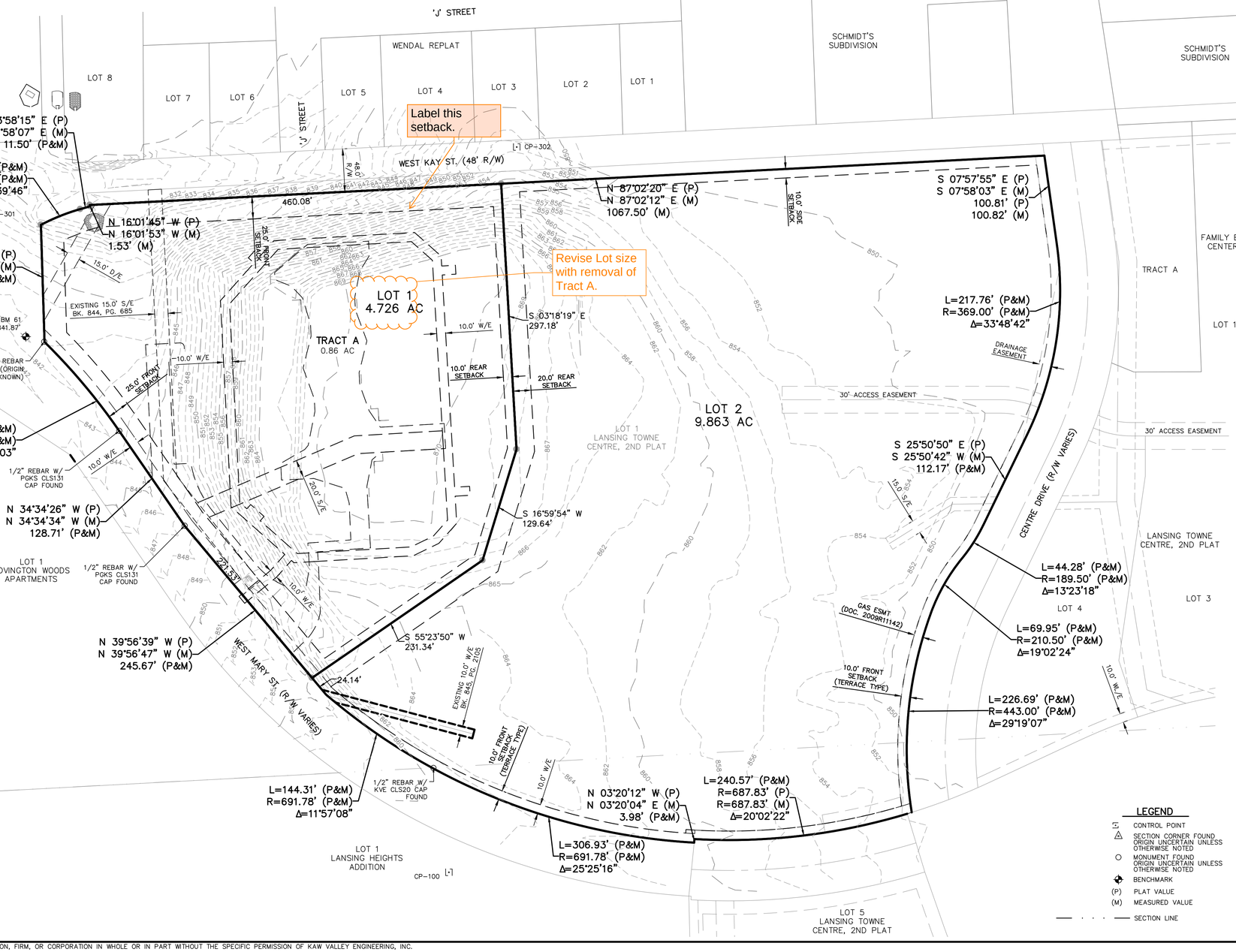
PRELIMINARY PLAT

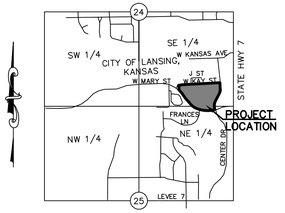
PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644PPLAT	
SHEET	REV
1 OF 1	

Reviewed by CED
09/07/2023 3:37:18 PM
By jgentzler

Reviewed by Public Works
09/13/2023 2:27:05 PM
By mspickelmier

A PRELIMINARY PLAT OF
LANSING TOWNE CENTRE NORTH
A REPLAT OF LOT 1, LANSING TOWNE CENTRE
IN THE SE 1/4 OF SECTION 24 AND NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANSING, LEAVENWORTH COUNTY, KANSAS





VICINITY MAP
SE 1/4 SEC 24, NE 1/4 SEC 25, TWP 9S – RNG 22E
NOT TO SCALE

DEVELOPER:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)-883-1632
CONTACT: JEFF BECKLER
EMAIL: jbeckler@wilhoitproperties.com

OWNER:
CITY OF LANSING
800 1ST TERRACE
LANSING, KS 66043

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

LAND AREA:
LOT 1 = 4.726 AC
TRACT A = 0.86 AC (18.25% OF LOT 1)
LOT 2 = 9.863 AC
TOTAL = 14.589 AC
LOT AVERAGE = 7.294 AC

ZONING:
LOT 1: "R-4" – MULTIFAMILY RESIDENTIAL DISTRICT

LOT 2: "B-3" – REGIONAL BUSINESS DISTRICT

PROPOSED USE:
LOT 1: MULTIFAMILY RESIDENCIES

LOT 2: VACANT

NOTE:
FRONT SETBACK ON LOT 2 IS BASED ON TERRACE TYPE SETBACK IN ARTICLE 5.03.

