

GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

AT&T 1-800-246-8464
Black Hills Energy 1-800-694-8989
City of Wichita Water & Sewer 1-316-219-8921
City of Wichita Stormwater 1-316-268-4090
City of Wichita Traffic 1-316-268-4034
Cox Communications 1-888-249-3530
Kansas Gas Service 1-888-482-4950
Evergy 1-800-544-4857

3. Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

4. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.

5. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

6. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.

7. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws

8. All elevations shown are NAVD88.

9. A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat top of the mound shall be 0.4 foot below the top to the manhole.

10. Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.

11. The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractor's expense.

12. All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".

13. All excess excavation shall remain on-site and shall be spread or stockpiled at a location to be determined by developer.

14. All of 135th St. W. R/W disturbed during construction, area surrounding proposed pond above the water surface and street R/W adjacent to Reserves shall be seeded and mulched as follows:

Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.
Annual Rye grass; 3 lbs./1000 Sq. Ft.
Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.
Mulch -- 2 Tons Prairie Hay/Ac.

All other areas disturbed during construction (except building pads) are to be seeded as follows:

Seed -- Rye grass; 5 lbs./1000 Sq. Ft.

All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".

An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".

15. At conclusion of construction, an as-built survey will be completed by the engineer. The contractor will be required to finish and smooth grade all locations as necessary that are not within $\pm 0.1'$ of street r/w plan grade or within $\pm 0.3'$ of plan grade outside of street r/w. The contractor shall include all costs associated with the regrading and/or remobilization in the bid item "Grading, Mass".

16. The developer for this project is Murdock Properties LLC, Louis Robelli, 5841 N. Prospect Rd., Park City, KS 67204, 316-303-9005 lou@aircapital.net

Benchmarks

BM #1: "□" on top of curb inlet, NE Cor. N side of W Central Ave, 27.5'± S. & 90.2'± W. of SW Cor., Lot 1, Block 1, Castlegate 3rd.
Elev. = 1342.00 NAVD88

BM-#2: City of Wichita Benchmark disc, E side of N 135th St W, 13.2'± S. & 37.7'± E. of W1/4 Cor., Sec. 13, Twp. 27-S, R-2-W.
Elev. = 1347.48 NAVD88

STORM SEWER DRAIN #528

to serve

BRIDGER AT CENTRAL
ADDITION - Ph. 2

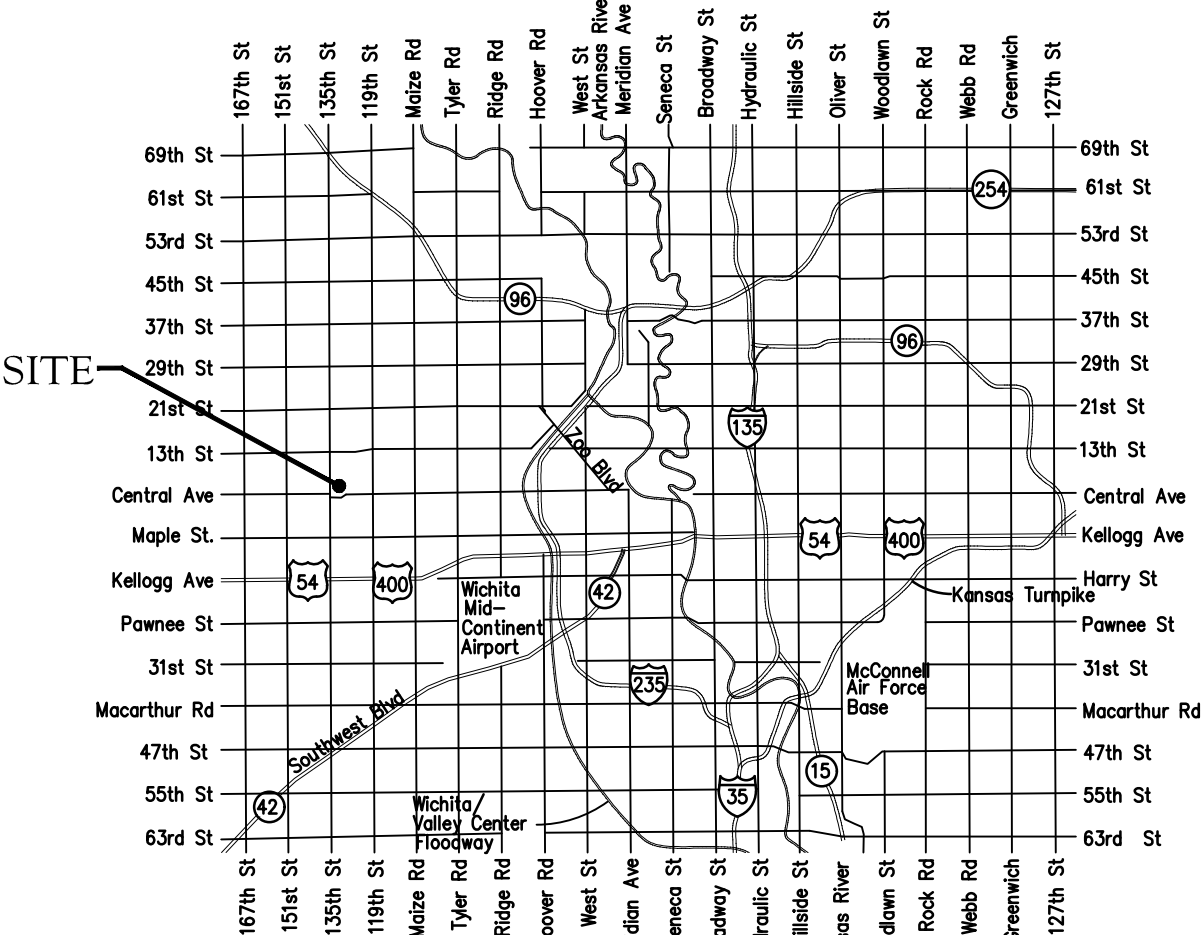
CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

Project Number 458-2024-085573

Org Code 47318326

Munis Number E6187



Vicinity Map

Sheet Index

Title Sheet	1
Line 1	2
Line 2	3
Line 3	4
Mass Grading Plan	5-6
Compaction Testing	7
Pond Plan	8
Type 1A Inlet L=5' and 10' Detail	9
Backyard Inlet Detail	10
Miscellaneous Detail	11
Headwall 30-36 Detail	12
Mass Grading Detail	13
Erosion Control BMP Details	14-18
Coordinate Sheet	19
Copy of Plat	20-21

Stormwater Certification:

New Development or Redevelopment (Circle One)

Stormwater Permit # _____

NOI Permit # S-LA20-0096 KSR122031

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

Site Area (Acres) = 155.5 Ac.

Disturbed Area (Acres) = 134.0 Ac.

Water Quality Treatment: Wet Pond

Downstream Channel Protection: Outfall structure

Detention: Wet Pond

The BMP used for this development is Offsite BMP Program

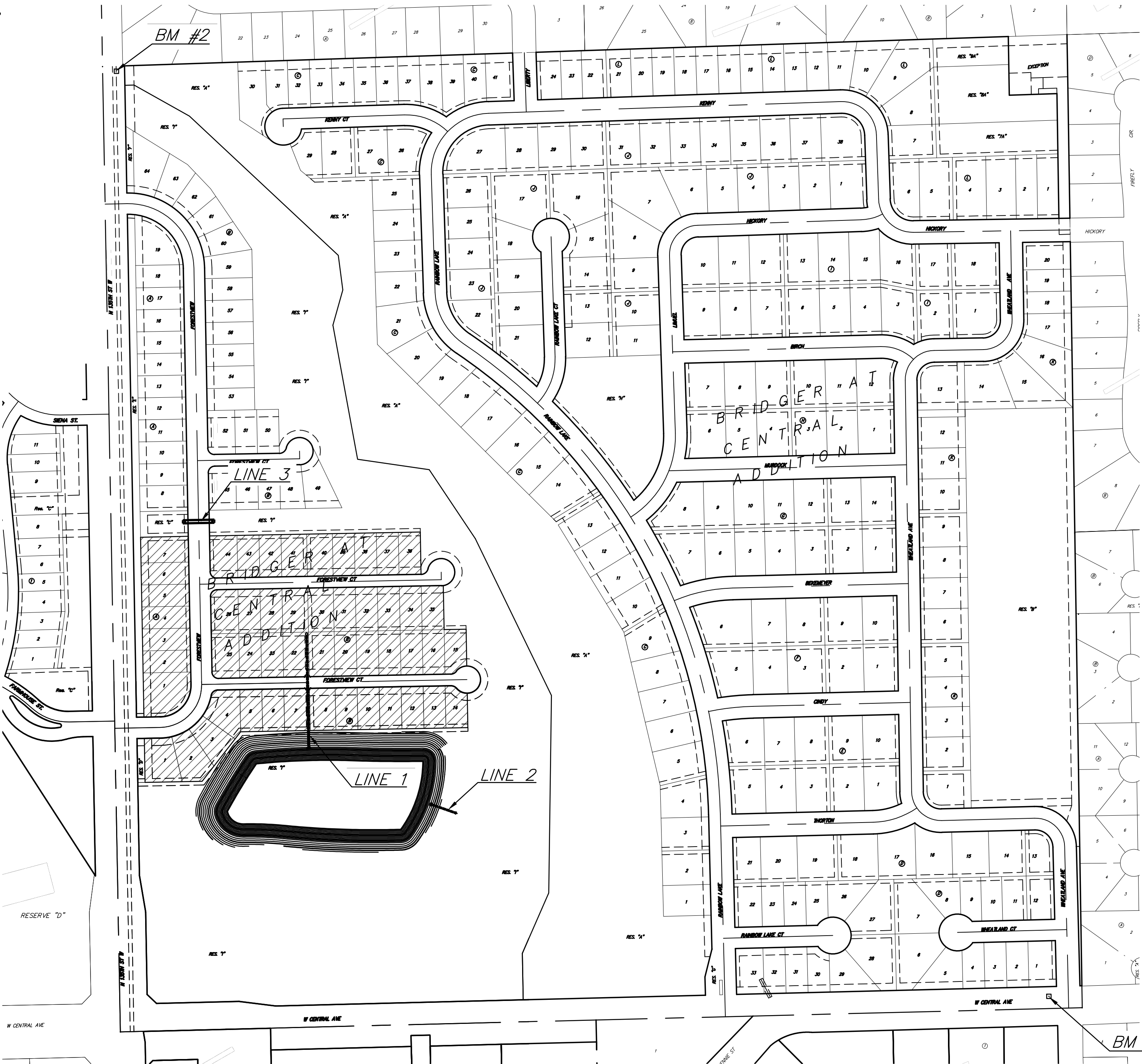
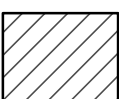


July 23, 2026



BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

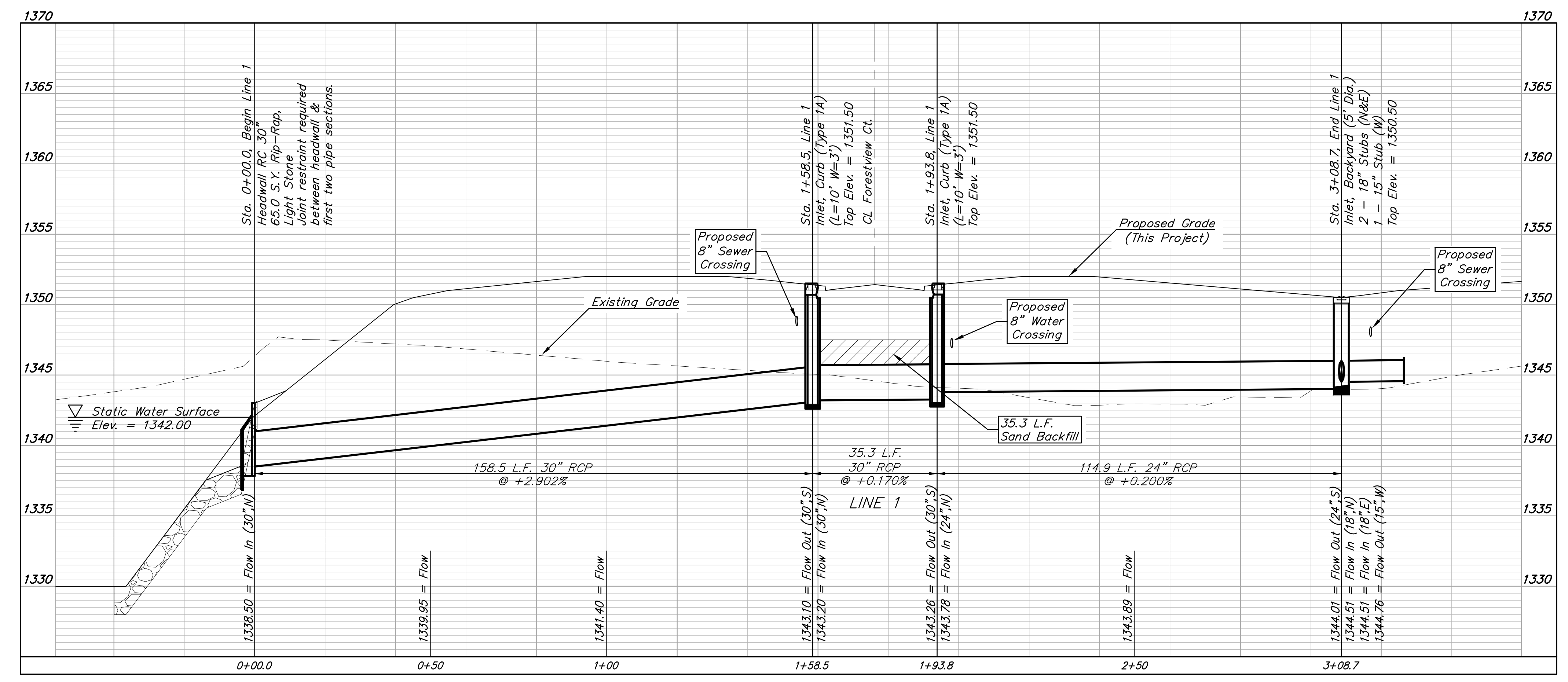
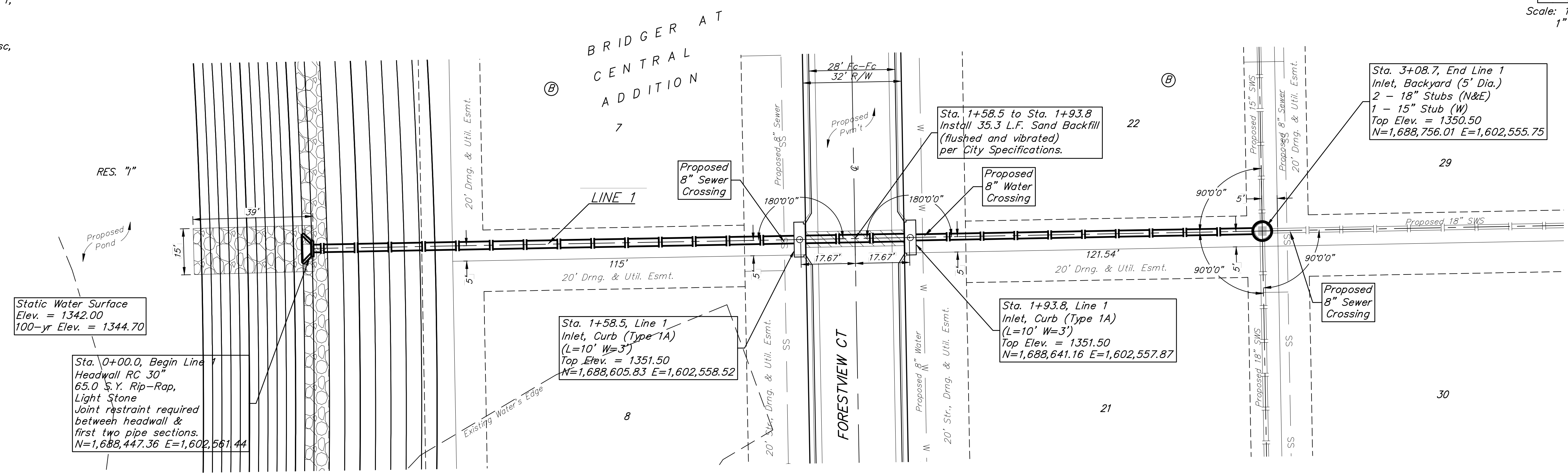
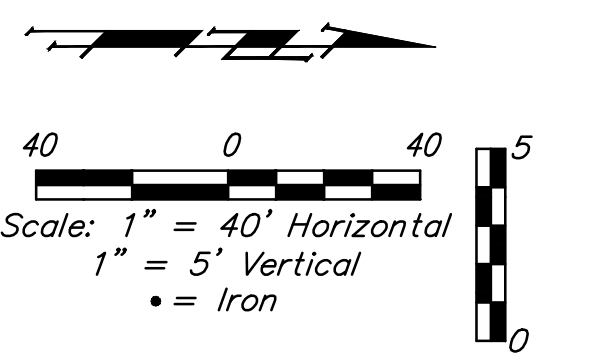
Benefit District



BENCHMARKS:

BM #1: "□" on top of curb inlet, NE
Cor. N side of W Central Ave, 27.5'± S.
& 90.2'± W. of SW Cor., Lot 1, Block 1,
Castlegate 3rd.
Elev. = 1342.00 NAVD88

BM-#2: City of Wichita Benchmark disc,
E side of N 135th St W, 13.2'± S. &
37.7'± E. of W1/4 Cor., Sec. 13, Twp.
27-S, R-2-W.
Elev. = 1347.48 NAVD88



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

LINE 1

STORM WATER SEWER
IMPROVEMENTS

PROJECT NUMBER:
25-12-E330

DESIGN: NBW DRAWN: TMS
DATE: July 23, 2026

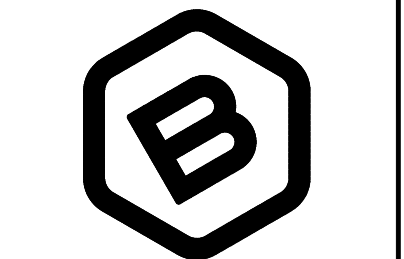
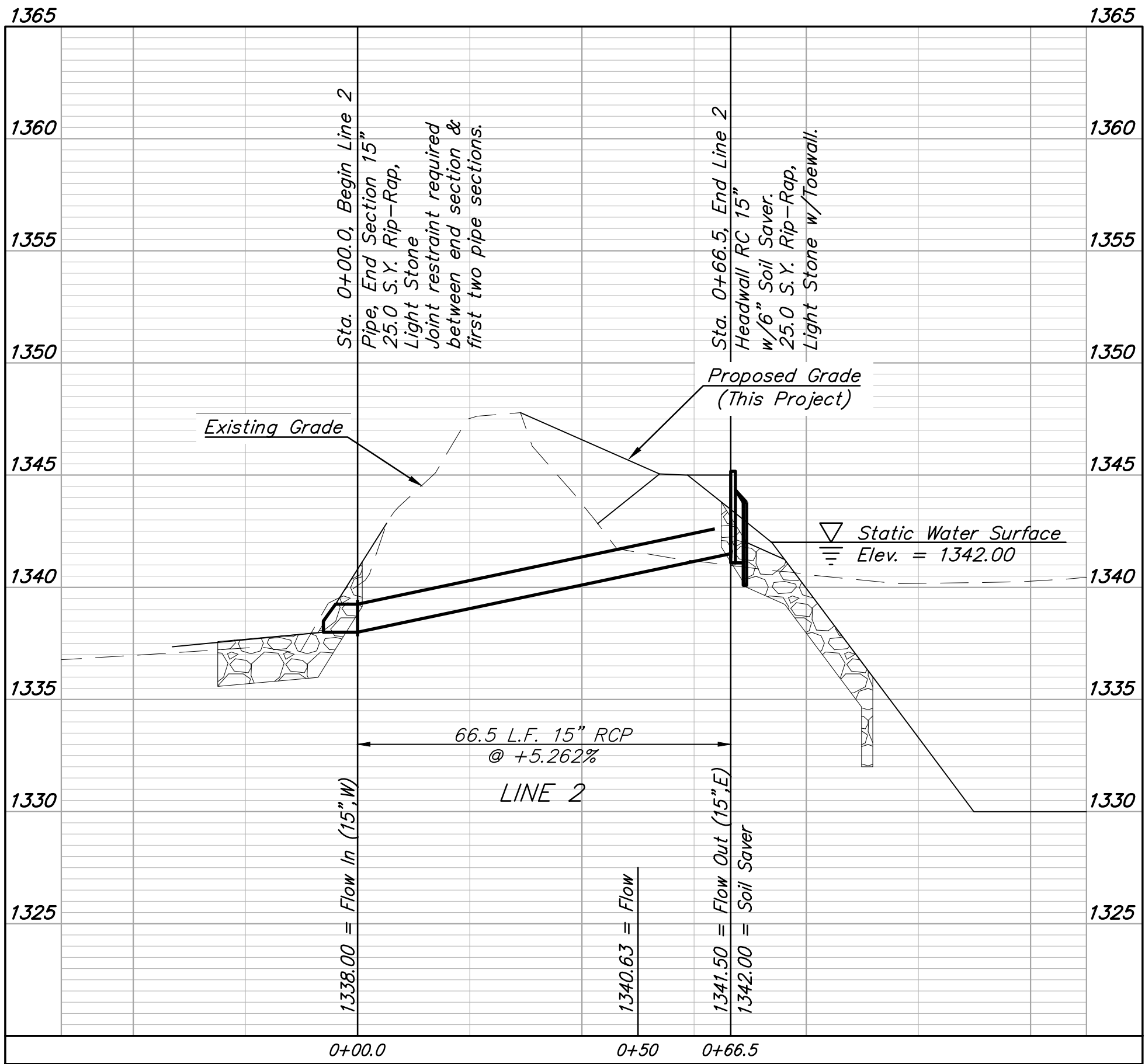
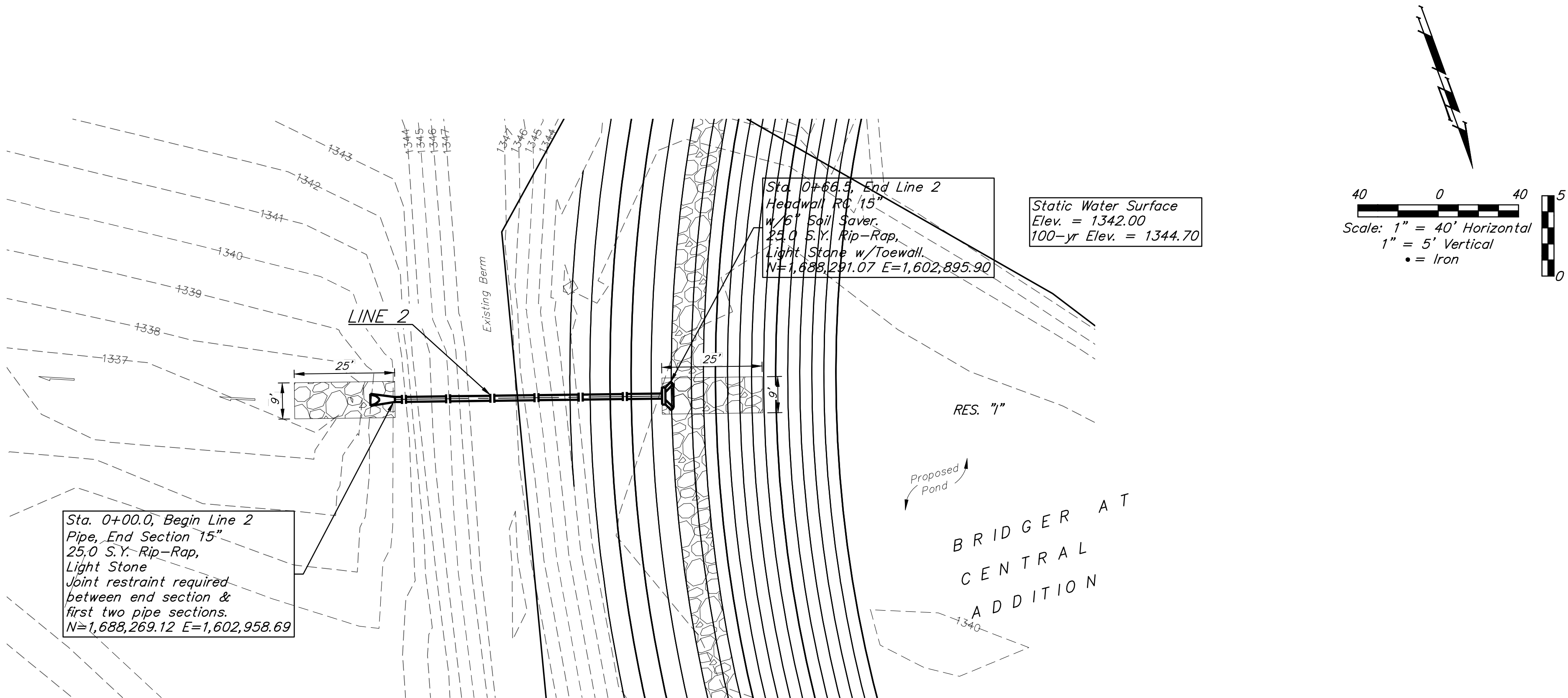
SHEET **2** OF **21**

File: E:\Projects\Bridger At Central Addition\Albert\Engineering\Phase 6\SWD 25-12-E330\SWD.dwg

BENCHMARKS:

BM #1: "□" on top of curb inlet, NE
Cor. N side of W Central Ave, 27.5'± S.
& 90.2'± W. of SW Cor., Lot 1, Block 1,
Castlegate 3rd.
Elev. = 1342.00 NAVD88

BM-#2: City of Wichita Benchmark disc,
E side of N 135th St W, 13.2'± S. &
37.7'± E. of W1/4 Cor., Sec. 13, Twp.
27-S, R-2-W
Elev. = 1347.48 NAVD88



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

LINE 2

STORM WATER SEWER
IMPROVEMENTS

PROJECT NUMBER:
25-12-E330

DESIGN: NBW DRAWN: TMS

DATE: July 23, 2026

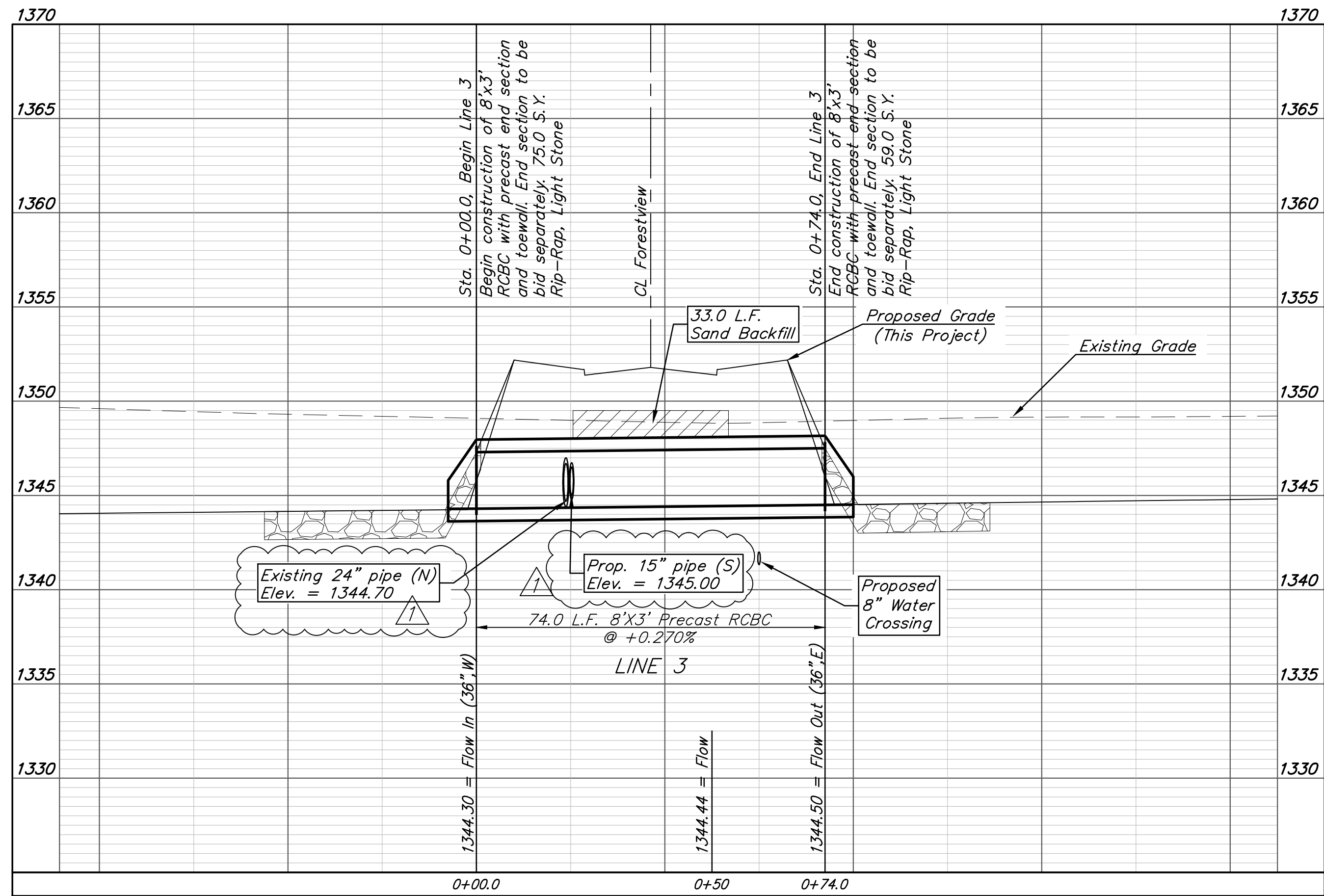
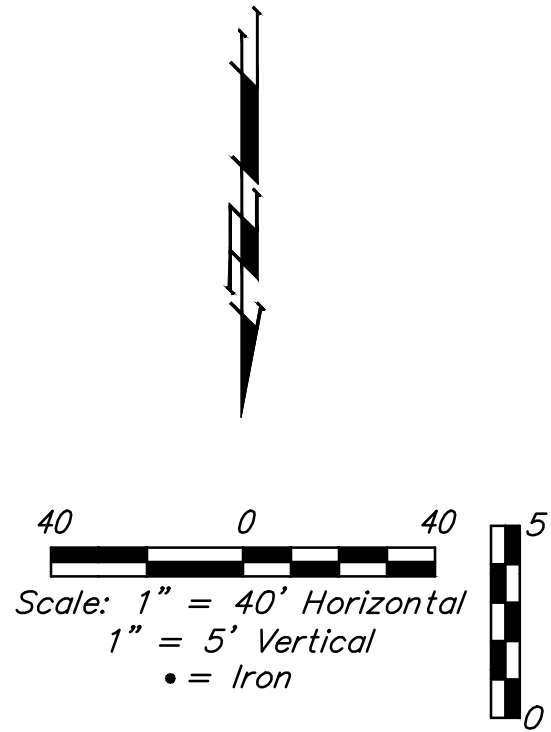
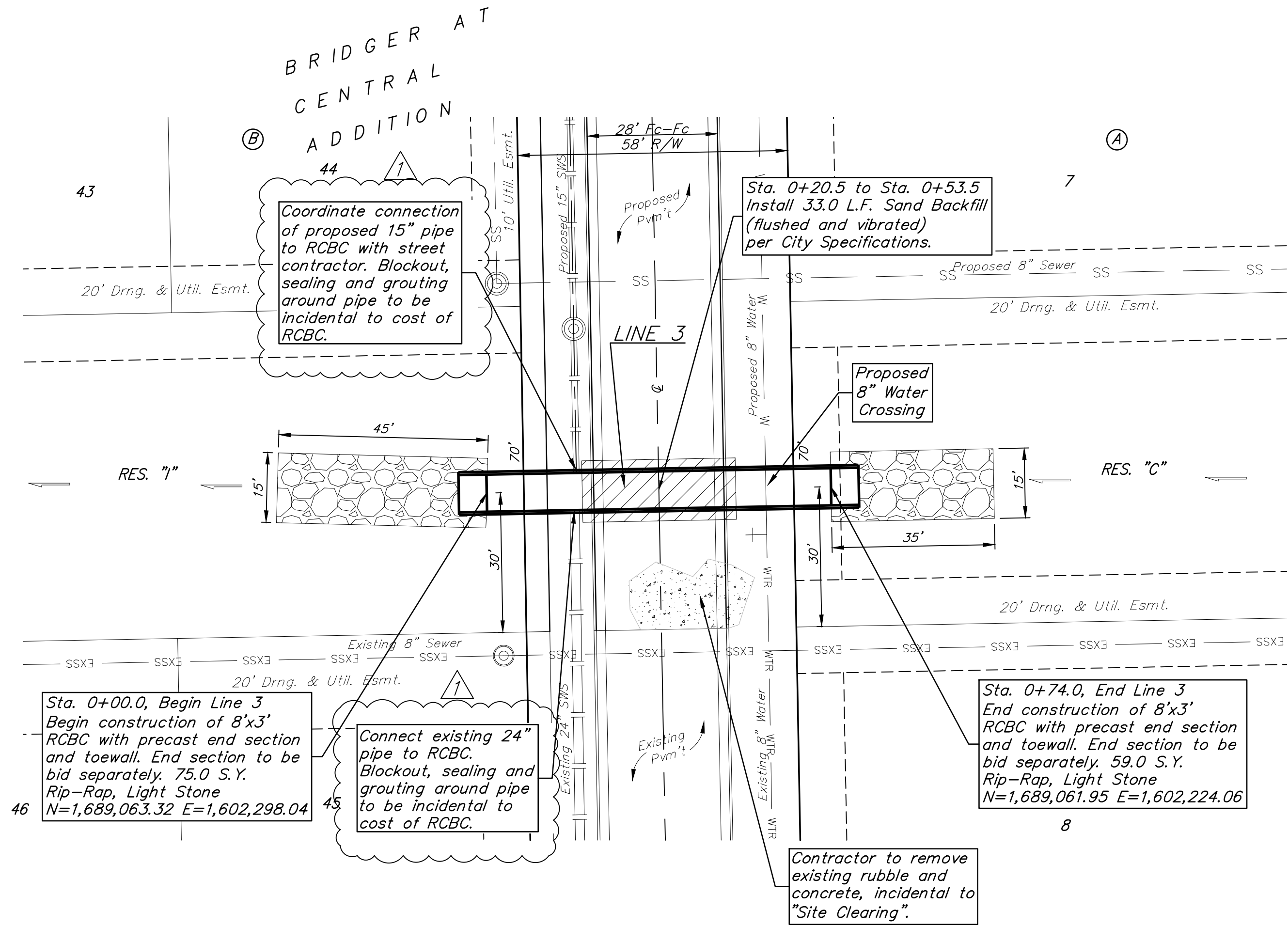
SHEET
3 OF
21

File: E:\Projects\Bridger At Central Addition\Albert\Engineering\Phase 6\SWD 25-12-E330\SWD.dwg

BENCHMARKS:

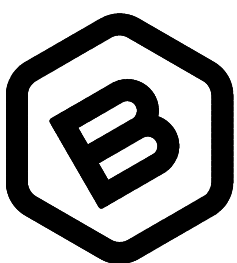
BM #1: "□" on top of curb inlet, NE
Cor. N side of W Central Ave, 27.5'± S.
& 90.2'± W. of SW Cor., Lot 1, Block 1,
Castlegate 3rd.
Elev. = 1342.00 NAVD88

BM #2: City of Wichita Benchmark disc,
E side of N 135th St W, 13.2'± S. &
37.7'± E. of W1/4 Cor., Sec. 13, Twp.
27-S, R-2-W.
Elev. = 1347.48 NAVD88



Revised 08.18.26 Added pipe flowline info

1



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

LINE 3

STORM WATER SEWER
IMPROVEMENTS

PROJECT NUMBER:
25-12-E330

DESIGN: NBW DRAWN: TMS

DATE: August 18, 2026

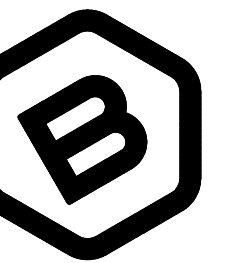
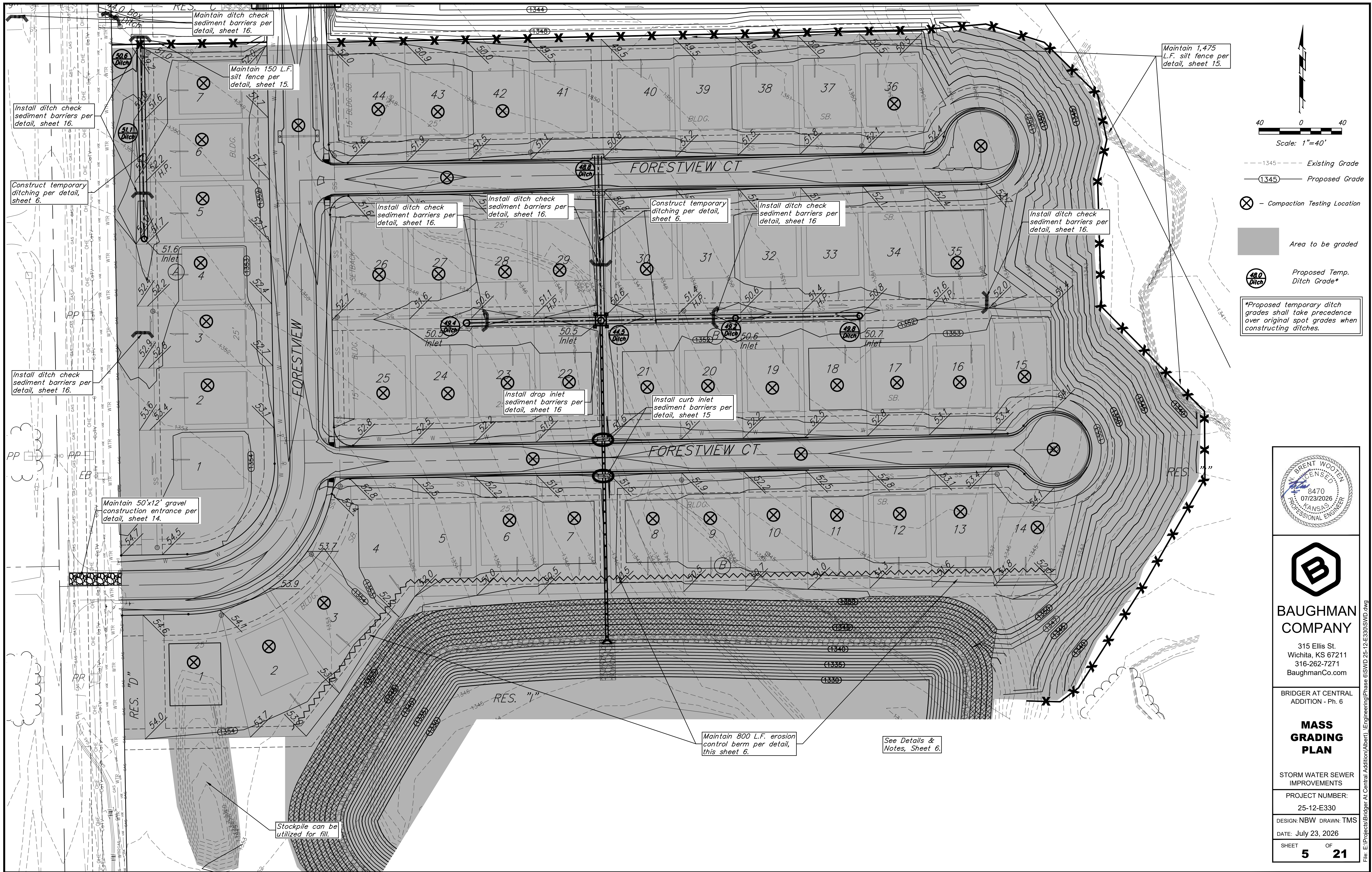
SHEET

OF

4

21

File: E:\Projects\Bridger At Central Addition\Albert\Engineering\Phase 6\SWD 25-12-E330\SWD.dwg

BAUGHMAN
COMPANY

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

MASS GRADING PLAN

STORM WATER SEWER IMPROVEMENTS

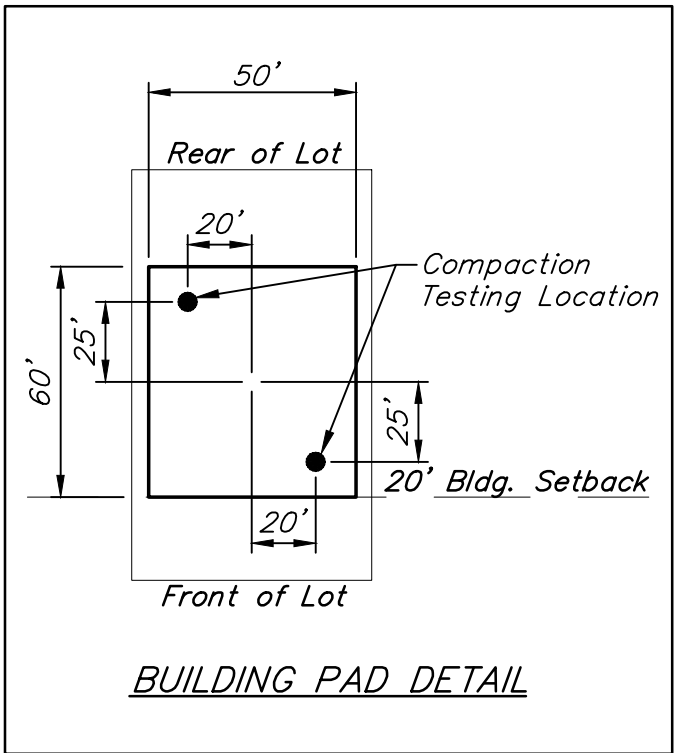
PROJECT NUMBER:
25-12-E330

DESIGN: NBW DRAWN: TMS

DATE: July 23, 2026

SHEET **5** OF **21**

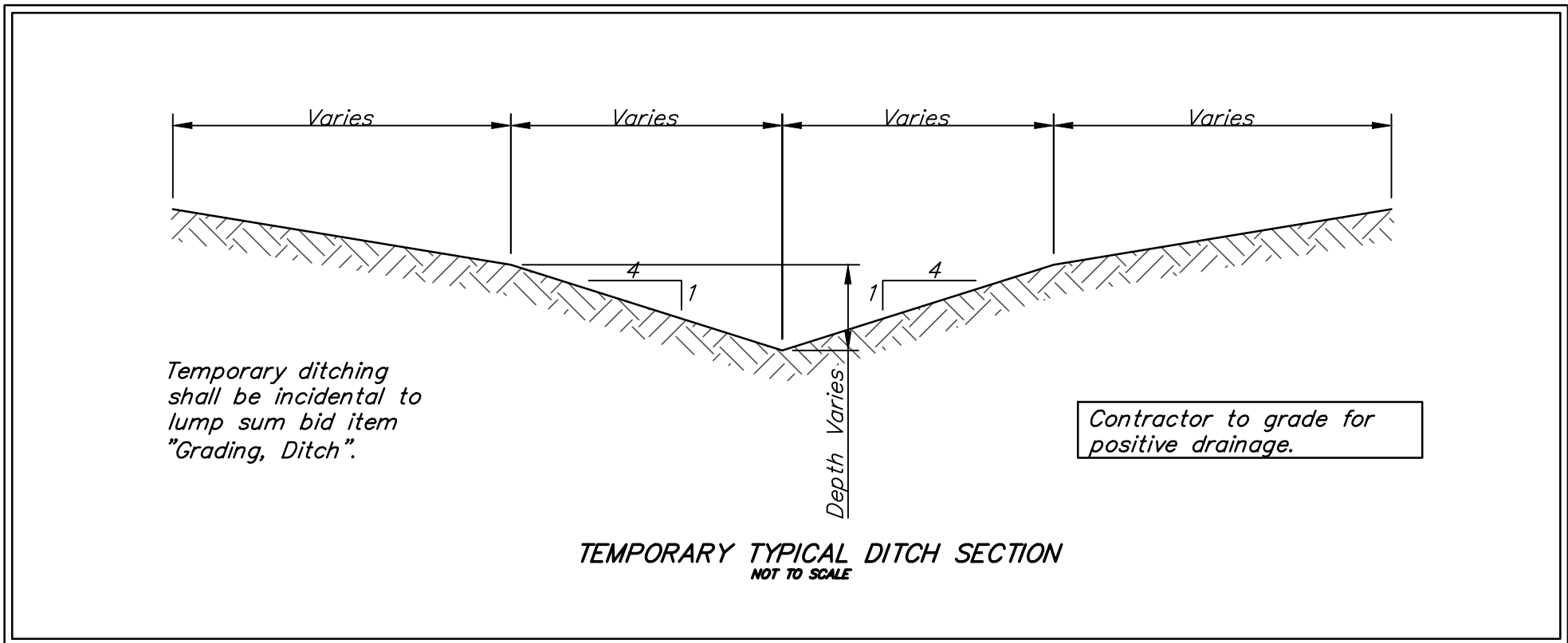
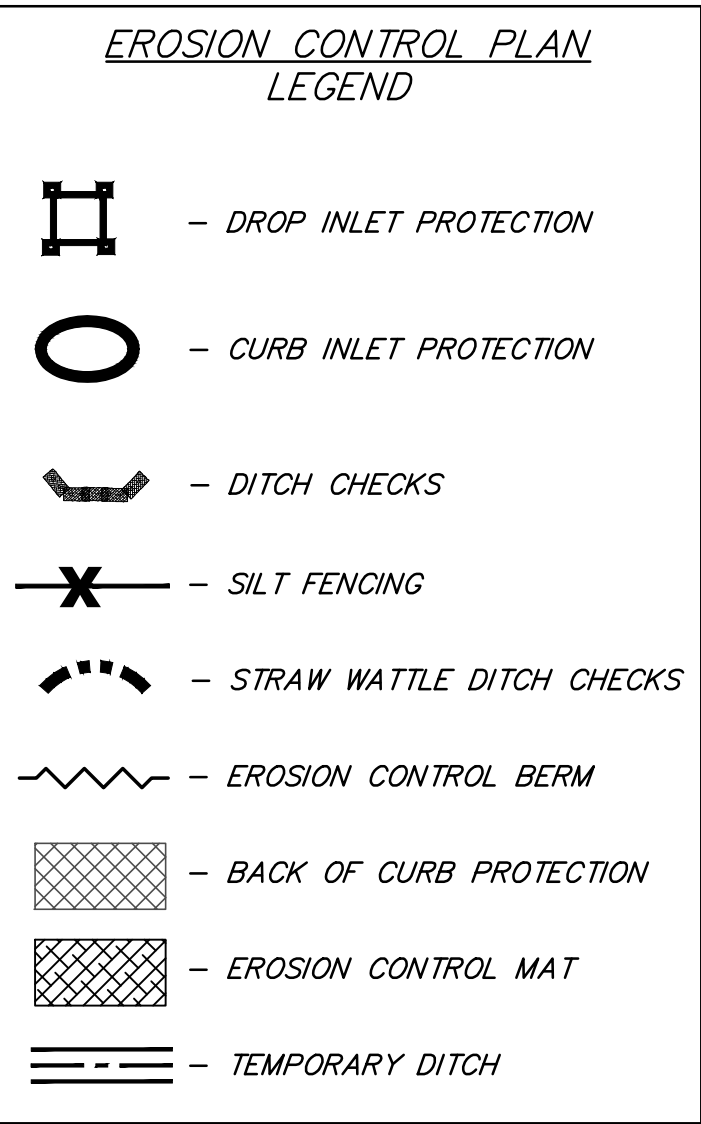
Construct 60' Deep Building Pad on each lot as shown at pad elevations indicated on this plan. Top of best on-site LVC elevations are 12" below slab elevations. LVC thickness is 6". (See detail, sheet 13).