DESCRIPTION:
LOT 1, LANSING TOWNE CENTRE, A SUBDIVISION IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, RECORDED IN DOCUMENT #2008P00022 AT THE REGISTER OF DEEDS OFFICE IN LEAVENWORTH COUNTY, KANSAS.

PROJECT CONTROL: (U.S. SURVEY FEET)

CP #60
2" ALUMINUM CAP STAMPED BM L2-09 FOUND AND HELD
NORTHING: 347157.89 (GROUND)
EASTING: 2189985.31 (GROUND)
ELEV: 857.58

CP #100
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 346949.53 (GROUND)
EASTING: 2189016.43 (GROUND)
ELEV: 874.35

CP #301
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347691.37
EASTING: 2188509.13
ELEV: 837.22

CP #302
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347759.73
EASTING: 2189092.17
ELEV: 853.01

PROJECT BENCHMARK:

BM #61
SQUARE CUT SET ON CENTERLINE OF FRONT FACE OF 1ST CURB INLET SOUTHEAST OF INTERSECTION OF KAY STREET AND MARY STREET.
ELEV: 841.87

BM #151
2" ALUMINUM CAP STAMPED BM L2-09 FOUND.
ELEV: 857.60

LEGEND
- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- (P) PLAT VALUE
- (M) MEASURED VALUE
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PRELIMINARY PLAT

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DRAWN BY	HAS/JQN
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SHEET	1 OF 1
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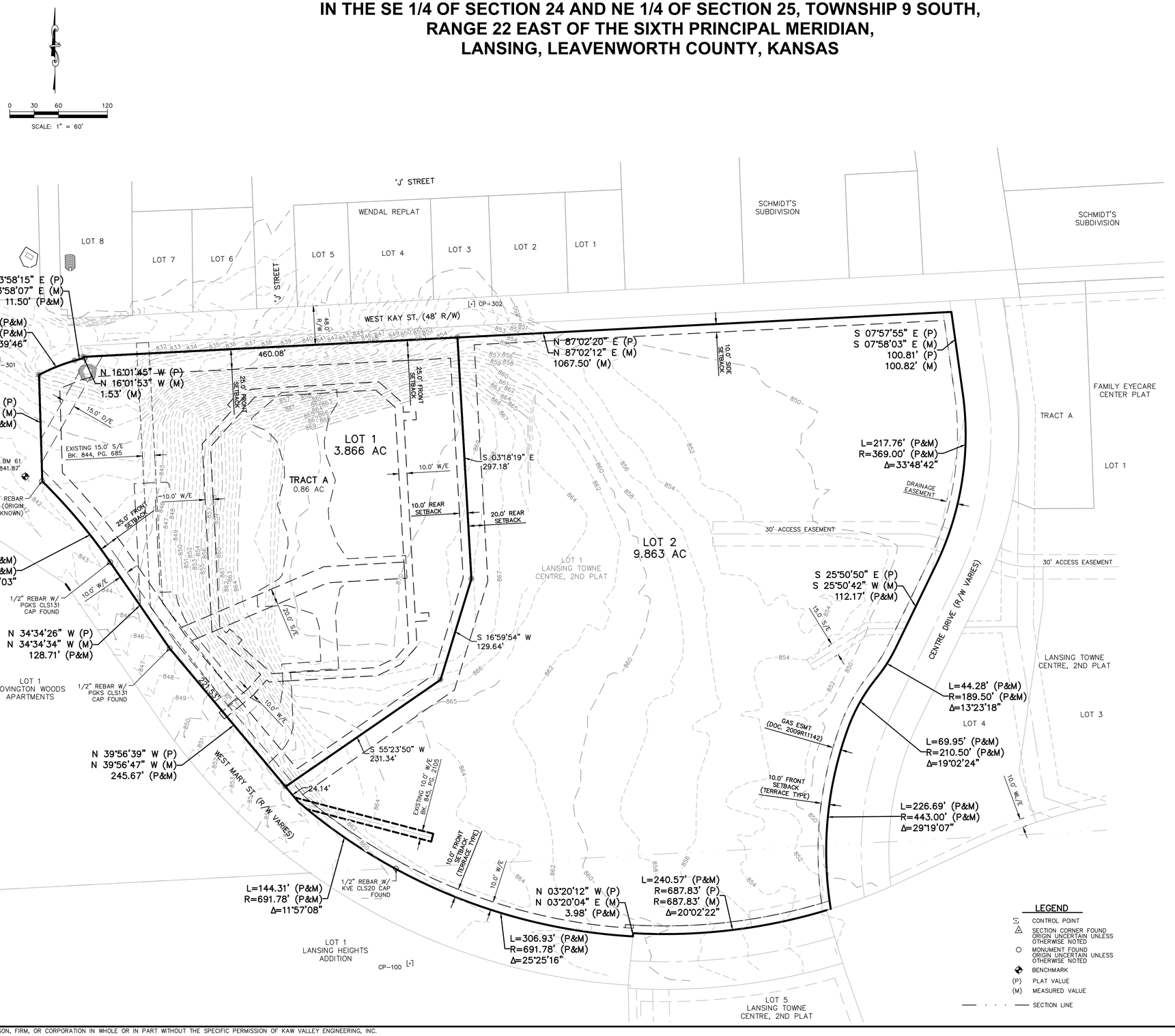

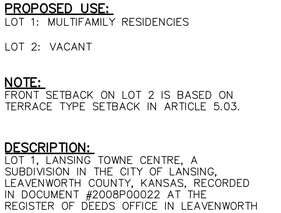

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