EROSION CONTROL MEASURE	INSTALL	MAINTAIN	REMOVE
BACK OF CURB PROTECTION (LF)	0	0	0
CONSTRUCTION ENTRANCE (EA)	0	1	0
CURB INLET BARRIER (EA)	2	0	0
DITCH CHECK (EA)	7	2	0
DROP INLET PROTECTION (EA)	1	0	0
EROSION CONTROL (LS)	0	0	0
EROSION CONTROL BERM (LF)	0	800	0
SILT FENCE (LF)	0	620	0
EROSION CONTROL MAT (SY)	5,471	0	0

QUANTITIES ARE FOR INFORMATION ONLY! CONTRACTOR SHALL VERIFY QUANTITIES PER FINAL BID QUANTITY SHEET.

* ALL EXISTING BMPs INCLUDING CONSTRUCTION ENTRANCE, SEDIMENT BARRIERS, SILT FENCE, EROSION CONTROL BERM, AND EROSION CONTROL MAT SHALL BE MAINTAINED AND REPAIRED IF NECESSARY. REPLACEMENT OR REMOVAL OF EROSION CONTROL MEASURES TO BE PAID FOR BY L.S. BID ITEM "MAINTAIN EXISTING BMPs"



EARTH WORK TOTALS

	C.Y. Excavation	C.Y. Compacted Fill
Mass Grading	1,800	62,672
Pond Grading	62,488	1,264
Total	64,288	63,936

MASS GRADING NOTES:

1. Earthwork fill quantities are unadjusted and are for reference only. Excavation for mass grading and pond construction work to be paid for as C.Y. Excavation. All cost associated with fill & compaction shall be incidental to lump sum bid item "Grading, Mass".

2. Contractor to strip top 4-6" of soil within street right-of-way, area of excavation in pond in Res. "I" & building pad areas before mass grading and stockpile. Topsoil & dirt piles may be spread outside of building pads and proposed pavement prior to seeding.

3. Compaction of 95% Standard Proctor Density shall be obtained in all areas. Fill from on-site excavation shall be placed in 8" maximum thickness lifts within 0% to +4% of optimum moisture content of the soil at the time of placement. All testing shall be incidental to Lump Sum bid item "Testing". Pulverize clods used in fills to 1/2" or less during or prior to placing fills. See geotechnical report for more details. The geotechnical report is available upon request from the engineer.

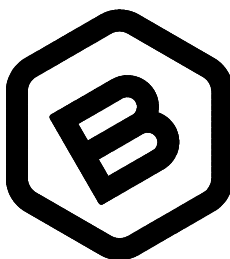
4. It shall be the Contractor's responsibility to protect existing utilities during mass grading. Any damage done to these systems by Contractor or subcontractor shall be repaired at no additional cost to the project.

5. All areas disturbed during construction except building pads shall be seeded, mulched, and fertilized as per Cover Sheet General Notes. The approximate seeding area is 18.0 acres.

6. Building pads will be filled up to 12" below slab elevation per detail, sheet 13. The pads shall be made with best on-site LVC material as defined in the geotechnical report. The pads shall be compacted and moisture tested in fill areas every 12" in fill height. See table on sheet 6 for locations and elevations for testing.

7. Street elevations shown on mass grading plan are top of dirt (bottom of rock) at centerline. Grade points around cul-de-sac bulbs are located 1' behind the back of proposed curb.

8. Only trees within the street R/W or in area of pond in Res. "I" may be removed if necessary for grading. All other trees shall be protected from damage.



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

**MASS
GRADING
PLAN**

STORM WATER SEWER
IMPROVEMENTS

PROJECT NUMBER:
25-12-E330

DESIGN: NBW DRAWN: TMS

DATE: July 23, 2026

SHEET

OF

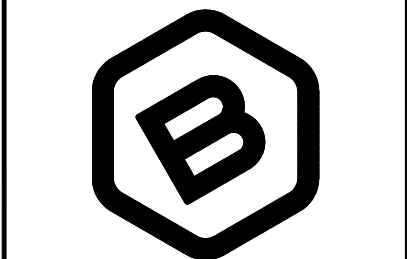
6

21

File: E:\Projects\Bridger At Central Addition\Albert\Engineering\Phase 6\SWD 25-12-E330\SWD.dwg

Lot	Location		Top of LVC	Compaction % and Test Elevation														
	Northing	Easting	Fill Elev.	1342.00	1343.00	1344.00	1345.00	1346.00	1347.00	1348.00	1349.00	1350.00	1351.00	1352.00	1353.00	1354.00	1355.00	1356.00
2A	1,688,681	1,602,183	1353.7	X	X	X	X	X	X	X	X	X	X	X		X	X	X
3A	1,688,741	1,602,182	1353.3	X	X	X	X	X	X	X	X	X	X			X	X	X
4A	1,688,801	1,602,181	1353.1	X	X	X	X	X	X	X	X	X	X			X	X	X
5A	1,688,861	1,602,180	1352.5	X	X	X	X	X	X	X	X	X			X	X	X	X
6A	1,688,921	1,602,179	1352.2	X	X	X	X	X	X	X	X				X	X	X	X
7A	1,688,981	1,602,178	1353.2	X	X	X	X	X	X	X	X					X	X	X
1B	1,688,414	1,602,164	1355.0	X	X	X	X	X	X	X	X	X	X	X	X			X
2B	1,688,431	1,602,237	1354.8	X	X	X	X	X	X	X	X	X	X	X	X		X	X
3B	1,688,472	1,602,298	1354.6	X	X	X	X	X	X	X	X	X	X	X			X	X
6B	1,688,550	1,602,465	1352.4	X	X	X	X	X	X	X	X				X	X	X	X
7B	1,688,551	1,602,525	1352.0	X	X	X	X	X	X						X	X	X	X
8B	1,688,552	1,602,605	1352.0	X											X	X	X	X
9B	1,688,553	1,602,665	1352.4	X	X	X									X	X	X	X
10B	1,688,555	1,602,724	1352.7	X	X	X	X	X							X	X	X	X
11B	1,688,556	1,602,784	1353.0	X	X	X	X	X	X							X	X	X
12B	1,688,557	1,602,844	1353.3	X	X	X	X	X	X	X						X	X	X
13B	1,688,558	1,602,904	1353.7	X	X	X	X	X	X							X	X	X
14B	1,688,536	1,602,965	1354.0	X	X	X	X										X	X
15B	1,688,724	1,602,961	1354.0	X	X	X	X	X	X								X	X
16B	1,688,702	1,602,902	1353.7	X	X	X	X	X	X	X	X					X	X	X
17B	1,688,701	1,602,842	1353.3	X	X	X	X	X	X	X	X	X				X	X	X
18B	1,688,700	1,602,782	1343.0	X	X	X	X	X	X	X	X	X				X	X	X
19B	1,688,699	1,602,722	1352.7	X	X	X	X	X	X	X	X				X	X	X	X
20B	1,688,697	1,602,662	1352.4	X	X	X	X	X	X						X	X	X	X
21B	1,688,696	1,602,602	1352.0	X	X	X	X								X	X	X	X
22B	1,688,695	1,602,522	1352.0	X	X	X	X								X	X	X	X
23B	1,688,694	1,602,462	1352.4	X	X	X	X	X	X						X	X	X	X
24B	1,688,693	1,602,402	1352.7	X	X	X	X	X	X	X	X				X	X	X	X
25B	1,688,692	1,602,342	1353.0	X	X	X	X	X	X	X	X	X				X	X	X
26B	1,688,821	1,602,340	1352.6	X	X	X	X	X	X						X	X	X	X
27B	1,688,822	1,602,400	1352.4	X	X	X	X	X							X	X	X	X
28B	1,688,823	1,602,459	1352.0	X	X	X									X	X	X	X
29B	1,688,824	1,602,519	1351.8	X	X	X	X							X	X	X	X	X
30B	1,688,826	1,602,599	1351.8	X	X	X	X	X	X	X				X	X	X	X	X
35B	1,688,832	1,602,899	1353.1	X	X	X	X	X	X	X						X	X	X
36B	1,688,974	1,602,837	1352.9	X	X	X	X	X	X	X					X	X	X	X
42B	1,688,967	1,602,457	1352.0	X	X	X	X	X	X	X	X				X	X	X	X
43B	1,688,966	1,602,397	1352.4	X	X	X	X	X	X	X					X	X	X	X
44B	1,688,965	1,602,337	1352.6	X	X	X	X	X	X	X					X	X	X	X
Forestview	1,688,947	1,602,263	1350.7	X	X	X	X	X	X	X			X	X	X	X	X	X
Forestview Ct N	1,688,894	1,602,406	1351.1	X	X	X	X	X	X					X	X	X	X	X
Forestview Ct N	1,688,924	1,602,922	1352.9	X	X	X	X	X							X	X	X	X
Forestview Ct S	1,688,622	1,602,490	1351.3	X	X	X	X	X	X					X	X	X	X	X
Forestview Ct S	1,688,627	1,602,750	1351.8	X	X	X	X	X	X	X				X	X	X	X	X
Forestview Ct S	1,688,631	1,602,993	1354.0	X	X	X	X										X	X

X = No testing required at this elevation.



BAUGHMAN
COMPANY

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

COORDINATE
SHEET

STORM WATER SEWER
IMPROVEMENTS

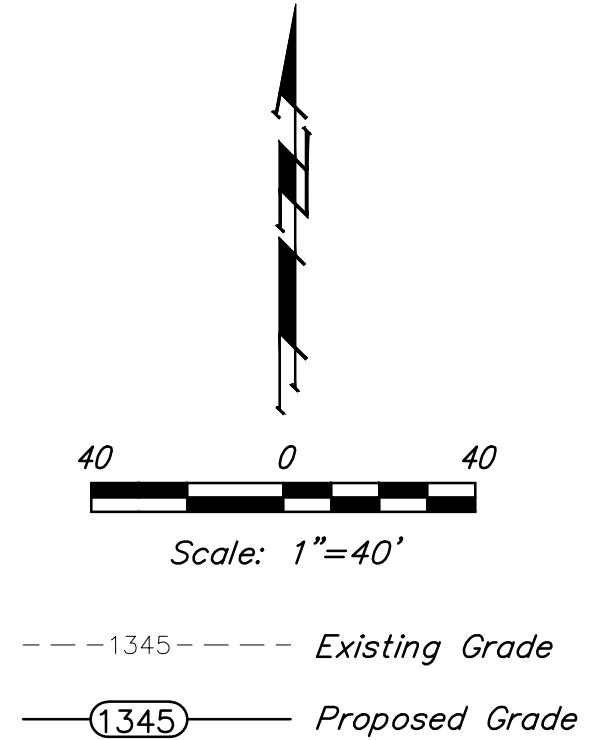
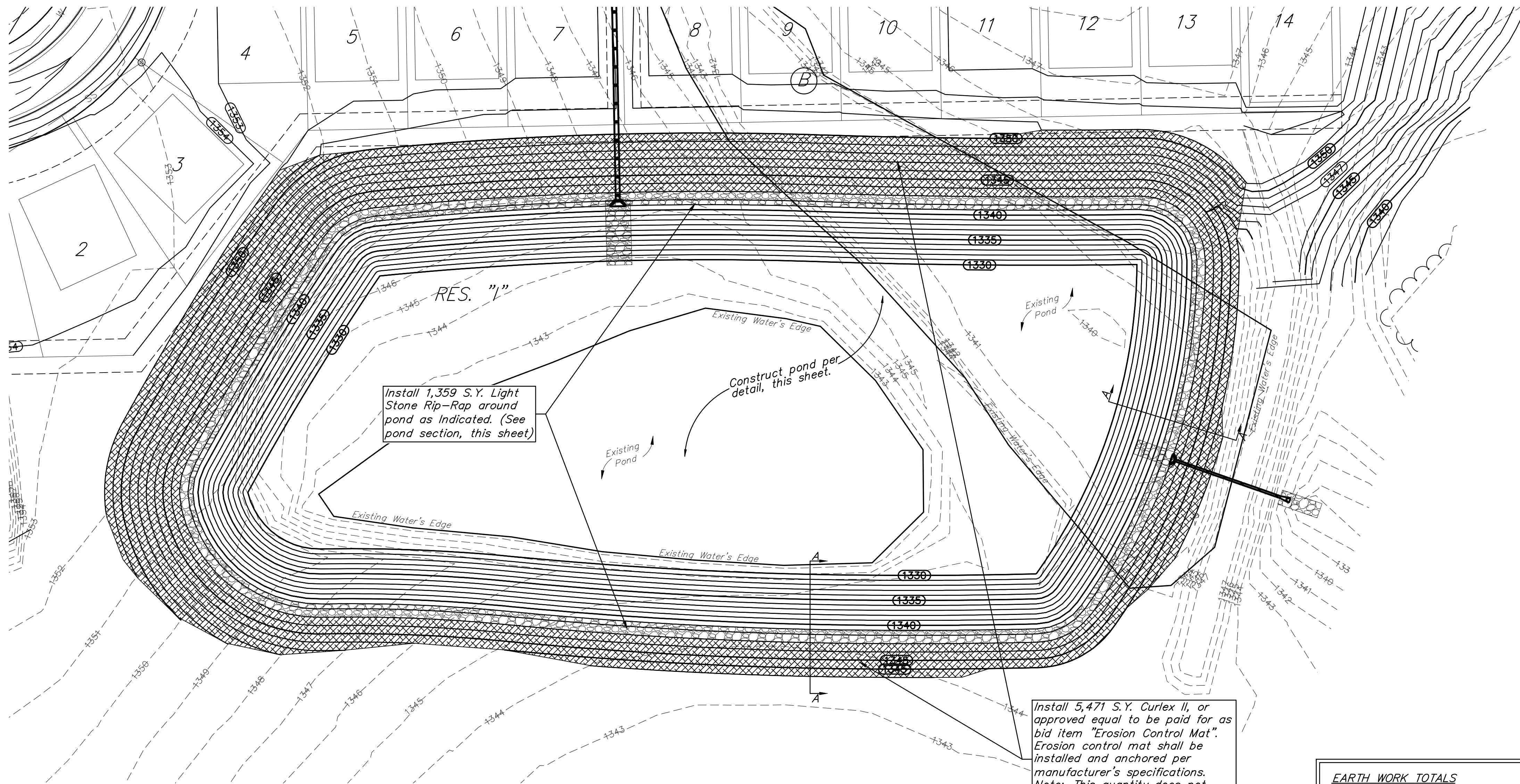
PROJECT NUMBER:
25-12-E330

DESIGN: NBW DRAWN: TMS

DATE: July 23, 2026

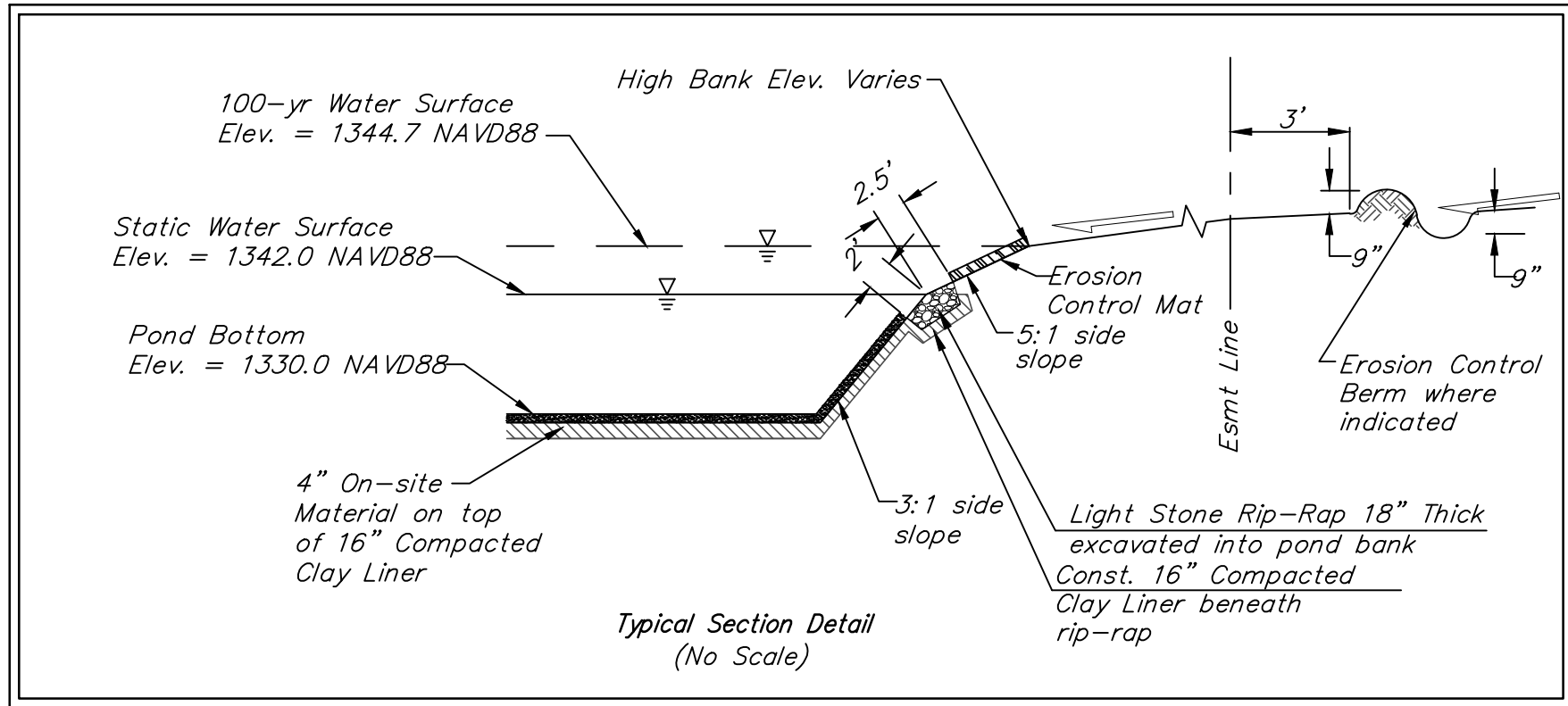
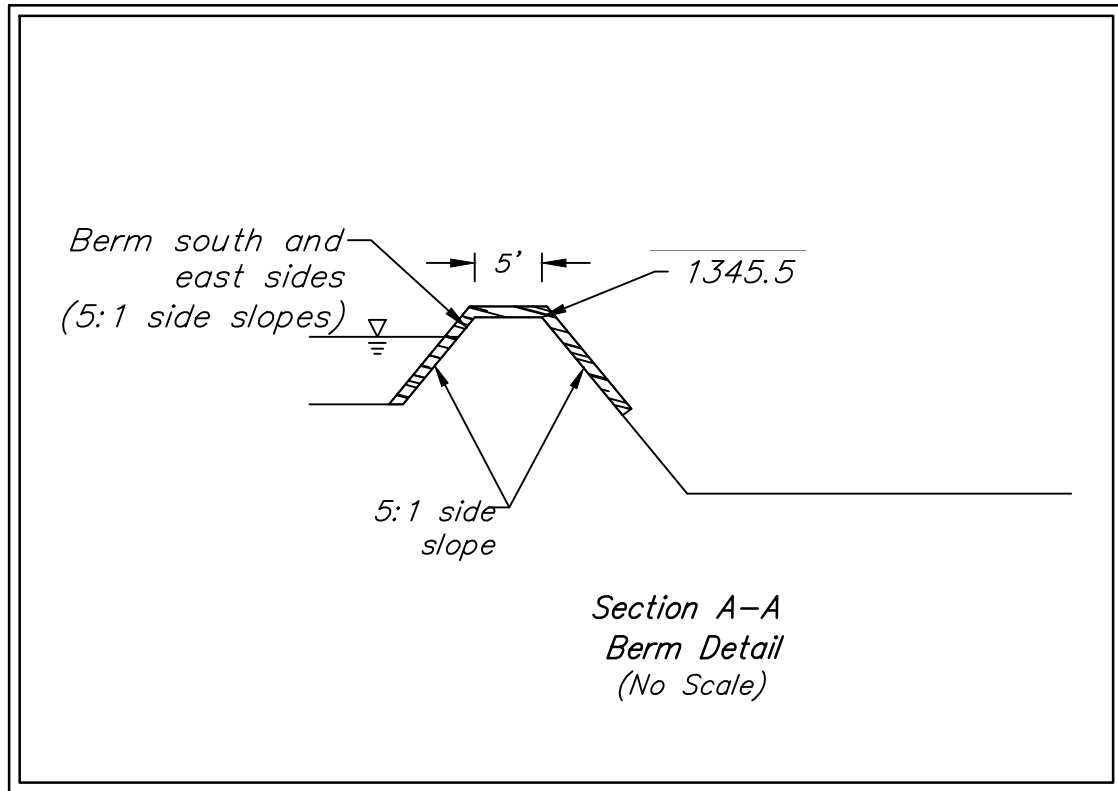
SHEET OF
7 21

File: E:\Projects\Bridger At Central\Addition\Albert\Engineering\Phase 6\SWD 25-12-E330\SWD.dwg



EROSION CONTROL PLAN LEGEND

- DROP INLET PROTECTION
- CURB INLET PROTECTION
- DITCH CHECKS
- SILT FENCING
- STRAW WATTLE DITCH CHECKS
- EROSION CONTROL BERM
- BACK OF CURB PROTECTION
- EROSION CONTROL MAT
- TEMPORARY DITCH



EARTH WORK TOTALS		
	C.Y. Excavation	C.Y. Compacted Fill
Mass Grading	1,800	62,672
Pond Construction	62,488	1,264
Total	64,288	63,936

Earthwork fill quantities are unadjusted and are for reference only. Excavation for mass grading and pond construction work to be paid for as C.Y. Excavation. All cost associated with fill & compaction shall be incidental to lump sum bid item "Grading, Mass".

- POND GRADING NOTES:**
- Pond bottom and sideslopes below static pool elevation shall be over-excavated 1'-8" and a 1'-4" clay liner shall be compacted to 95% std. density. The best on-site material shall be used for the pond liner. 4" of on-site material shall be distributed on top of the clay liner below the static pool elevation. The compaction and P.I. shall be verified during construction. One Plasticity Index determination will be required for the material used for each pond liner. Cost shall be incidental to "Testing". Cost of over-excavation to install Clay Liner shall be incidental to bid item "Excavation".
 - Any excess excavation shall be stockpiled on-site at an area indicated by the Engineer out of easements and R/W.
 - All areas disturbed by construction shall be seeded as indicated on cover sheet.
 - Install Erosion Control Mat (Curlex II or approved equal) from 1' above the water surface to top bank. To be paid for as bid item "Erosion Control Mat".

BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

POND PLAN

STORM WATER SEWER
IMPROVEMENTS

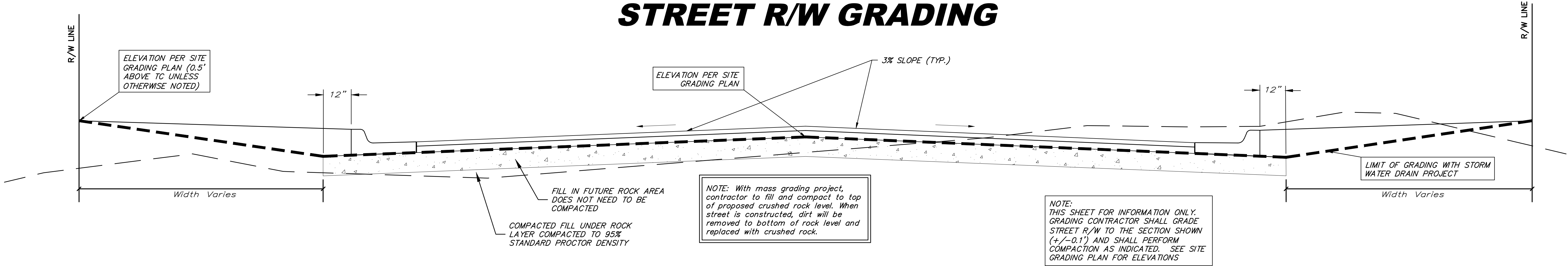
PROJECT NUMBER:
25-12-E330

DESIGN:NBW DRAWN:TMS
DATE: July 23, 2026

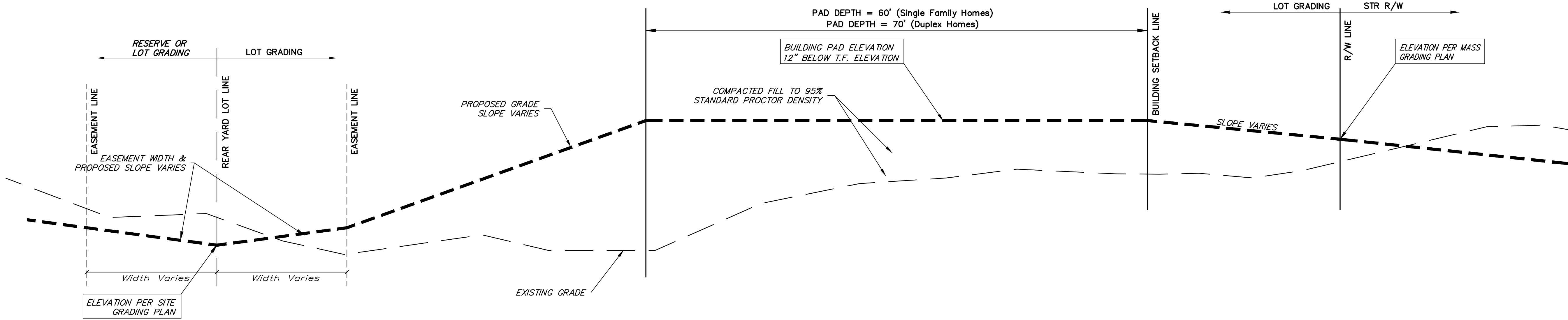
SHEET 8 OF 21

File: E:\Projects\Bridger At Central\Addition\Phase 6\SWD 25-12-E330\SWD.dwg

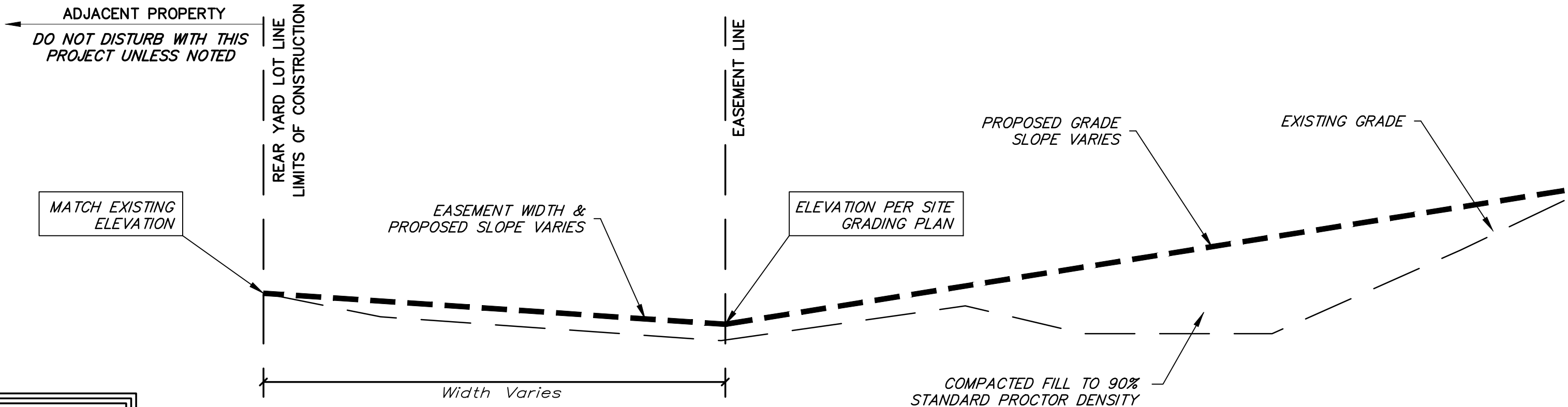
STREET R/W GRADING



LOT FILL GRADING

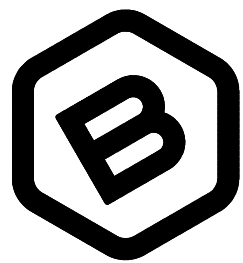


EXTERIOR PLATTED LOT SECTION



When trees are present along rear lot line, grade shall match at trunk line and trees shall not be disturbed. Any trimming of trees shall be approved by the engineer and owner.

NOTE:
GRADING CONTRACTOR SHALL GRADE LOTS TO THE SECTION SHOWN (+/-0.2') AND SHALL PERFORM COMPACTION AS INDICATED. SEE SITE GRADING PLAN FOR ELEVATIONS



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

**MASS
GRADING
DETAIL**

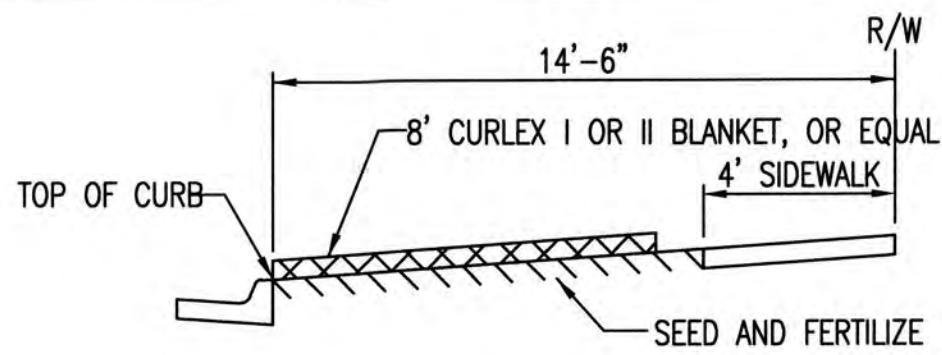
STORM WATER DRAIN
IMPROVEMENTS

PROJECT NUMBER:
25-12-E330

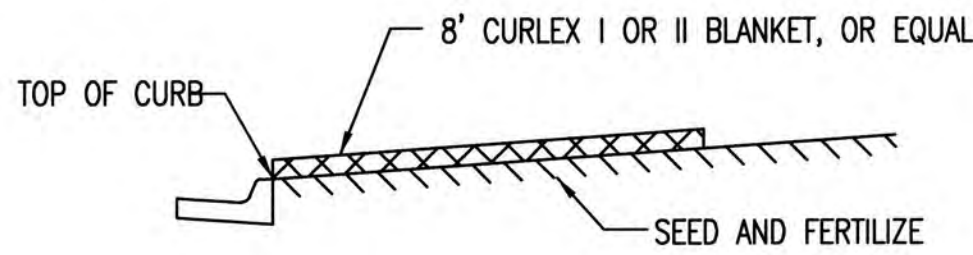
DESIGN: DRAWN:
DATE: July 23, 2026

SHEET OF
13 21

File: E:\Projects\Bridger At Central Addition\Albert\Engineering\Phase 6\SWD 25-12-E330\SWD.dwg

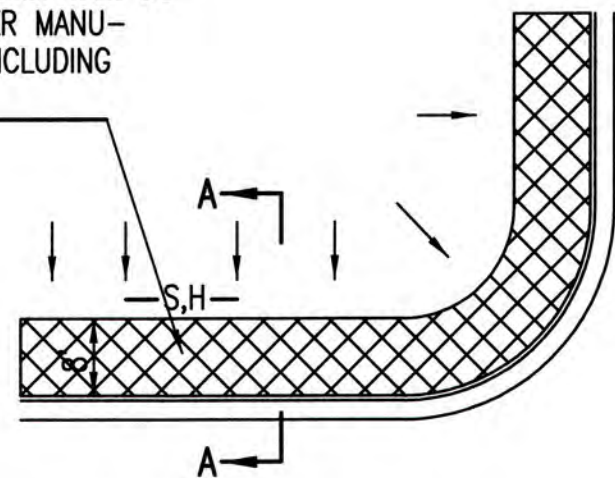


SECTION B-B

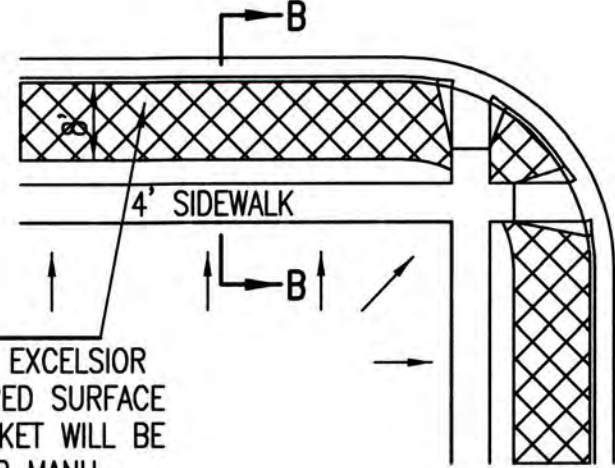


SECTION A-A

INSTALL 8' WIDE CURLEX I OR II EXCELSIOR BLANKET, OR EQUAL, ON PREPARED SURFACE BACK OF CURB. EDGE OF BLANKET WILL BE AT BACK OF CURB. INSTALL PER MANUFACTURERS RECOMMENDATION, INCLUDING STAPLES. (SEE DETAIL)



SOUTH STREET

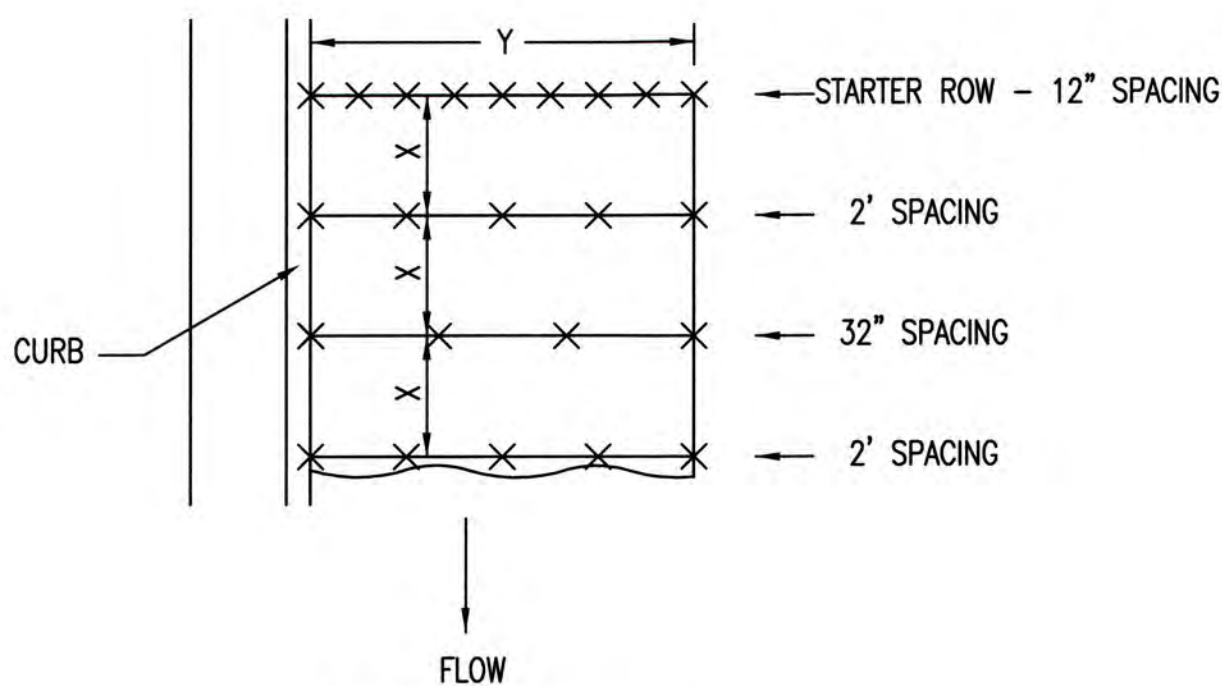


INSTALL 8' WIDE CURLEX I OR II EXCELSIOR BLANKET, OR EQUAL, ON PREPARED SURFACE BACK OF CURB. EDGE OF BLANKET WILL BE AT BACK OF CURB. INSTALL PER MANUFACTURERS RECOMMENDATION, INCLUDING STAPLES. (SEE DETAIL)

GENERAL NOTES

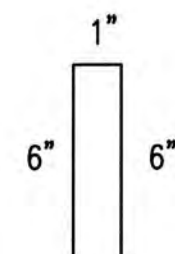
- EXCELSIOR MAT TO BE INSTALLED WHEN SOD IS NOT SPECIFIED ON PROJECT.
- EXCELSIOR BLANKET TO BE INSTALLED OVER SEED AND FERTILIZER, AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
- AFTER INSTALLATION OF EXCELSIOR BLANKET, AT LOCATIONS WHERE CONCENTRATED FLOW CARRIES SEDIMENT OVER THE CURB AND INTO THE GUTTER, SUPPLEMENTAL EROSION CONTROL DEVICES WILL BE INSTALLED BY THE CONTRACTOR AS NEEDED, TO FIX THE PROBLEM.

BACK OF CURB PROTECTION DETAIL



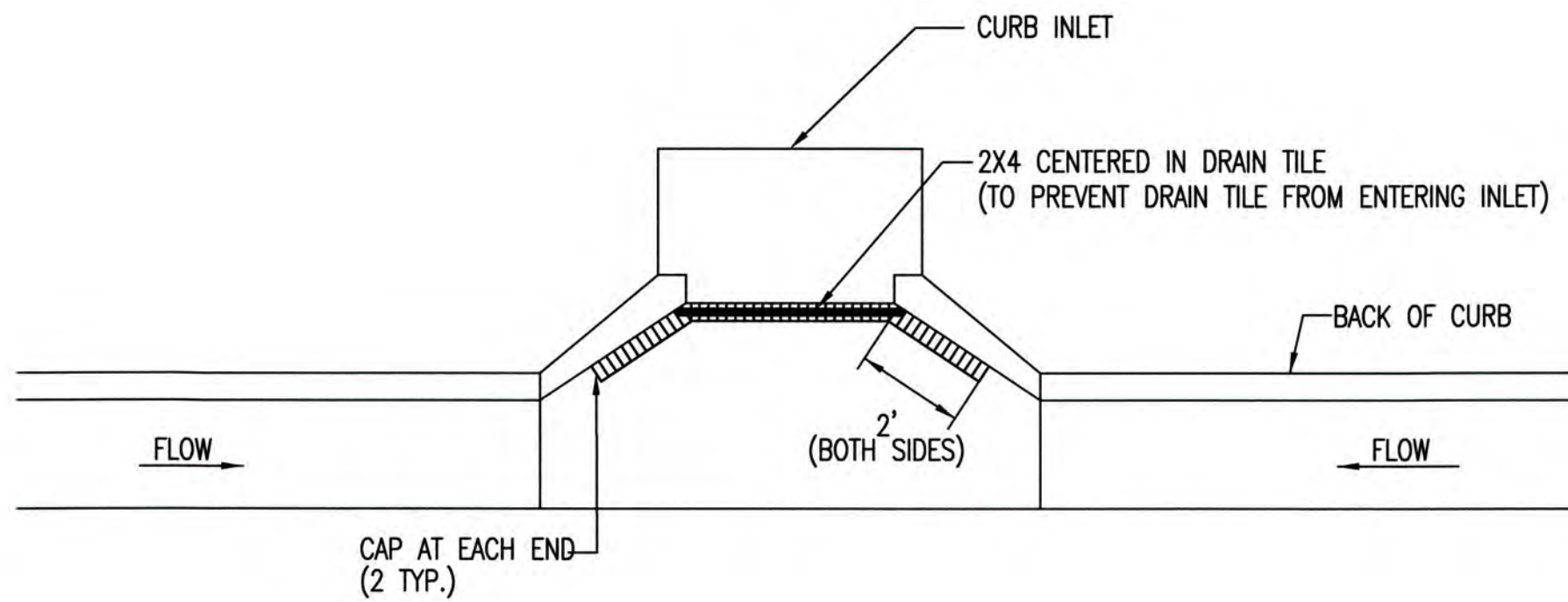
STAPLE PATTERN

NOTES: USE 6" SEAM OVERLAP
(X & Y = RECOMMENDED BY MANUFACTURE)



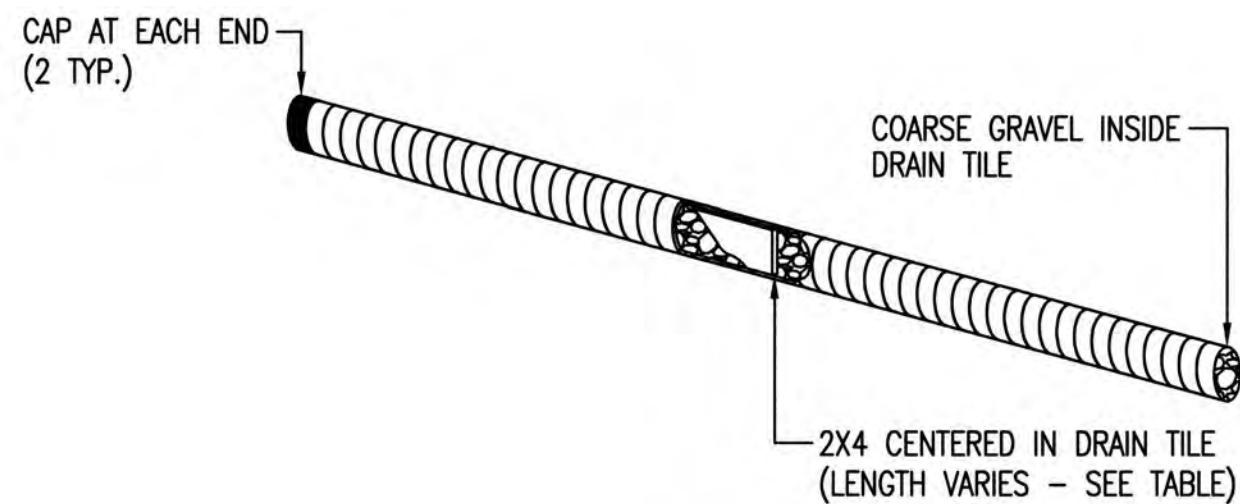
STAPLE

DETAILS FOR APPROVED EROSION CONTROL MAT



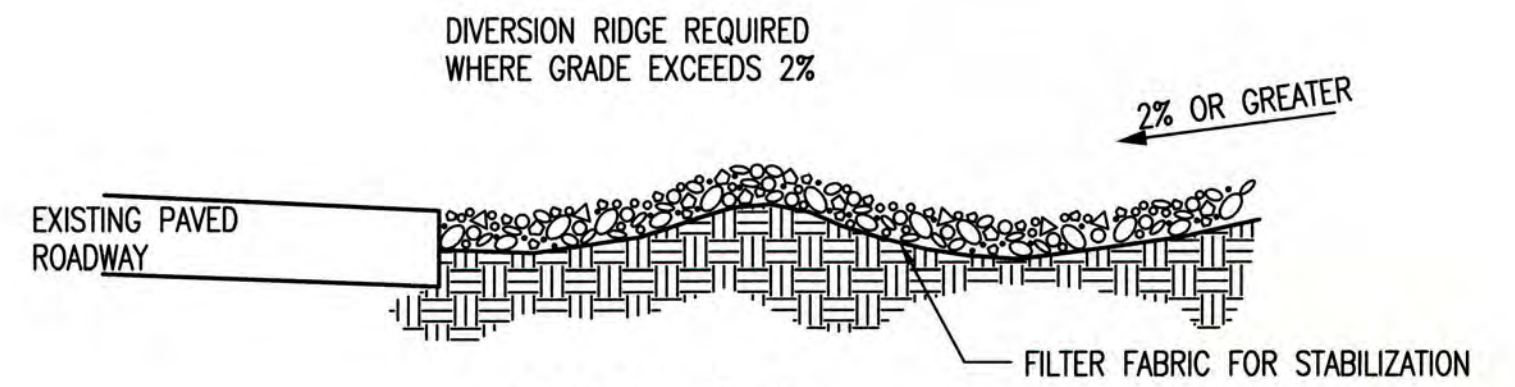
NOTE:
PLACE 4" PERFORATED PVC PIPE, FILLED WITH 1/2"-1" DIA. GRAVEL, IN FRONT OF CURB INLET AS SHOWN.

2X4 LENGTH	INLET TYPE	INLET OPENING
5'-6"	1-A	5'-0"
10'-6"	1-A	10'-0"
15'-6"	1-A	15'-0"

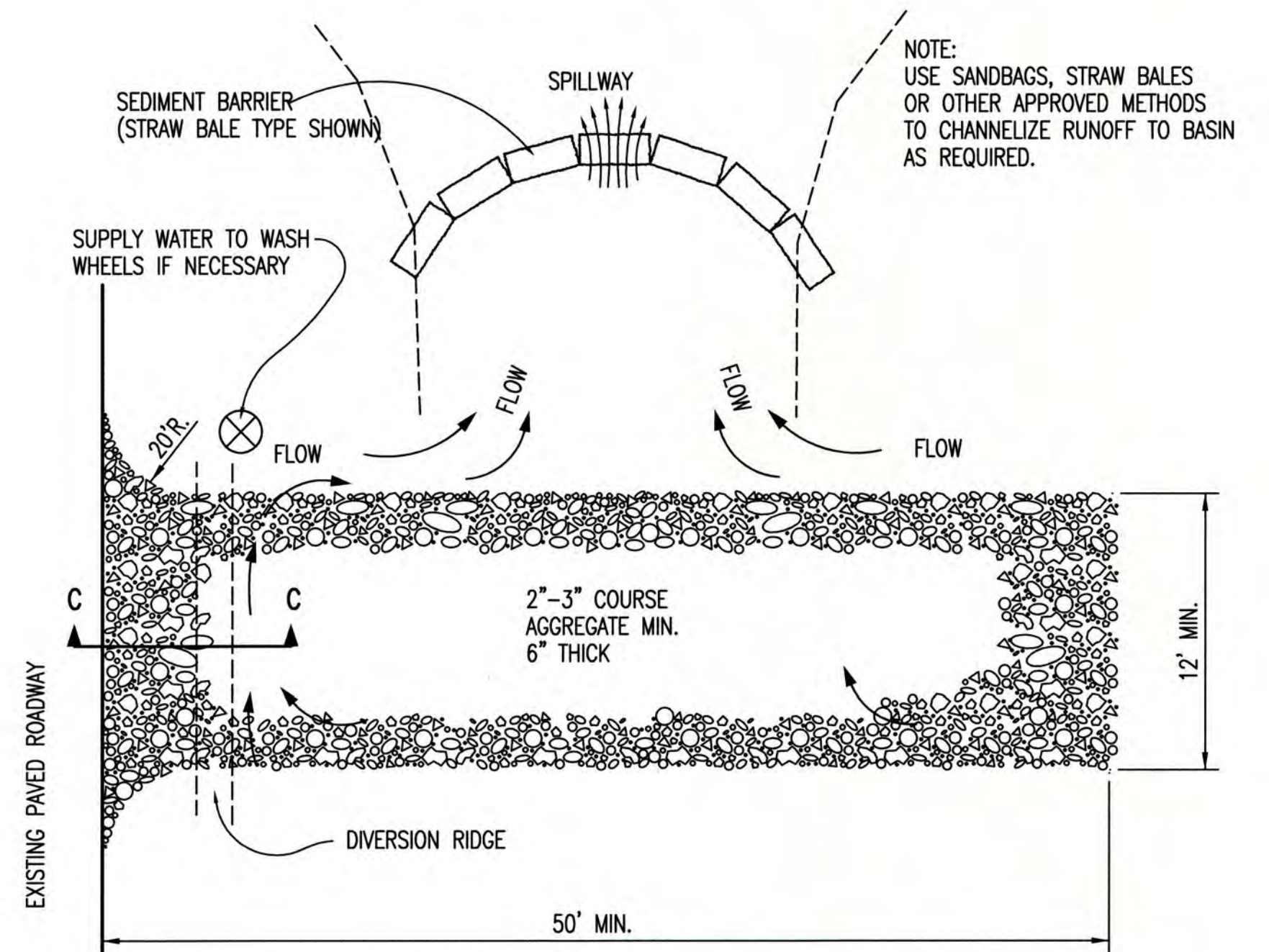


CURB INLET PROTECTION

4" PERFORATED PIPE W/ GRAVEL



SECTION C-C



STABILIZED CONSTRUCTION ENTRANCE

GENERAL NOTES

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

REVISION DATE: MAY 2013

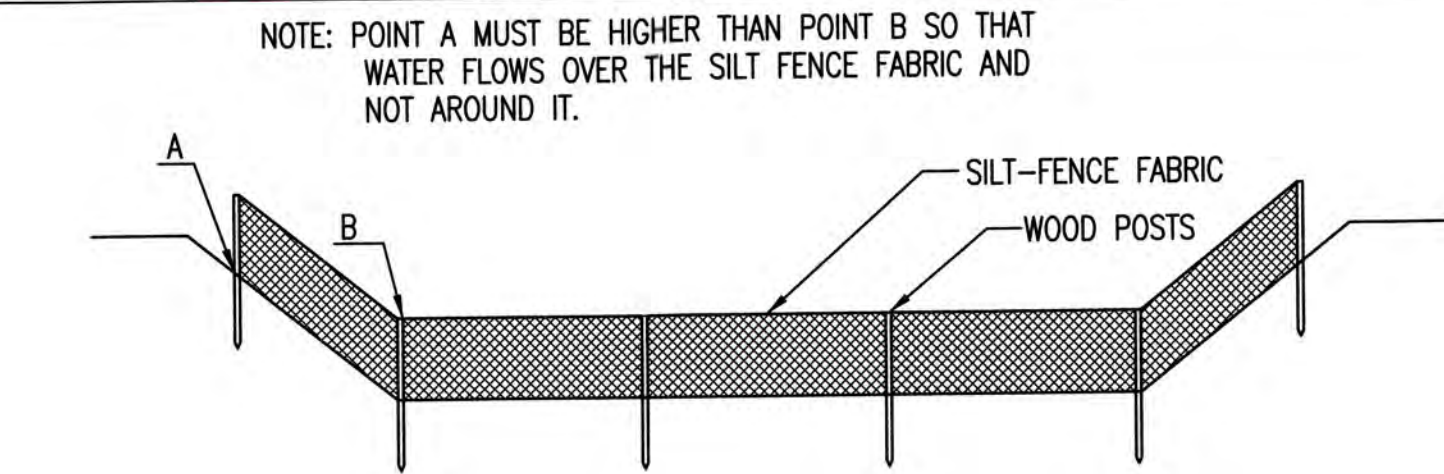


05/30/13



BACK OF CURB PROTECTION, CURB INLET PROTECTION AND CONSTRUCTION ENTRANCE

CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE 5/2013
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 14 of 21



ELEVATION
SILT FENCE DITCH CHECKS
(STREAM PROTECTION)

MATERIAL SPECIFICATION:

SILT FENCE FABRIC SHOULD CONFORM TO THE AASHTO M288 96 SILT FENCE SPECIFICATION. THE POSTS USED TO SUPPORT THE SILT FENCE FABRIC SHOULD BE A HARDWOOD MATERIAL WITH THE FOLLOWING MINIMUM DIMENSIONS: 2" SQUARE (NOMINAL) BY 4' LONG. SILT FENCE FABRIC SHOULD BE ATTACHED TO THE WOODEN POSTS WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

PLACEMENT:

PLACE SILT FENCE IN DITCHES WHERE IT IS UNLIKELY THAT IT WILL BE OVERTOPPED. WATER SHOULD FLOW THROUGH A SILT FENCE DITCH CHECK, NOT OVER IT. SILT FENCE DITCH CHECKS OFTEN FAIL WHEN OVERTOPPED. SILT FENCE DITCH CHECKS SHOULD BE PLACED PERPENDICULAR TO THE FLOWLINE OF THE DITCH. THE SILT FENCE SHOULD EXTEND FAR ENOUGH SO THAT THE GROUND LEVEL AT THE ENDS OF THE FENCE IS HIGHER THAN THE TOP OF THE LOW POINT OF THE FENCE. THIS PREVENTS WATER FROM FLOWING AROUND THE CHECK. SILT FENCE DITCH CHECKS SHOULD NOT BE PLACED IN DITCHES WHERE HIGH FLOWS ARE EXPECTED. ROCK CHECKS SHOULD BE USED INSTEAD. SILT FENCE SHOULD BE PLACED IN DITCHES WITH SLOPES OF 6% OR LESS. FOR SLOPES STEEPER THAN 6%, ROCK CHECKS SHOULD BE USED.

THE FOLLOWING TABLE PROVIDES CHECK SPACING FOR A GIVEN DITCH GRADE:

DITCH CHECK DITCH GRADE (%)	SPACING CHECK SPACING (FEET)
0.5	200
1.0	200
2.0	100
3.0	65
4.0	50
5.0	40
6.0	30

PROPER INSTALLATION METHOD:

EXCAVATE A TRENCH PERPENDICULAR TO THE DITCH FLOWLINE THAT IS AT LEAST 12" DEEP BY 6" WIDE. EXTEND THE TRENCH IN A STRAIGHT LINE ALONG THE ENTIRE LENGTH OF THE PROPOSED DITCH CHECK. PLACE THE SOIL ON THE UPSTREAM SIDE OF THE TRENCH FOR LATER USE. ROLL OUT A CONTINUOUS LENGTH OF SILT FENCE FABRIC ON THE DOWNSLOPE SIDE OF THE TRENCH. PLACE THE EDGE OF THE FABRIC IN THE TRENCH STARTING AT THE TOP UPSLOPE EDGE OF THE TRENCH. LINE TWO SIDES OF THE TRENCH WITH THE FABRIC AS SHOWN ON DETAIL. BACKFILL OVER THE FABRIC IN THE TRENCH WITH THE EXCAVATED SOIL AND COMPACT. AFTER FILLING THE TRENCH, APPROXIMATELY 24" TO 36" OF SILT FENCE FABRIC SHOULD REMAIN EXPOSED. LAY THE EXPOSED SILT FENCE ON THE UPSLOPE SIDE OF THE TRENCH TO CLEAR AN AREA FOR DRIVING IN THE POSTS. JUST DOWNSLOPE OF THE TRENCH, DRIVE POSTS INTO THE GROUND TO A DEPTH OF AT LEAST 24". PLACE POSTS NO MORE THAN 4' APART. ATTACH THE SILT FENCE TO THE ANCHORED POST WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

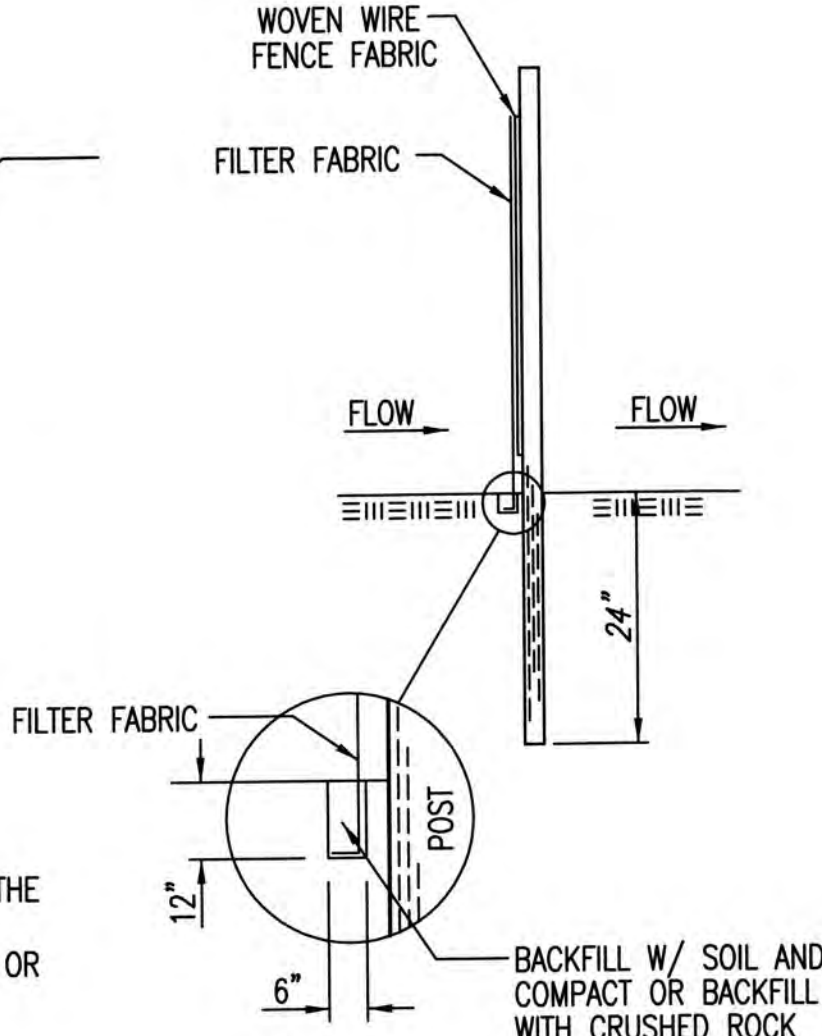
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

WATER SHOULD FLOW THROUGH A SILT FENCE DITCH CHECK—NOT OVER IT. PLACE SILT FENCE IN DITCHES WHERE IT IS UNLIKELY THAT IT WILL BE OVERTOPPED. SILT FENCE INSTALLATIONS QUICKLY DETERIORATE WHEN WATER OVERTOPS THEM. DO NOT PLACE SILT FENCE POSTS ON THE UPSLOPE SIDE OF THE SILT FENCE FABRIC. IN THIS CONFIGURATION, THE FORCE OF THE WATER IS NOT RESTRICTED BY THE POSTS, BUT ONLY BY THE STAPLES (WIRE, ZIP TIES, NAILS, ETC.). THE SILT FENCE WILL RIP AND FAIL. DO NOT PLACE A SILT FENCE DITCH CHECK DIRECTLY IN FRONT OF A CULVERT OUTLET. IT WILL NOT STAND UP TO THE CONCENTRATED FLOW. DO NOT PLACE SILT FENCE DITCH CHECKS IN DITCHES THAT WILL LIKELY EXPERIENCE HIGH FLOWS. THEY WILL NOT STAND UP TO CONCENTRATED FLOW. FOLLOW PRESCRIBED DITCH CHECK SPACING GUIDELINES. IF SPACING GUIDELINES ARE EXCEEDED, EROSION WILL OCCUR BETWEEN THE DITCH CHECKS. DO NOT ALLOW WATER TO FLOW AROUND THE DITCH CHECK. MAKE SURE THAT THE DITCH CHECK IS LONG ENOUGH SO THAT THE GROUND LEVEL AT THE ENDS OF THE FENCE IS HIGHER THAN THE LOW POINT ON THE TOP OF THE FENCE. DO NOT PLACE SILT FENCE DITCH CHECKS IN CHANNELS WITH SHALLOW SOILS UNDERLAIN BY ROCK. IF THE CHECK IS NOT ANCHORED SUFFICIENTLY, IT WILL WASH OUT.

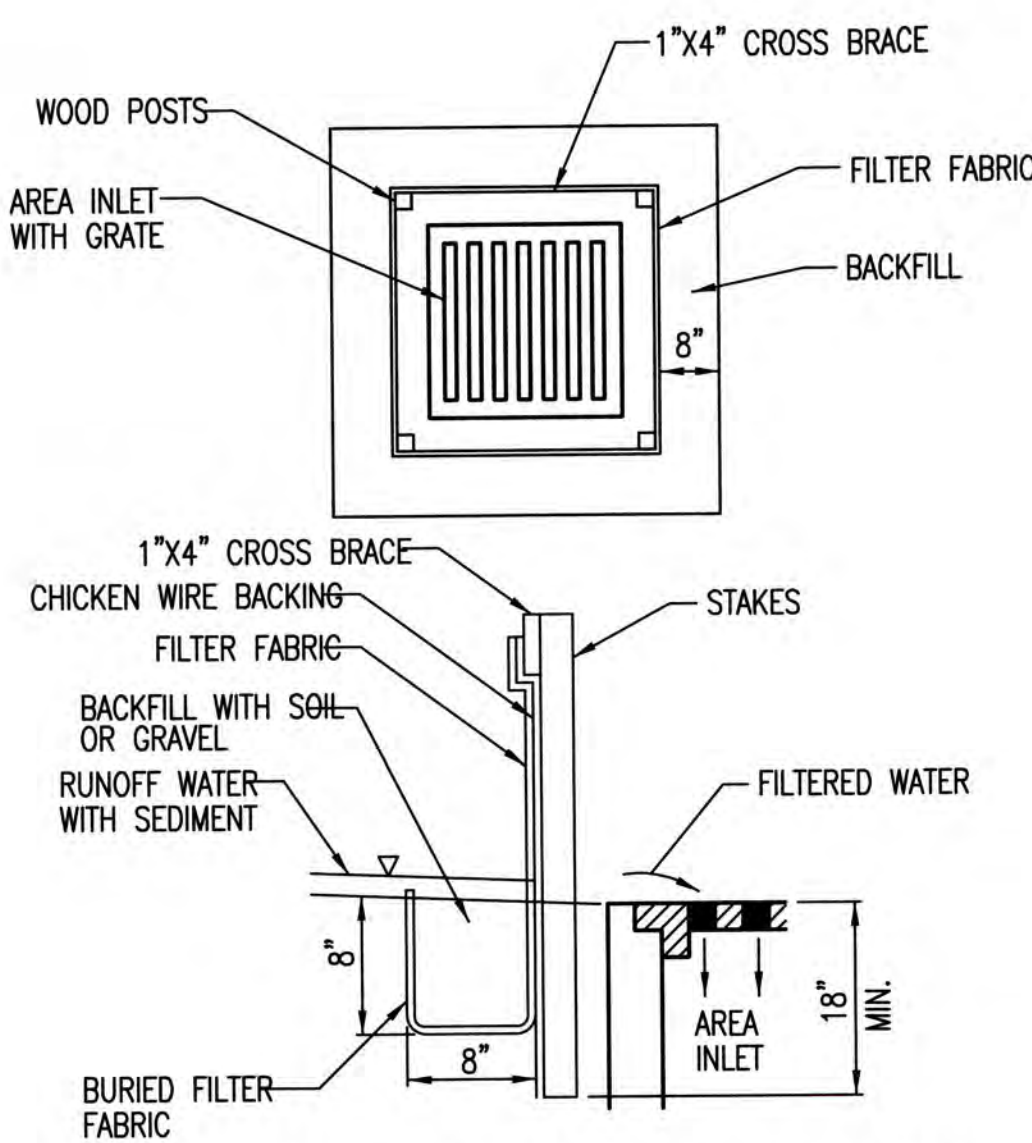
INSPECTION AND MAINTENANCE:

SILT FENCE DITCH CHECKS SHOULD BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 1/2" OR MORE. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION:

DOES WATER FLOW AROUND THE DITCH CHECK?
DOES WATER FLOW UNDER THE DITCH CHECK?
DOES THE SILT FENCE SAG EXCESSIVELY?
HAS THE SILT FENCE TORN OR BECOME DETACHED FROM THE POSTS?
DOES SEDIMENT NEED TO BE REMOVED FROM BEHIND THE DITCH CHECK?



ANCHOR TRENCH DETAIL



SILT FENCE BARRIERS FOR AREA INLETS
(INLET PROTECTION)

MATERIAL SPECIFICATION:

SILT FENCE FABRIC SHOULD CONFORM TO THE AASHTO M288 96 SILT FENCE SPECIFICATION. THE WIRE OR POLYMERIC MESH BACKING USED TO HELP SUPPORT THE SILT FENCE FABRIC SHOULD CONFORM TO THE AASHTO M288 96 SILT FENCE SPECIFICATION. THE POSTS USED TO SUPPORT THE SILT FENCE FABRIC SHOULD BE A HARDWOOD MATERIAL WITH THE FOLLOWING MINIMUM DIMENSIONS: 2" SQUARE (NOMINAL) BY 4' LONG. THE MATERIAL USED TO FRAME THE TOPS OF THE POSTS SHOULD BE 1" BY 4" BOARDS. SILT FENCE FABRIC AND SUPPORT BACKING SHOULD BE ATTACHED TO THE WOODEN POSTS AND FRAME WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

PLACEMENT:

PLACE A SILT FENCE DROP INLET BARRIER IN A LOCATION WHERE IT IS UNLIKELY TO BE OVERTOPPED. WATER SHOULD FLOW THROUGH SILT FENCE, NOT OVER IT. SILT FENCE BARRIERS FOR AREA INLETS OFTEN FAIL WHEN REPEATEDLY OVERTOPPED. WHEN USED AS A BARRIER FOR AREA INLETS, SILT FENCE FABRIC AND POSTS MUST BE SUPPORTED AT THE TOP BY A WOODEN FRAME. WHEN A SILT FENCE BARRIER FOR AREA INLETS IS LOCATED NEAR AN INLET THAT HAS STEEP APPROACH SLOPES, THE STORAGE CAPACITY BEHIND THE BARRIER IS DRASTICALLY REDUCED. TIMELY REMOVAL OF SEDIMENT MUST OCCUR FOR A BARRIER TO OPERATE PROPERLY IN THIS LOCATION.

PROPER INSTALLATION METHOD:

EXCAVATE A TRENCH AROUND THE PERIMETER OF THE AREA INLET THAT IS AT LEAST 8" DEEP BY 8" WIDE. DRIVE POSTS TO A DEPTH OF AT LEAST 18" AROUND THE PERIMETER OF THE AREA INLET. THE DISTANCE BETWEEN POSTS SHOULD BE 4' OR LESS. IF THE DISTANCE BETWEEN TWO ADJACENT CORNER POSTS IS MORE THAN 4', ADD ANOTHER POST(S) BETWEEN THEM. CONNECT THE TOPS OF ALL THE POSTS WITH A WOODEN FRAME MADE OF 1" BY 4" BOARDS. USE NAILS OR SCREWS FOR FASTENING. ATTACH THE WIRE OR POLYMERIC-MESH BACKING TO THE OUTSIDE OF THE POST/FRAME STRUCTURE WITH STAPLES, WIRE, ZIP TIES, OR NAILS. ROLL OUT A CONTINUOUS LENGTH OF SILT FENCE FABRIC LONG ENOUGH TO WRAP AROUND THE PERIMETER OF THE AREA INLET. ADD MORE LENGTH FOR OVERLAPPING THE FABRIC JOINT. PLACE THE EDGE OF THE FABRIC IN THE TRENCH, STARTING AT THE OUTSIDE EDGE OF THE TRENCH. LINE ALL THREE SIDES OF THE TRENCH WITH THE FABRIC. BACKFILL OVER THE FABRIC IN THE TRENCH WITH THE EXCAVATED SOIL AND COMPACT. AFTER FILLING THE TRENCH, APPROXIMATELY 24" TO 36" OF SILT FENCE FABRIC SHOULD REMAIN EXPOSED. ATTACH THE SILT FENCE TO THE OUTSIDE OF THE POST/FRAME STRUCTURE WITH STAPLES, WIRE, ZIP TIES, OR NAILS. THE JOINT SHOULD BE OVERLAPPED TO THE NEXT POST.

NOTE: WHEN A SILT FENCE BARRIER FOR AREA INLET IS PLACED IN A SHALLOW MEDIAN DITCH, MAKE SURE THAT THE TOP OF THE BARRIER IS NOT HIGHER THAN THE PAVED ROAD. IN THIS CONFIGURATION, WATER MAY SPREAD ONTO THE ROADWAY CAUSING A HAZARDOUS CONDITION.

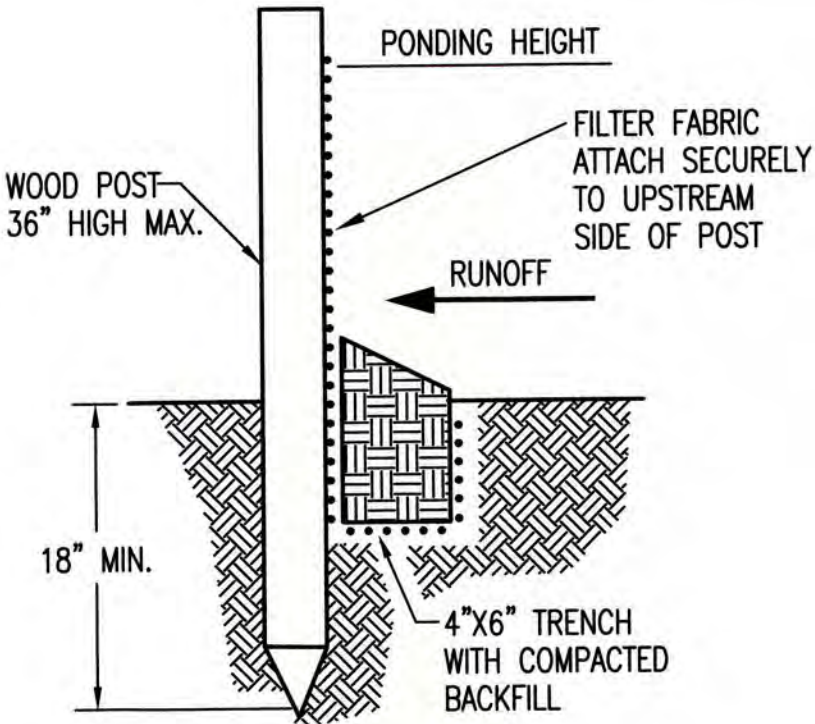
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

WATER SHOULD FLOW THROUGH A SILT FENCE BARRIER FOR AREA INLET—NOT OVER IT. PLACE A SILT FENCE BARRIER FOR AREA INLET IN A LOCATION WHERE IT IS UNLIKELY TO BE OVERTOPPED. SILT FENCE BARRIER FOR AREA INLETS OFTEN FAIL WHEN REPEATEDLY OVERTOPPED. DO NOT PLACE POSTS ON THE OUTSIDE OF THE SILT FENCE BARRIER FOR AREA INLET. IN THIS CONFIGURATION, THE FORCE OF THE WATER IS NOT RESISTED BY THE POSTS, BUT ONLY BY THE STAPLES (WIRE, ZIP TIES, NAILS, ETC.). THE SILT FENCE WILL RIP AND FAIL. DO NOT INSTALL SILT FENCE BARRIER FOR AREA INLETS WITHOUT FRAMING THE TOP OF THE POSTS. THE CORNER POSTS AROUND AREA INLETS ARE STRESSED IN TWO DIRECTIONS WHEREAS A NORMAL SILT FENCE IS ONLY STRESSED IN ONE DIRECTION. THIS ADDED STRESS REQUIRES MORE SUPPORT.

INSPECTION AND MAINTENANCE:

SILT FENCE BARRIER FOR AREA INLETS SHOULD BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 1/2" OR MORE. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION:

DOES WATER FLOW UNDER THE SILT FENCE?
DOES THE SILT FENCE SAG EXCESSIVELY?
HAS THE SILT FENCE TORN OR BECOME DETACHED FROM THE POSTS?
DOES SEDIMENT NEED TO BE REMOVED FROM BEHIND THE AREA INLET BARRIER?



SILT FENCE BARRIERS

MATERIAL SPECIFICATION:

SILT FENCE FABRIC SHOULD CONFORM TO THE AASHTO M288 96 SILT FENCE SPECIFICATION. THE POSTS USED TO SUPPORT THE SILT FENCE FABRIC SHOULD BE A HARDWOOD MATERIAL WITH THE FOLLOWING MINIMUM DIMENSIONS: 2" SQUARE (NOMINAL) BY 4' LONG. SILT FENCE FABRIC SHOULD BE ATTACHED TO THE WOODEN POSTS WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

PLACEMENT:

A SLOPE BARRIER SHOULD BE USED AT THE TOE OF A SLOPE WHEN A DITCH DOES NOT EXIST. THE SLOPE BARRIER SHOULD BE PLACED ON NEARLY LEVEL GROUND 5' TO 10' AWAY FROM THE TOE OF A SLOPE. THE BARRIER IS PLACED AWAY FROM THE TOE OF THE SLOPE TO PROVIDE ADEQUATE STORAGE FOR SETTLING OUT SEDIMENT. WHEN PRACTICABLE, SILT FENCE SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. SILT FENCE SLOPE BARRIERS CAN ALSO BE PLACED ALONG RIGHT-OF-WAY FENCE LINES TO KEEP SEDIMENT FROM CROSSING ONTO ADJACENT PROPERTY. WHEN PLACED IN THIS MANNER, THE SLOPE BARRIER WILL NOT LIKELY FOLLOW CONTOURS.

PROPER INSTALLATION METHOD:

EXCAVATE A TRENCH THE LENGTH OF THE PLANNED SLOPE BARRIER THAT IS 6" DEEP BY 4" WIDE. MAKE SURE THAT THE TRENCH IS EXCAVATED ALONG A SINGLE CONTOUR. WHEN PRACTICABLE, SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. PLACE THE SOIL ON THE UPSLOPE SIDE OF THE TRENCH FOR LATER USE. ROLL OUT A CONTINUOUS LENGTH OF SILT FENCE FABRIC ON THE DOWNSLOPE SIDE OF THE TRENCH. PLACE THE EDGE OF THE FABRIC IN THE TRENCH STARTING AT THE TOP UPSLOPE EDGE. LINE ALL THREE SIDES OF THE TRENCH WITH THE FABRIC. BACKFILL OVER THE FABRIC IN THE TRENCH WITH THE EXCAVATED SOIL AND COMPACT. AFTER FILLING THE TRENCH, APPROXIMATELY 24" TO 36" OF SILT-FENCE FABRIC SHOULD REMAIN EXPOSED. LAY THE EXPOSED SILT FENCE UPSLOPE OF THE TRENCH TO CLEAR AN AREA FOR DRIVING IN THE POSTS. JUST DOWNSLOPE OF THE TRENCH, DRIVE POSTS INTO THE GROUND TO A DEPTH OF AT LEAST 18". PLACE POSTS NO MORE THAN 4' APART. ATTACH THE SILT FENCE TO THE ANCHORED POST WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

WHEN PRACTICABLE, DO NOT PLACE SILT FENCE SLOPE BARRIERS ACROSS CONTOURS. SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. WHEN THE FLOW CONCENTRATES, IT OVERTOPS THE BARRIER AND THE SILT FENCE SLOPE BARRIER QUICKLY DETERIORATES. DO NOT PLACE SILT-FENCE POSTS ON THE UPSLOPE SIDE OF THE SILT FENCE FABRIC. IN THIS CONFIGURATION, THE FORCE OF THE WATER IS NOT RESTRICTED BY THE POSTS, BUT ONLY BY THE STAPLES (WIRE, ZIP TIES, NAILS, ETC.). THE SILT FENCE WILL RIP AND FAIL. DO NOT PLACE SILT FENCE SLOPE BARRIERS IN AREAS WITH SHALLOW SOILS UNDERLAIN BY ROCK. IF THE BARRIER IS NOT SUFFICIENTLY ANCHORED, IT WILL WASH OUT. SILT FENCE SLOPE BARRIERS MUST BE DUG INTO THE GROUND—SILT FENCE AT GROUND LEVEL DOES NOT WORK BECAUSE WATER WILL FLOW UNDERNEATH.

INSPECTION AND MAINTENANCE:

SILT FENCE SLOPE BARRIERS SHOULD BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 1/2" OR MORE. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION:

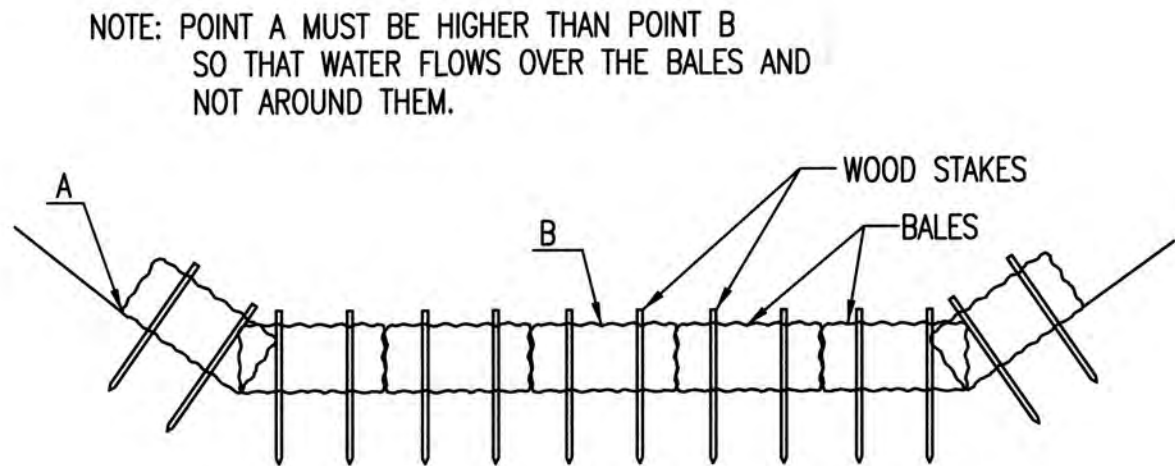
ARE THERE ANY POINTS ALONG THE SLOPE BARRIER WHERE WATER IS CONCENTRATING?
DOES WATER FLOW UNDER THE SLOPE BARRIER?
DO THE SILT FENCES SAG EXCESSIVELY?
HAS THE SILT FENCE TORN OR BECOME DETACHED FROM THE POSTS?
DOES SEDIMENT NEED TO BE REMOVED FROM BEHIND THE SLOPE BARRIER?

REVISION DATE: MAY 2013



SILT FENCE DITCH CHECK
AND BARRIER DETAILS

CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE 5/2013
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 15 of 21



STRAW BALE DITCH CHECKS

MATERIAL SPECIFICATION:

BALE DITCH CHECKS MAY BE CONSTRUCTED OF WHEAT STRAW, OAT STRAW, PRAIRIE HAY, OR BROMEGRASS HAY THAT IS FREE OF WEEDS DECLARED NOXIOUS BY THE KANSAS STATE BOARD OF AGRICULTURE. THE STAKES USED TO ANCHOR THE BALES SHOULD BE A HARDWOOD MATERIAL WITH THE FOLLOWING MINIMUM DIMENSIONS: 2" SQUARE (NOMINAL) BY 4' LONG. OPTIONAL: THE DOWNSTREAM SCOUR APRON SHOULD BE CONSTRUCTED OF A DOUBLE-NETTED STRAW EROSION-CONTROL BLANKET AT LEAST 6' WIDE. OPTIONAL: THE METAL LANDSCAPE STAPLES USED TO ANCHOR THE EROSION-CONTROL BLANKET SHOULD BE AT LEAST 8" LONG.

PLACEMENT:

BALE DITCH CHECKS SHOULD BE PLACED PERPENDICULAR TO THE FLOWLINE OF THE DITCH. THE DITCH CHECK SHOULD EXTEND FAR ENOUGH SO THAT THE GROUND LEVEL AT THE ENDS OF THE CHECK IS HIGHER THAN THE TOP OF THE LOWEST CENTER BALE. THIS PREVENTS WATER FROM FLOWING AROUND THE CHECK. STRAW BALE DITCH CHECKS SHOULD NOT BE PLACED IN DITCHES WHERE HIGH FLOWS ARE EXPECTED. ROCK CHECKS SHOULD BE USED INSTEAD. BALES SHOULD BE PLACED IN DITCHES WITH SLOPES OF 6% OR LESS. FOR SLOPES STEEPER THAN 6%, ROCK CHECKS SHOULD BE USED. THE FOLLOWING TABLE PROVIDES CHECK SPACING FOR A GIVEN DITCH GRADE:

DITCH GRADE (%)	DITCH CHECK SPACING (FEET)
0.5	200
1.0	200
2.0	100
3.0	65
4.0	50
5.0	40
6.0	30

PROPER INSTALLATION METHOD:

EXCAVATE A TRENCH PERPENDICULAR TO THE DITCH FLOWLINE THAT IS 4" DEEP AND A BALE'S WIDTH WIDE. EXTEND THE TRENCH IN A STRAIGHT LINE ALONG THE ENTIRE LENGTH OF THE PROPOSED DITCH CHECK. PLACE THE SOIL ON THE UPSTREAM SIDE OF THE TRENCH-IT WILL BE USED LATER. OPTIONAL: ON THE DOWNSTREAM SIDE OF THE TRENCH, ROLL OUT A LENGTH OF EROSION-CONTROL BLANKET (SCOUR APRON) EQUAL TO THE LENGTH OF THE TRENCH. PLACE THE UPSTREAM EDGE OF THE EROSION-CONTROL BLANKET ALONG THE BOTTOM UPSTREAM EDGE OF THE TRENCH. THE EROSION CONTROL BLANKET SHOULD BE ANCHORED IN THE TRENCH WITH ONE ROW OF 8" LANDSCAPE STAPLES PLACED ON 18" CENTERS. THE REMAINDER OF THE EROSION-CONTROL BLANKET (THE PORTION THAT IS NOT LYING IN THE TRENCH) WILL SERVE AS THE DOWNSTREAM SCOUR APRON. THIS SECTION OF THE BLANKET SHOULD BE ANCHORED TO THE GROUND WITH 8" LANDSCAPE STAPLES PLACED AROUND THE PERIMETER OF THE BLANKET ON 18" CENTERS. THE REMAINDER OF THE BLANKET SHOULD BE ANCHORED USING TWO EVENLY SPACED ROWS OF 8" LANDSCAPE STAPLES ON 18" CENTERS PLACED PERPENDICULAR TO THE FLOWLINE OF THE DITCH. PLACE THE BALES IN THE TRENCH, MAKING SURE THAT THEY ARE BUTTED TIGHTLY. TWO STAKES SHOULD BE DRIVEN THROUGH EACH BALE ALONG THE CENTERLINE OF THE DITCH CHECK, APPROXIMATELY 6" TO 8" IN FROM THE BALE ENDS. STAKES SHOULD BE DRIVEN AT LEAST 12" INTO THE GROUND. ONCE ALL THE BALES HAVE BEEN INSTALLED AND ANCHORED, PLACE THE EXCAVATED SOIL AGAINST THE UPSTREAM SIDE OF THE CHECK AND COMPACT IT. THE COMPACTED SOIL SHOULD BE NO MORE THAN 3" TO 4" DEEP AND EXTEND UPSTREAM NO MORE THAN 24".

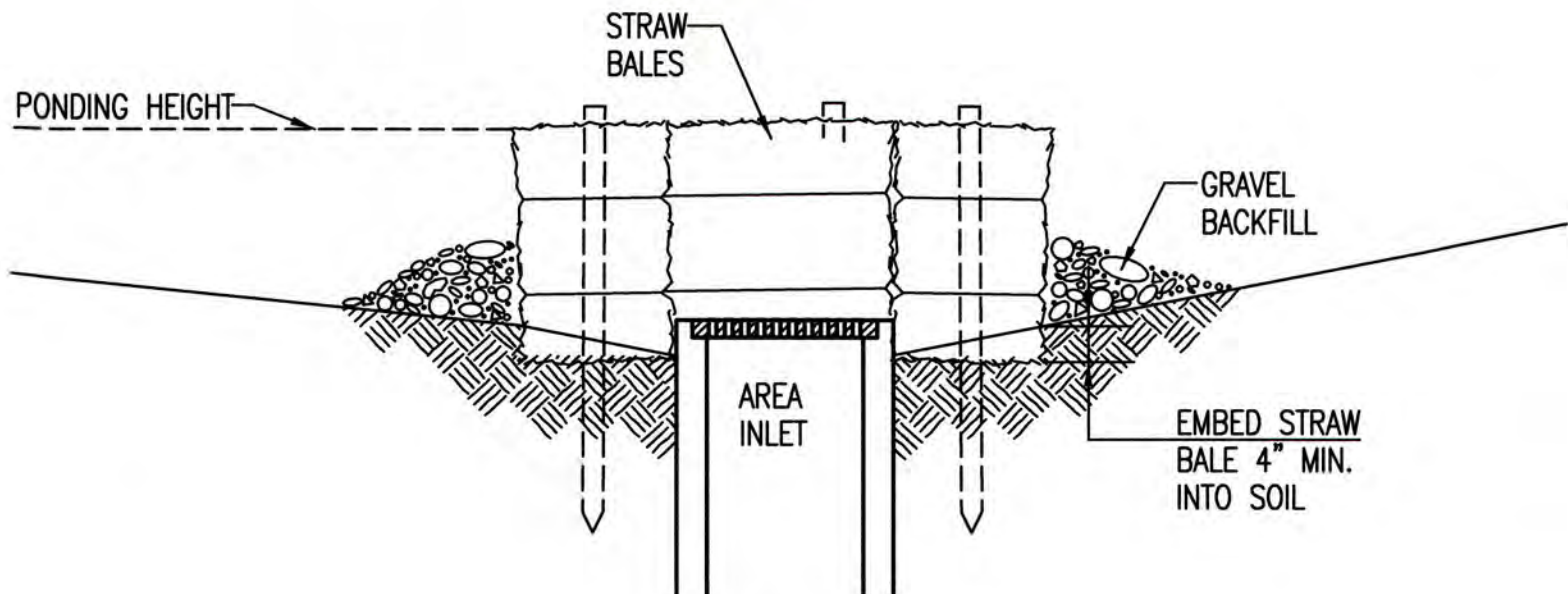
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

DO NOT PLACE A BALE DITCH CHECK DIRECTLY IN FRONT OF A CULVERT OUTLET. IT WILL NOT STAND UP TO THE CONCENTRATED FLOW. DO NOT PLACE BALE DITCH CHECKS IN DITCHES THAT WILL LIKELY EXPERIENCE HIGH FLOWS. THEY WILL NOT STAND UP TO CONCENTRATED FLOW. FOLLOW PRESCRIBED DITCH-CHECK SPACING GUIDELINES. IF SPACING GUIDELINES ARE EXCEEDED, EROSION WILL OCCUR BETWEEN THE DITCH CHECKS. DO NOT ALLOW WATER TO FLOW AROUND THE DITCH CHECK. MAKE SURE THAT THE DITCH CHECK IS LONG ENOUGH SO THAT THE GROUND LEVEL AT THE ENDS OF THE CHECK IS HIGHER THAN THE TOP OF THE LOWEST CENTER BALE. DO NOT PLACE BALE DITCH CHECKS IN CHANNELS WITH SHALLOW SOILS UNDERLAIN BY ROCK. IF THE CHECK IS NOT ANCHORED SUFFICIENTLY, IT WILL WASH OUT. BALE DITCH CHECKS MUST BE DUG INTO THE GROUND. BALES AT GROUND LEVEL DO NOT WORK BECAUSE THEY ALLOW WATER TO FLOW UNDER THE CHECK.

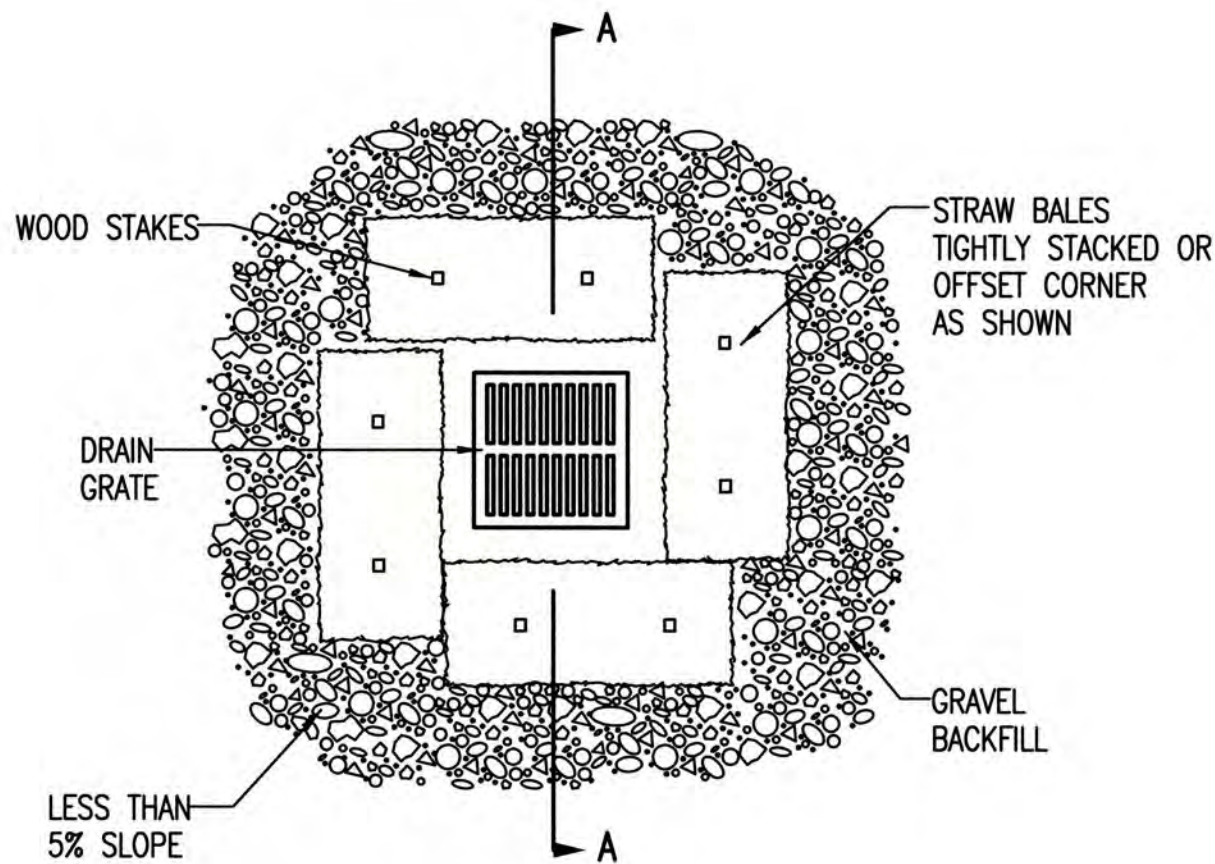
INSPECTION AND MAINTENANCE:

BALE DITCH CHECKS SHOULD BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 1/2" OR MORE. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION:

DOES WATER FLOW AROUND THE DITCH CHECK?
DOES WATER FLOW UNDER THE DITCH CHECK?
DOES WATER FLOW THROUGH SPACES BETWEEN ABUTTING BALES?
ARE ANY BALES AND/OR SCOUR APRONS (OPTIONAL) DISLODGED?
ARE BALES DECOMPOSING DUE TO AGE AND/OR WATER DAMAGE?
DOES SEDIMENT NEED TO BE REMOVED FROM BEHIND THE DITCH CHECK?



SECTION A-A



STRAW BALE BARRIERS FOR AREA INLETS (INLET PROTECTION)

MATERIAL SPECIFICATION:

BALE AREA INLET BARRIERS SHOULD BE CONSTRUCTED OF WHEAT STRAW, OAT STRAW, PRAIRIE HAY, OR BROMEGRASS HAY THAT IS FREE OF WEEDS DECLARED NOXIOUS BY THE KANSAS STATE BOARD OF AGRICULTURE. THE STAKES USED TO ANCHOR THE BALES SHOULD BE A HARDWOOD MATERIAL WITH THE FOLLOWING MINIMUM DIMENSIONS: 2" SQUARE (NOMINAL) BY 4' LONG. TWINE SHOULD BE USED TO BIND BALES. THE USE OF WIRE BINDING IS PROHIBITED BECAUSE IT DOES NOT BIODEGRADE READILY.

PLACEMENT:

BALE AREA INLET BARRIERS SHOULD BE PLACED DIRECTLY AROUND THE PERIMETER OF A DROP INLET. WHEN A BALE AREA INLET BARRIER IS LOCATED NEAR AN INLET THAT HAS STEEP APPROACH SLOPES, THE STORAGE CAPACITY BEHIND THE BARRIER IS DRASTICALLY REDUCED. TIMELY REMOVAL OF SEDIMENT MUST OCCUR FOR A BARRIER TO OPERATE PROPERLY IN THIS LOCATION.

PROPER INSTALLATION METHOD:

EXCAVATE A TRENCH AROUND THE PERIMETER OF THE AREA INLET THAT IS AT LEAST 4" DEEP BY A BALE'S WIDTH WIDE. PLACE THE BALES IN THE TRENCH, MAKING SURE THAT THEY ARE BUTTED TIGHTLY. SOME BALES MAY NEED TO BE SHORTENED TO FIT INTO THE TRENCH AROUND THE AREA INLET. TWO STAKES SHOULD BE DRIVEN THROUGH EACH BALE, APPROXIMATELY 6" TO 8" IN FROM THE BALE ENDS. STAKES SHOULD BE DRIVEN AT LEAST 12" INTO THE GROUND. ONCE ALL THE BALES HAVE BEEN INSTALLED AND ANCHORED, PLACE THE EXCAVATED SOIL AGAINST THE RECEIVING SIDE OF THE BARRIER AND COMPACT IT. THE COMPACTED SOIL SHOULD BE NO MORE THAN 3" TO 4" DEEP. NOTE: WHEN A BALE AREA INLET BARRIER IS PLACED IN A SHALLOW MEDIAN DITCH, MAKE SURE THAT THE TOP OF THE BARRIER IS NOT HIGHER THAN THE PAVED ROAD. IN THIS CONFIGURATION, WATER MAY SPREAD ONTO THE ROADWAY CAUSING A HAZARDOUS CONDITION.

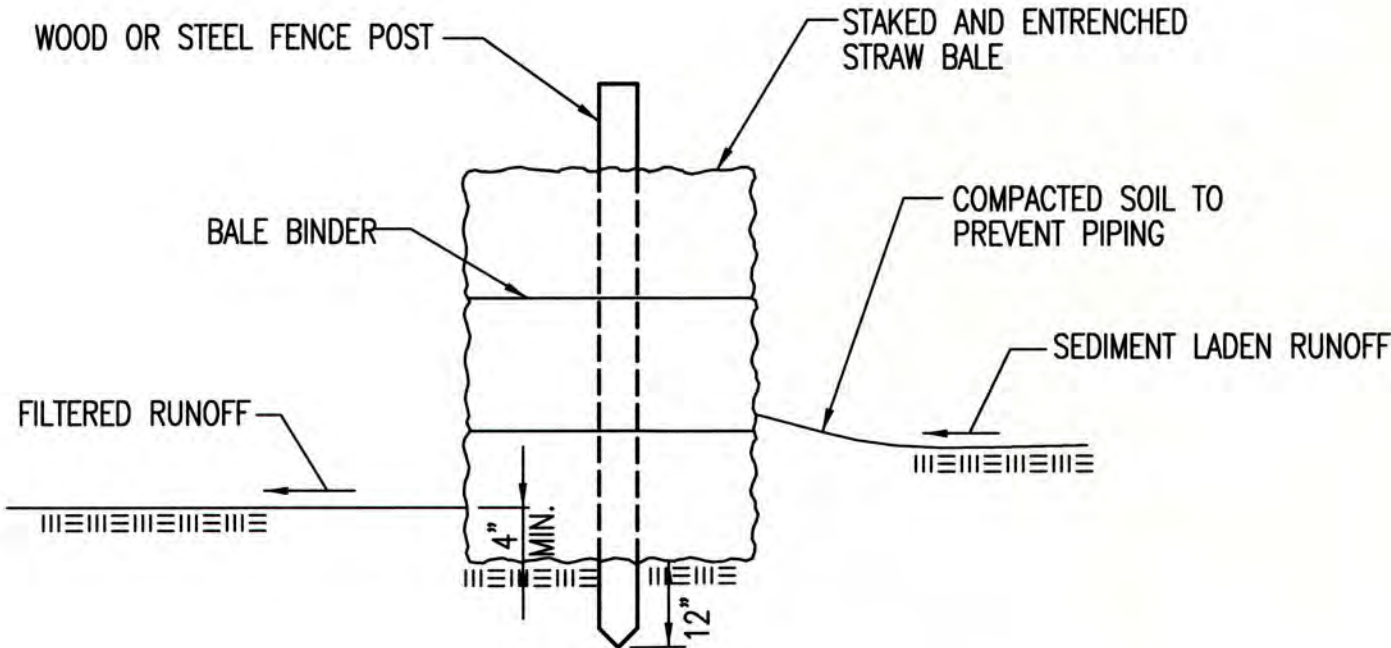
LIST OF COMMON PLACEMENT INSTALLATION MISTAKES TO AVOID:

BALES SHOULD BE PLACED DIRECTLY AGAINST THE PERIMETER OF THE AREA INLET. THIS ALLOWS OVERTOPPING WATER TO FLOW DIRECTLY INTO THE INLET INSTEAD OF ONTO NEARBY SOIL CAUSING SCOUR. BALE AREA INLET BARRIERS MUST BE DUG INTO THE GROUND. BALES AT GROUND LEVEL DO NOT WORK BECAUSE THEY ALLOW WATER TO FLOW UNDER THE BARRIER.

INSPECTION AND MAINTENANCE:

BALE AREA INLET BARRIERS SHOULD BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 1/2" OR MORE. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION:

DOES WATER FLOW UNDER THE AREA INLET BARRIER?
DOES WATER FLOW THROUGH SPACES BETWEEN ABUTTING BALES?
ARE ANY BALES DISLODGED?
ARE BALES DECOMPOSING DUE TO AGE AND/OR WATER DAMAGE?
DOES SEDIMENT NEED TO BE REMOVED FROM BEHIND THE AREA INLET BARRIER?



STRAW BALE BARRIERS

MATERIAL SPECIFICATION:

BALE SLOPE BARRIERS MAY BE CONSTRUCTED OF WHEAT STRAW, OAT STRAW, PRAIRIE HAY, OR BROMEGRASS HAY THAT IS FREE OF WEEDS DECLARED NOXIOUS BY THE KANSAS STATE BOARD OF AGRICULTURE. THE STAKES USED TO ANCHOR THE BALES SHOULD BE A HARDWOOD MATERIAL WITH THE FOLLOWING MINIMUM DIMENSIONS: 2" SQUARE (NOMINAL) BY 4' LONG. TWINE SHOULD BE USED TO BIND BALES. THE USE OF WIRE BINDING IS PROHIBITED BECAUSE IT DOES NOT BIODEGRADE READILY.

PLACEMENT:

A SLOPE BARRIER SHOULD BE USED AT THE TOE OF A SLOPE WHEN A DITCH DOES NOT EXIST. THE SLOPE BARRIER SHOULD BE PLACED ON NEARLY LEVEL GROUND 5' TO 10' AWAY FROM THE TOE OF A SLOPE. THE BARRIER IS PLACED AWAY FROM THE TOE OF THE SLOPE TO PROVIDE ADEQUATE STORAGE FOR SETTLING OUT SEDIMENT. WHEN PRACTICABLE, BALE SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. BALE SLOPE BARRIERS CAN ALSO BE PLACED ALONG RIGHT-OF-WAY FENCE LINES TO KEEP SEDIMENT FROM CROSSING ONTO ADJACENT PROPERTY. WHEN PLACED IN THIS MANNER, THE SLOPE BARRIER WILL NOT LIKELY FOLLOW CONTOURS.

PROPER INSTALLATION METHOD:

EXCAVATE A TRENCH THE LENGTH OF THE PLANNED SLOPE BARRIER THAT IS 4" DEEP AND A BALE'S WIDTH WIDE. MAKE SURE THAT THE TRENCH IS EXCAVATED ALONG A SINGLE CONTOUR. WHEN PRACTICABLE, SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. PLACE THE SOIL ON THE UPSLOPE SIDE OF THE TRENCH FOR LATER USE. PLACE THE BALES IN THE TRENCH, MAKING SURE THAT THEY ARE BUTTED TIGHTLY. TWO STAKES SHOULD BE DRIVEN THROUGH EACH BALE ALONG THE CENTERLINE OF THE DITCH CHECK, APPROXIMATELY 6" TO 8" IN FROM THE BALE ENDS. STAKES SHOULD BE DRIVEN AT LEAST 12" INTO THE GROUND. ONCE ALL THE BALES HAVE BEEN INSTALLED AND ANCHORED, PLACE THE EXCAVATED SOIL AGAINST THE UPSLOPE SIDE OF THE CHECK AND COMPACT IT. THE COMPACTED SOIL SHOULD BE NO MORE THAN 3" TO 4" DEEP.

LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

WHEN PRACTICAL, DO NOT PLACE BALE SLOPE BARRIERS ACROSS CONTOURS. SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. CONCENTRATED FLOW OVER A SLOPE BARRIER CREATES A SCOUR HOLE ON THE DOWNSLOPE SIDE OF THE BARRIER. THE SCOUR HOLE EVENTUALLY UNDERMINES THE BALES AND THE BARRIER FAILS. DO NOT PLACE BALE SLOPE BARRIERS IN AREAS WITH SHALLOW SOILS UNDERLAIN BY ROCK. IF THE BARRIER IS NOT ANCHORED SUFFICIENTLY, IT WILL WASH OUT. BALE SLOPE BARRIERS MUST BE DUG INTO THE GROUND. BALES AT GROUND LEVEL DO NOT WORK BECAUSE THEY ALLOW WATER TO FLOW UNDER THE BARRIER.

INSPECTION AND MAINTENANCE:

BALE SLOPE BARRIERS SHOULD BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 1/2" OR MORE. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION:

ARE THERE ANY POINTS ALONG THE SLOPE BARRIER WHERE WATER IS CONCENTRATING?
DOES WATER FLOW UNDER THE SLOPE BARRIER?
DOES WATER FLOW THROUGH SPACES BETWEEN ABUTTING BALES?
ARE ANY BALES DISLODGED?
ARE BALES DECOMPOSING DUE TO AGE AND/OR WATER DAMAGE?
DOES SEDIMENT NEED TO BE REMOVED FROM BEHIND THE SLOPE BARRIER?

REVISION DATE: MAY 2013



STRAW BALE DITCH CHECK AND BARRIER DETAILS		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE 5/2013
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 16 of 21

GENERAL NOTES

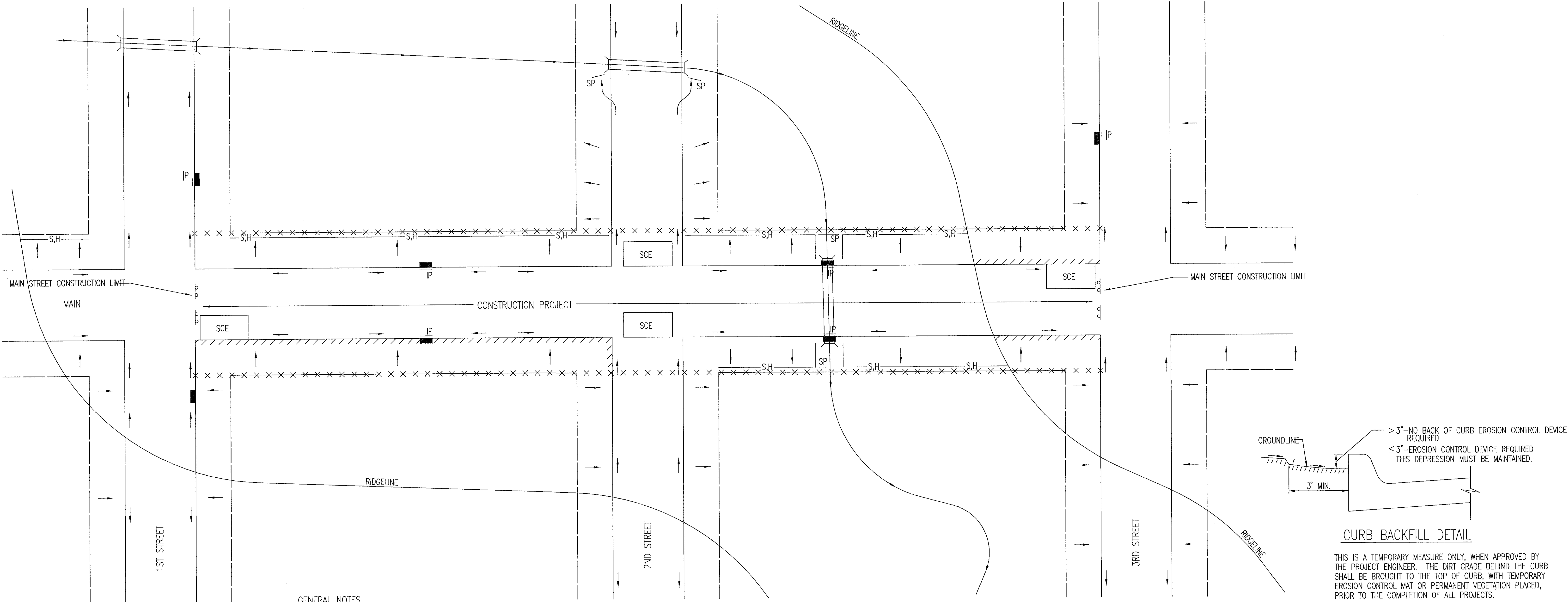
1. THIS SHEET IS INTENDED TO PROVIDE GUIDELINES AS TO WHAT TYPES OF EROSION CONTROL DEVICES WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS. CONTRACTORS ARE EXPECTED TO BID PROJECTS ACCORDINGLY.

2. EROSION CONTROL DEVICES MUST BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL THE DISTURBED EARTH IS RESTABILIZED.

3. IF THE PROJECT WILL DISTURB 1 ACRE OR MORE, A FEDERAL/STATE NPDES STORMWATER PERMIT IS REQUIRED. A DETAILED STORMWATER POLLUTION PREVENTION PLAN, IS REQUIRED. THE EROSION CONTROL DEVICES SHOWN ON THIS SHEET ARE CONSIDERED TO BE THE MINIMUM TO BE SHOWN IN THE POLLUTION PREVENTION PLAN.
4. FOR PROJECTS DISTURBING LESS THAN 1 ACRE, CONTRACTORS ARE ENCOURAGED TO PREPARE STORMWATER POLLUTION PREVENTION PLANS PRIOR TO CONSTRUCTION. EROSION CONTROL DEVICES MUST BE USED ON ALL PROJECTS.

5. FAILURE TO USE AND MAINTAIN EROSION CONTROL DEVICES IS A VIOLATION OF SECTION 16.32 OF THE CITY CODE AND WILL SUBJECT THE CONTRACTOR TO THE PENALTIES PROVIDED FOR THEREIN.

6. THE APPLICATION OF EROSION CONTROL DEVICES SHOWN ON THIS SHEET IS FOR SITUATIONS NORMALLY ENCOUNTERED. FROM TIME TO TIME, SITUATIONS WILL ARISE THAT MAY REQUIRE A DIFFERENT DEVICE OTHER THAN THOSE SHOWN. EROSION CONTROL DEVICES, OTHER THAN THOSE SHOWN, MAY BE UTILIZED AS LONG AS THEY ARE EFFECTIVE AND MAINTAINED.



- LEGEND
- R-O-W LIMITS
 - DRAINAGE FLOW PATH
 - x x x x x R/W LIMIT WITHIN CONSTRUCTION LIMIT
 - STORM WATER INLETS
 - IP INLET PROTECTION
 - S,H— SILT FENCE OR HAY BALE BARRIER
 - SP STREAM PROTECTION
 - SCE STABILIZED CONSTRUCTION ENTRANCE
 - //// BACK OF CURB PROTECTION

GENERAL NOTES

1. THE INTENT OF ALL EROSION CONTROL DEVICES IS TO KEEP ALL SEDIMENT CONFINED TO THE CONSTRUCTION SITE, AND OUT OF ALL UNDERGROUND PIPES, DITCHES, LAKES, AND OTHER DRAINAGE FACILITIES, AND OFF OF STREETS.

2. THE POINT OF COMPLIANCE IS GENERALLY THE RIGHT-OF-WAY LINES WITHIN THE LIMITS OF CONSTRUCTION.

3. EROSION CONTROL DEVICES WILL BE REQUIRED AT ALL POINTS ALONG THE PROJECT WHERE DISTURBED EARTH CAN DRAIN ONTO PRIVATE PROPERTY.

4. INLET PROTECTION DEVICES WILL BE REQUIRED WHEREVER WATER CAN DRAIN OFF THE PROJECT SITE INTO AN INLET, INCLUDING ANY SIDE STREET INLETS.

5. EROSION CONTROL DEVICES SHALL BE INSTALLED AT CREEK CROSSINGS SO AS TO PREVENT SEDIMENT FROM ENTERING THEREIN.

6. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED, AS NEEDED, TO PREVENT MUD FROM TRACKING ONTO STREETS NOT UNDER CONSTRUCTION AND ON STREETS WITHIN THE PROJECT LIMITS IF TRAFFIC IS BEING MAINTAINED THROUGH THE PROJECT.
7. ANY MUD TRACKED ONTO STREETS MUST BE REMOVED AT THE END OF EACH WORK DAY.

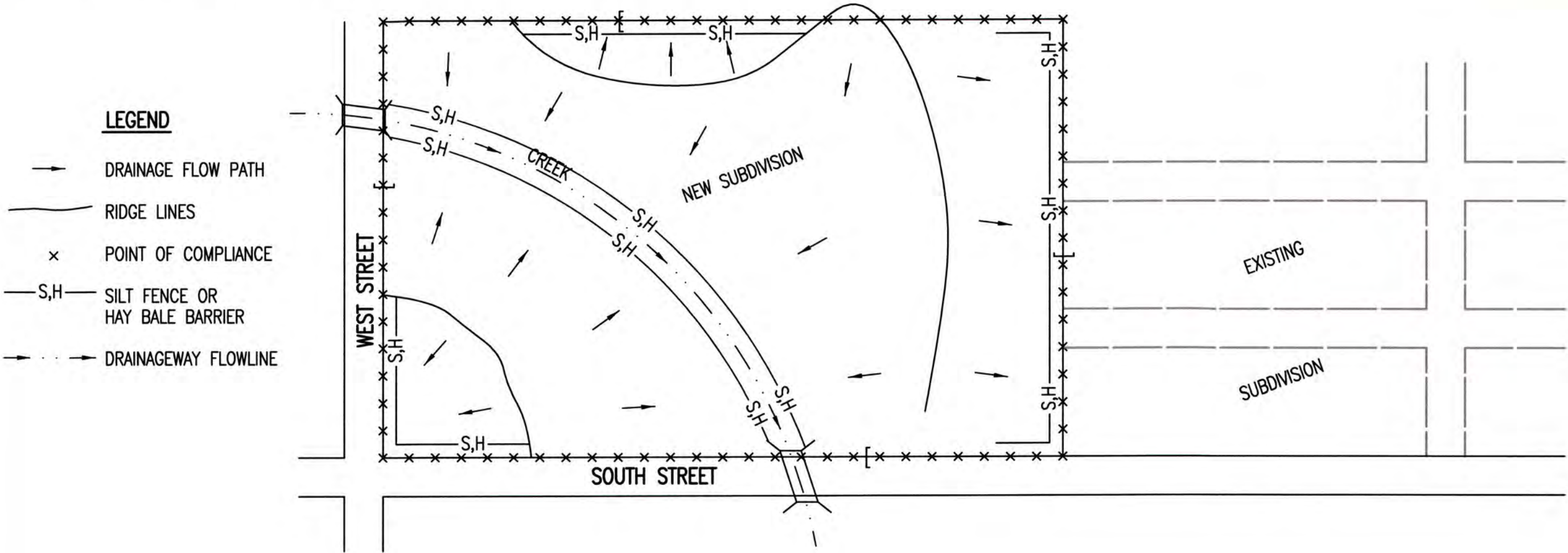
8. THE CONTACTOR WILL BE REQUIRED TO PLACE EROSION CONTROL DEVICES BACK OF CURB, WHENEVER WATER CAN DRAIN OVER CURB, TO KEEP ERODED SOIL OUT OF THE GUTTERLINES, IN ACCORDANCE WITH THE FOLLOWING:
 - A. THE DEVICE REQUIRED WILL BE APPROVED EROSION CONTROL MAT LISTED ON THE CITY'S APPROVED MATERIAL LIST. SAID BLANKET SHALL BE PLACED OVER THE APPROPRIATE SEED AND FERTILIZER, AS SPECIFIED IN THE PROJECT SPECIFICATIONS. (SEE SOIL EROSION BMPs - BACK OF CURB SEDIMENT BARRIER DETAILS)
 - B. THIS DEVICE SHALL BE INSTALLED IMMEDIATELY WHENEVER THE CURB IS BACKFILLED TO WITHIN 3" OF THE TOP OF CURB. (SEE CURB BACKFILL DETAIL) OTHER BMP'S MAY BE REQUIRED AT LOCATIONS WHERE CONCENTRATED FLOW CARRIES SEDIMENT OVER THE CURB.
 - C. ADDITIONALLY, OTHER EROSION CONTROL DEVICES (HAY BALES, SILT FENCE, ETC.) WILL BE INSTALLED AT LOCATIONS OF CONCENTRATED FLOW RESULTING IN SEDIMENT OVERRUNNING THE MAT.
 - D. SHOULD THE PROJECT PLANS SPECIFY THAT THE RIGHT-OF-WAY IS TO BE SODDED, THE EXCELSIOR MAT WILL NOT BE REQUIRED SO LONG AS THE SOD IS PLACED WITHIN 48 HOURS AFTER CURB BACKFILL REACHES A HEIGHT OF 3" OR LESS FROM TOP OF CURB. (SEE CURB BACKFILL DETAIL)



STREET IMPROVEMENT PROJECTS			
CITY ENGINEER GARY JANZEN, P.E.			
PROJECT NUMBER	OCA NUMBER	DATE 11/2015	
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 17 of 21	

REVISION: JUNE 2015

PHASE 1 – INITIAL EARTHWORK AND UTILITIES (EXCEPT STORM SEWER)



1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, THE POINTS OF COMPLIANCE ARE THE PERIMETER BOUNDARIES AND ANY DRAINAGE WAYS OR STORM SEWERS DRAINING THROUGH OR FROM THE SITE. SHOULD LAKES BE CONSTRUCTED WITHIN THE SUBDIVISION THAT WILL DISCHARGE DURING STORMS, THEY ARE ALSO A POINT OF COMPLIANCE.

2. HAY BALES OR SILT FENCE MUST BE CONSTRUCTED ALONG THE PROPERTY LINE WHERE ON SITE WATER CAN DRAIN OFF THE PROPERTY. THESE EROSION CONTROL DEVICES WILL ALSO BE INSTALLED ALONG ANY DRAINAGE DITCH OR LAKE THAT CAN DISCHARGE.

3. SHOULD SILT OR SEDIMENT ENTER THE DITCHES OR STREETS ON THE ADJACENT BOUNDARY STREETS, APPROPRIATE EROSION CONTROL DEVICES WILL BE PLACED WITHIN THE SUBDIVISION TO PREVENT THIS.

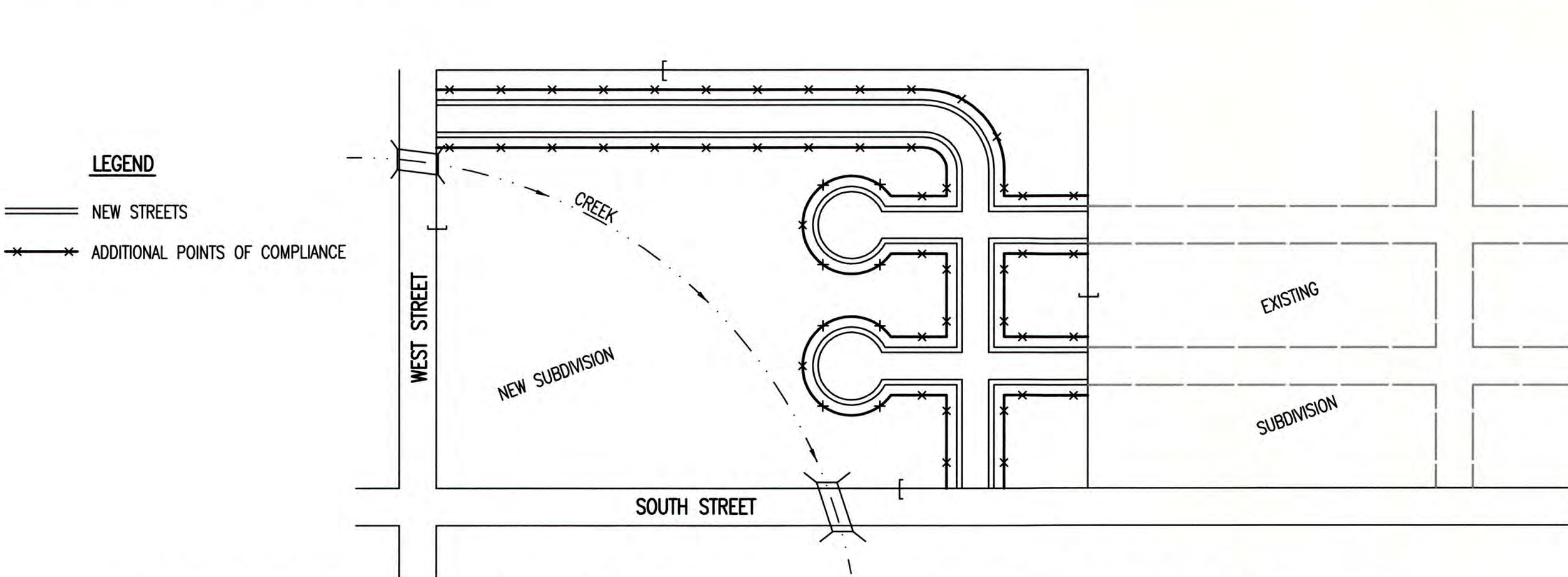
4. ANY MUD TRACKED ONTO ADJACENT STREETS WILL BE REMOVED WITHIN 48 HOURS OR BY FRIDAY AT 6:00 PM, WHICHEVER IS EARLIER.
5. CONTRACTORS WORKING WITHIN THE SITE WILL NOT BE REQUIRED TO USE INDIVIDUAL EROSION CONTROL DEVICES AS LONG AS THOSE SPECIFIED ABOVE ARE IN PLACE AND EFFECTIVE. CONTRACTORS WORKING ON THE BOUNDARY LINE STREETS OR ON ADJACENT PROPERTIES TO EXTEND UTILITIES ARE EXPECTED TO USE EROSION CONTROL DEVICES AT THEIR WORK LOCATIONS, AS NEEDED.

6. UTILIZE STABILIZED CONSTRUCTION ENTRANCE AT ENTRANCE AND EXIT ONTO ANY EXISTING PUBLIC STREETS.

7. IF THE INITIAL EARTH WORK AND UTILITIES ARE DONE AS PART OF A PUBLIC IMPROVEMENT PROJECT, THESE EROSION CONTROL DEVICES WILL BE INSTALLED BY THE CONTRACTOR AS SPECIFIED IN THE INDIVIDUAL PROJECT CONTRACTS. THE CONTRACTOR WILL MAINTAIN THE DEVICES UNTIL COMPLETION OF THE CONTRACT, AT WHICH TIME THE DEVELOPER WILL ASSUME MAINTENANCE RESPONSIBILITIES. IF THESE CONTRACTS ARE NOT PUBLIC IMPROVEMENT PROJECTS, THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THESE DEVICES.

8. WITHIN 14 DAYS OF COMPLETION OF EARTHWORK ACTIVITIES IN ANY GIVEN AREA, THAT AREA SHALL BE TEMPORARILY OR PERMANENTLY SEEDED AND MULCHED.

PHASE 3 – STREET CONSTRUCTION



1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, NEW STREETS ARE INSTALLED. ALL EROSION CONTROL DEVICES INSTALLED DURING PHASE 1 AND 2 MUST STILL BE MAINTAINED. THE POINT OF COMPLIANCE NOW SHIFTS TO THE BACK OF CURB ALONG EACH STREET.

2. CURB OPENING INLET PROTECTION:
A. SUMP AREAS – INLET PROTECTION SHALL BE PROVIDED WHEN STREET SUBGRADE WORK IS COMPLETED.
B. NON-SUMP LOCATIONS – PROVIDE INLET PROTECTION AS SOON AS BASE COURSE ASPHALT IS INSTALLED, BEFORE THE SURFACE COURSE LIFT.

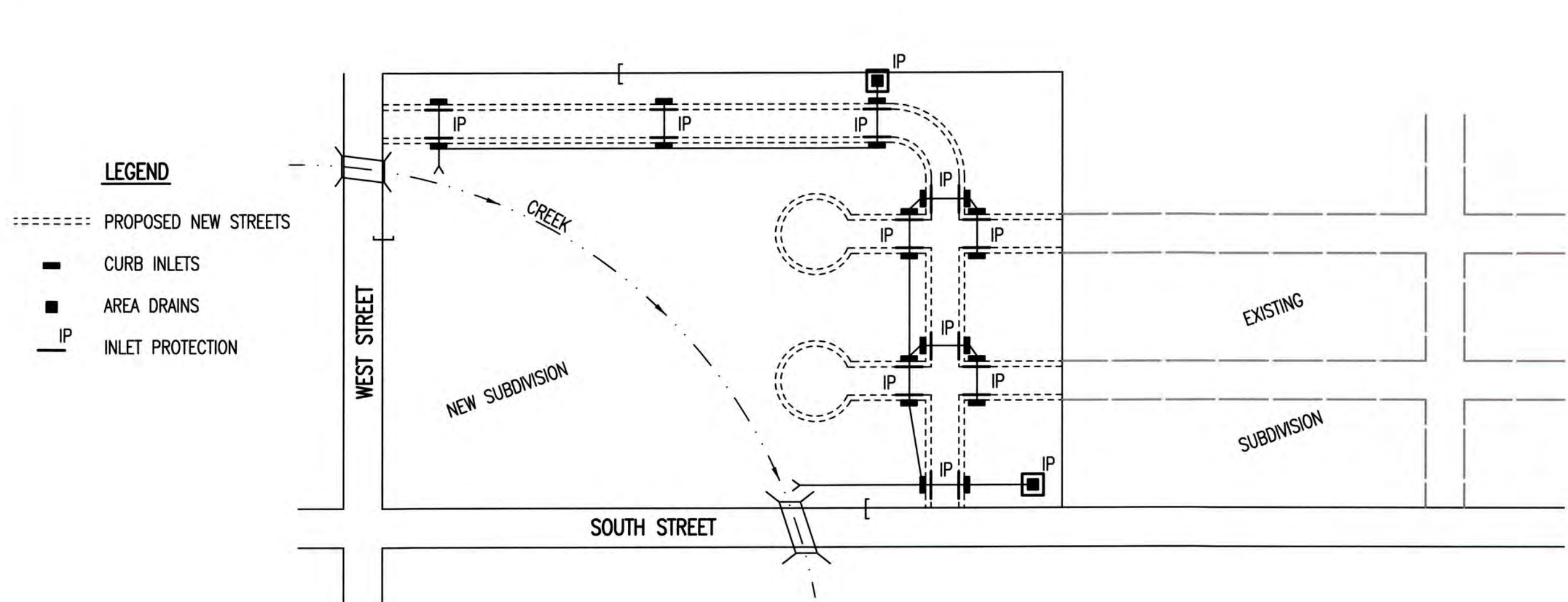
3. EROSION CONTROL DEVICES WILL BE REQUIRED BACK OF CURB WHEREVER WATER CAN FLOW OVER THE CURB AND THE CURB HAS BEEN BACKFILLED TO WITHIN 3" OR LESS OF THE TOP OF CURB (SEE CURB BACKFILL DETAIL). FOR CURBS NOT YET ENTIRELY BACKFILLED (3" OR MORE BELOW TOP OF CURB), ADDITIONAL DEVICES WILL BE REQUIRED AT POINTS WHERE WATER BREAKS OVER CURB WHICH COULD RESULT IN THE PLACEMENT OF SEDIMENT IN THE GUTTER.
4. SEE DETAIL SHEET FOR BACK OF CURB PROTECTION.

5. THE BACK OF CURB PROTECTION SPECIFIED ON THIS PLAN MAY HAVE TO BE SUPPLEMENTED WITH HAY BALE OR SILT FENCE EROSION CONTROL DEVICES AT LOCATIONS WHERE CONCENTRATED FLOW RESULTS IN SEDIMENT BEING CARRIED OVER THE EXCELSIOR MATS.

6. THE STREET CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING BACK OF CURB EROSION CONTROL DEVICES.

7. THE INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE BACK OF CURB EROSION CONTROL DEVICES IN FRONT OF THEIR LOTS UNTIL SUCH TIME AS ADJACENT DISTURBED EARTH IS STABILIZED WITH GRASS OR SOD.

PHASE 2 – INSTALLATION OF STORM SEWER



1. DURING THIS PHASE OF SUBDIVISION DEVELOPMENT, ALL EROSION CONTROL DEVICES REQUIRED IN PHASE 1 SHALL REMAIN IN PLACE AND BE MAINTAINED.

2. AS NEW STORM SEWERS, WITH INLETS, ARE INSTALLED, THE STORM SEWERS MUST NOW BE PROTECTED SO ALL NEW INLETS BECOME POINTS OF COMPLIANCE.

3. AREA DRAINS – AS SOON AS WATER CAN FLOW INTO THESE DRAINS, HAY BALE OR SILT FENCE PROTECTION WILL BE INSTALLED AROUND THEM.

4. CURB OPENING INLETS – AS SOON AS WATER CAN FLOW INTO THESE DRAINS, INLET PROTECTION DEVICES MUST BE INSTALLED. IF WATER CANNOT FLOW INTO CURB INLETS UNTIL STREET CONSTRUCTION IS COMPLETE, THEN STREET CONTRACTOR WILL INSTALL INLET PROTECTION. SEE PHASE 3 – STREET CONSTRUCTION.

5. THE STORM SEWER CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THESE DEVICES.
6. THE SUBDIVISION DEVELOPER WILL MAINTAIN THESE EROSION CONTROL DEVICES ONCE INSTALLED.

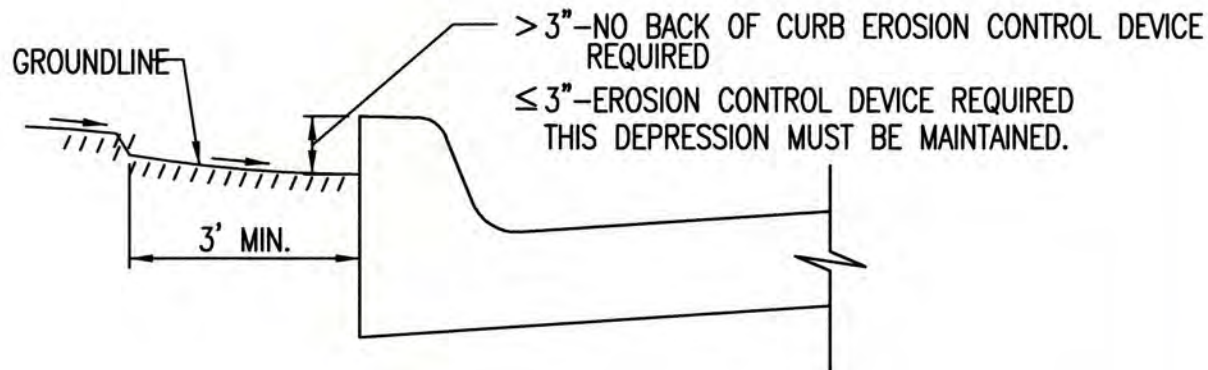
7. ALL DISTURBED GROUND WILL BE FINAL GRADED AND TEMPORARILY OR PERMANENTLY SEEDED WITHIN 14 DAYS IF COMPLETION OF WORK IN ANY GIVEN PART OF THE SUBDIVISION.

8. ONCE ALL DISTURBED GROUND DRAINING TO AN INLET HAS BEEN RESTABILIZED WITH GRASS OR SOD, THE SUBDIVISION DEVELOPER WILL BE RESPONSIBLE FOR PERMANENTLY REMOVING THE INLET PROTECTION.

GENERAL NOTES

- THE INTENT OF ALL EROSION CONTROL DEVICES IS TO PREVENT ERODED SOIL FROM ENTERING DITCHES, STORM SEWERS, LAKES, STREETS OR ANY OTHER OTHER DRAINAGE FEATURE.
- THIS SHEET IS INTENDED TO PROVIDE GUIDELINES AS TO WHAT TYPE OF EROSION CONTROL DEVICES WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS. CONTRACTORS ARE EXPECTED TO BID PROJECTS ACCORDINGLY.
- EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS TO REMAIN EFFECTIVE. MAINTENANCE SHALL BE AS INDICATED ON SOIL EROSION BMP'S DETAIL SHEETS.
- PERSONS DESTROYING EROSION CONTROL DEVICES SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING THEM OR INSTALLING SUITABLE REPLACEMENT DEVICES.
- THE DEVELOPMENT OF ANY SUBDIVISION THAT DISTURBS 1 ACRE OR MORE WILL REQUIRE A FEDERAL/STATE NPDES STORMWATER PERMIT. THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED. EROSION CONTROL DEVICES ARE REQUIRED. THE DETAILS SHOWN ON THIS SHEET ARE THE MINIMUM STANDARDS TO BE SHOWN ON POLLUTION PREVENTION PLANS.
- FOR SUBDIVISIONS SMALLER THAN 1 ACRE, SOIL EROSION DEVICES ARE REQUIRED. ALSO, DEVELOPERS AND CONTRACTORS ARE ENCOURAGED TO DEVELOP POLLUTION PREVENTION PLANS FOR EACH PROJECT PRIOR TO CONSTRUCTION.
- FAILURE TO USE AND MAINTAIN SOIL EROSION DEVICES IS A VIOLATION OF SECTION 16.32 OF THE CITY CODE AND WILL SUBJECT THE SUBDIVISION DEVELOPER AND CONTRACTORS TO THE PENALTIES PROVIDED THEREIN.
- THE APPLICATION OF EROSION CONTROL DEVICES SHOWN ON THIS SHEET IS FOR SITUATIONS NORMALLY ENCOUNTERED. FROM TIME TO TIME, SITUATIONS WILL ARISE THAT MAY REQUIRE DEVICES OTHER THAN THAT SHOWN. EROSION CONTROL DEVICES, OTHER THAN THOSE SHOWN, MAY BE UTILIZED SO LONG AS THEY ARE EFFECTIVE AND MAINTAINED.
- A STABILIZED EARTH SURFACE IS DEFINED AS ONE THAT IS HARD SURFACED WITH CONCRETE, ASPHALT, OR THE LIKE, OR ONE ON WHICH 70% OF THE GRASS HAS GERMINATED ON THE ENTIRE SURFACE.

SEE DETAIL SHEET FOR
BACK OF CURB PROTECTION DETAIL



CURB BACKFILL DETAIL
(STREET CONSTRUCTION ONLY)

THIS IS A TEMPORARY MEASURE ONLY, WHEN APPROVED BY THE PROJECT ENGINEER. THE DIRT GRADE BEHIND THE CURB SHALL BE BROUGHT TO THE TOP OF CURB, WITH TEMPORARY EROSION CONTROL MAT OR PERMANENT VEGETATION PLACED, PRIOR TO THE COMPLETION OF ALL PROJECTS.

REVISION DATE: MAY 2013



SUBDIVISION DEVELOPMENT PROCESS		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE
		5/2013
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET
		18 of 21

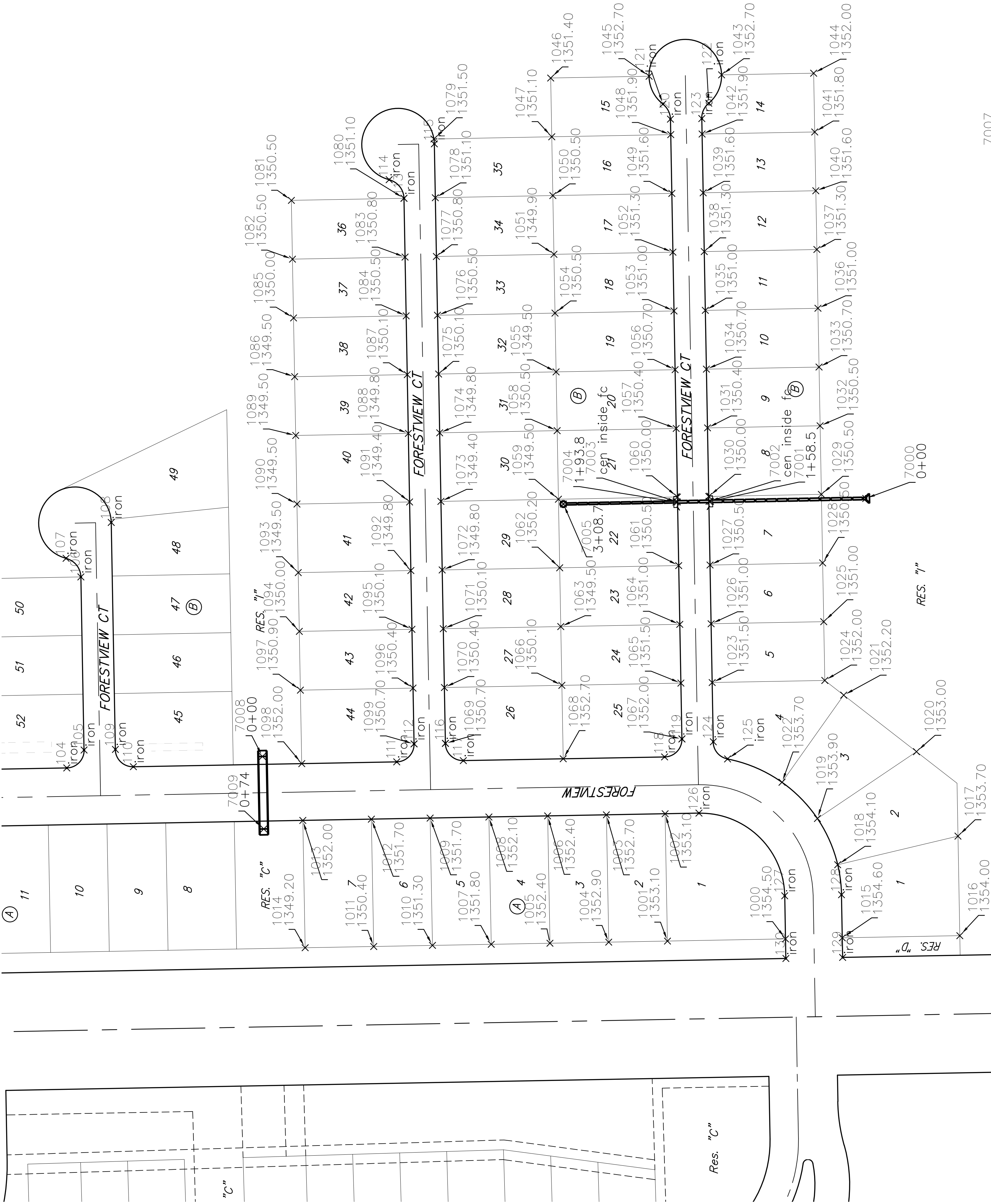
MASS GRADING

Point Table			
Point #	Northing	Easting	Elevation
1000	1688529.25	1602111.86	1354.50
1001	1688649.77	1602109.64	1353.10
1002	1688652.17	1602239.61	1353.10
1003	1688712.16	1602238.51	1352.70
1004	1688709.76	1602108.53	1352.90
1005	1688769.75	1602107.42	1352.40
1006	1688772.15	1602237.40	1352.40
1007	1688829.74	1602106.32	1351.80
1008	1688832.14	1602236.30	1352.10
1009	1688892.13	1602235.19	1351.70
1010	1688889.73	1602105.21	1351.30
1011	1688949.72	1602104.11	1350.40
1012	1688952.12	1602234.08	1351.70
1013	1689022.11	1602232.79	1352.00
1014	1689019.71	1602102.82	1349.20
1015	1688471.26	1602112.93	1354.60
1016	1688351.28	1602115.14	1354.00
1017	1688353.15	1602216.74	1353.70
1018	1688475.95	1602187.56	1354.10
1019	1688496.65	1602234.78	1353.90
1020	1688395.54	1602302.96	1353.00
1021	1688469.79	1602360.64	1352.20
1022	1688532.78	1602271.75	1353.70
1023	1688604.08	1602373.52	1351.50
1024	1688489.10	1602375.64	1352.00
1025	1688490.21	1602435.63	1351.00
1026	1688605.19	1602433.51	1351.00
1027	1688606.30	1602493.50	1350.50
1028	1688491.32	1602495.62	1350.50
1029	1688492.61	1602565.61	1350.50
1030	1688607.59	1602563.49	1350.00
1031	1688608.88	1602633.48	1350.40
1032	1688493.90	1602635.60	1350.50
1033	1688495.00	1602695.59	1350.70
1034	1688609.98	1602693.47	1350.70
1035	1688611.09	1602753.46	1351.00
1036	1688496.11	1602755.58	1351.00
1037	1688497.22	1602815.57	1351.30
1038	1688612.20	1602813.45	1351.30
1039	1688613.30	1602873.44	1351.60
1040	1688498.32	1602875.56	1351.60
1041	1688499.43	1602935.55	1351.80
1042	1688614.41	1602933.43	1351.90
1043	1688594.52	1602993.80	1352.70
1044	1688500.53	1602995.54	1352.00
1045	1688668.51	1602992.44	1352.70
1046	1688769.03	1602990.59	1351.40
1047	1688767.93	1602930.60	1351.10
1048	1688646.40	1602932.84	1351.90
1049	1688645.30	1602872.85	1351.60

Point Table			
Point #	Northing	Easting	Elevation
1050	1688766.82	1602870.61	1350.50
1051	1688765.71	1602810.62	1349.90
1052	1688644.19	1602812.86	1351.30
1053	1688643.08	1602752.87	1351.00
1054	1688764.61	1602750.63	1350.50
1055	1688763.50	1602690.64	1349.50
1056	1688641.98	1602692.88	1350.70
1057	1688640.87	1602632.89	1350.40
1058	1688762.40	1602630.65	1350.50
1059	1688761.11	1602560.66	1349.50
1060	1688639.58	1602562.90	1350.00
1061	1688638.29	1602492.91	1350.50
1062	1688759.81	1602490.67	1350.20
1063	1688758.71	1602430.68	1349.50
1064	1688637.19	1602432.92	1351.00
1065	1688636.08	1602372.93	1351.50
1066	1688757.60	1602370.69	1350.10
1067	1688635.03	1602315.94	1352.00
1068	1688756.22	1602295.71	1352.70
1069	1688876.53	1602311.49	1350.70
1070	1688877.58	1602368.48	1350.40
1071	1688878.69	1602428.47	1350.10
1072	1688879.79	1602488.46	1349.80
1073	1688881.08	1602558.45	1349.40
1074	1688882.38	1602628.44	1349.80
1075	1688883.48	1602688.43	1350.10
1076	1688884.59	1602748.42	1350.50
1077	1688885.69	1602808.41	1350.80
1078	1688886.80	1602868.40	1351.10
1079	1688888.25	1602928.38	1351.50
1080	1688918.79	1602867.81	1351.10
1081	1689033.77	1602865.69	1350.50
1082	1689032.67	1602805.70	1350.50
1083	1688917.69	1602807.82	1350.80
1084	1688916.58	1602747.83	1350.50
1085	1689031.56	1602745.71	1350.00
1086	1689030.46	1602685.72	1349.50
1087	1688915.48	1602687.84	1350.10
1088	1688914.37	1602627.85	1349.80
1089	1689029.35	1602625.73	1349.50
1090	1689028.06	1602555.74	1349.50
1091	1688913.08	1602557.86	1349.40
1092	1688911.79	1602487.87	1349.80
1093	1689026.77	1602485.75	1349.50
1094	1689025.66	1602425.76	1350.00
1095	1688910.68	1602427.88	1350.10
1096	1688909.58	1602367.89	1350.40
1097	1689024.56	1602365.77	1350.90
1098	1689023.17	1602290.78	1352.00
1099	1688908.53	1602310.90	1350.70

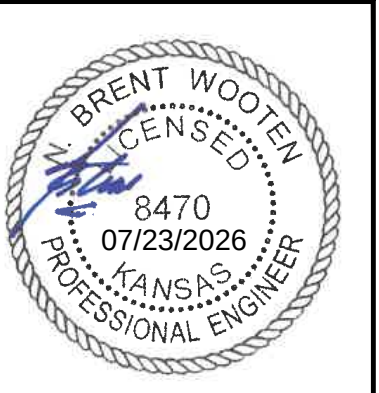
STORM WATER SEWER IMPROVEMENTS

Point Table			
Point #	Northing	Easting	Raw Description
7000	1688447.36	1602561.44	0+00
7001	1688605.83	1602558.52	1+58.5
7002	1688607.33	1602558.49	cen inside fc
7003	1688639.66	1602557.90	cen inside fc
7004	1688641.16	1602557.87	1+93.8
7005	1688756.01	1602555.75	3+08.7
7006	1688269.12	1602958.69	0+00
7007	1688291.07	1602895.90	0+66.5
7008	1689063.32	1602298.04	0+00
7009	1689061.95	1602224.06	0+74



IRONS

Point Table			
Point #	Northing	Easting	Raw Description
100	1689958.18	1602065.51	iron
101	1689900.19	1602066.58	iron
102	1689752.98	1602219.32	iron
103	1689754.05	1602277.31	iron
104	1689263.13	1602286.36	iron
105	1689245.47	1602304.69	iron
106	1689248.73	1602481.35	iron
107	1689263.82	1602500.37	iron
108	1689217.75	1602536.92	iron
109	1689213.47	1602305.28	iron
110	1689195.15	1602287.61	iron
111	1688926.19	1602292.57	iron
112	1688908.53	1602310.90	iron
113	1688918.79	1602867.81	iron
114	1688933.88	1602886.83	iron
115	1688887.81	1602923.38	iron
116	1688876.53	1602311.49	iron
117	1688858.20	1602293.82	iron
118	1688652.69	1602297.61	iron
119	1688635.03	1602315.94	iron
120	1688646.69	1602948.64	iron
121	1688654.35	1602964.01	iron
122	1688607.62	1602964.87	iron
123	1688614.70	1602949.23	iron
124	1688602.97	1602313.04	iron
125	1688588.42	1602295.59	iron
126	1688617.63	1602240.25	iron
127	1688530.06	1602155.85	iron
128	1688472.07	1602156.92	iron
129	1688470.89	1602092.93	iron
130	1688528.88	1602091.86	iron



BAUGHMAN COMPANY

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

COORDINATE SHEET

STORM WATER SEWER
IMPROVEMENTS

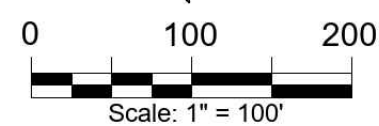
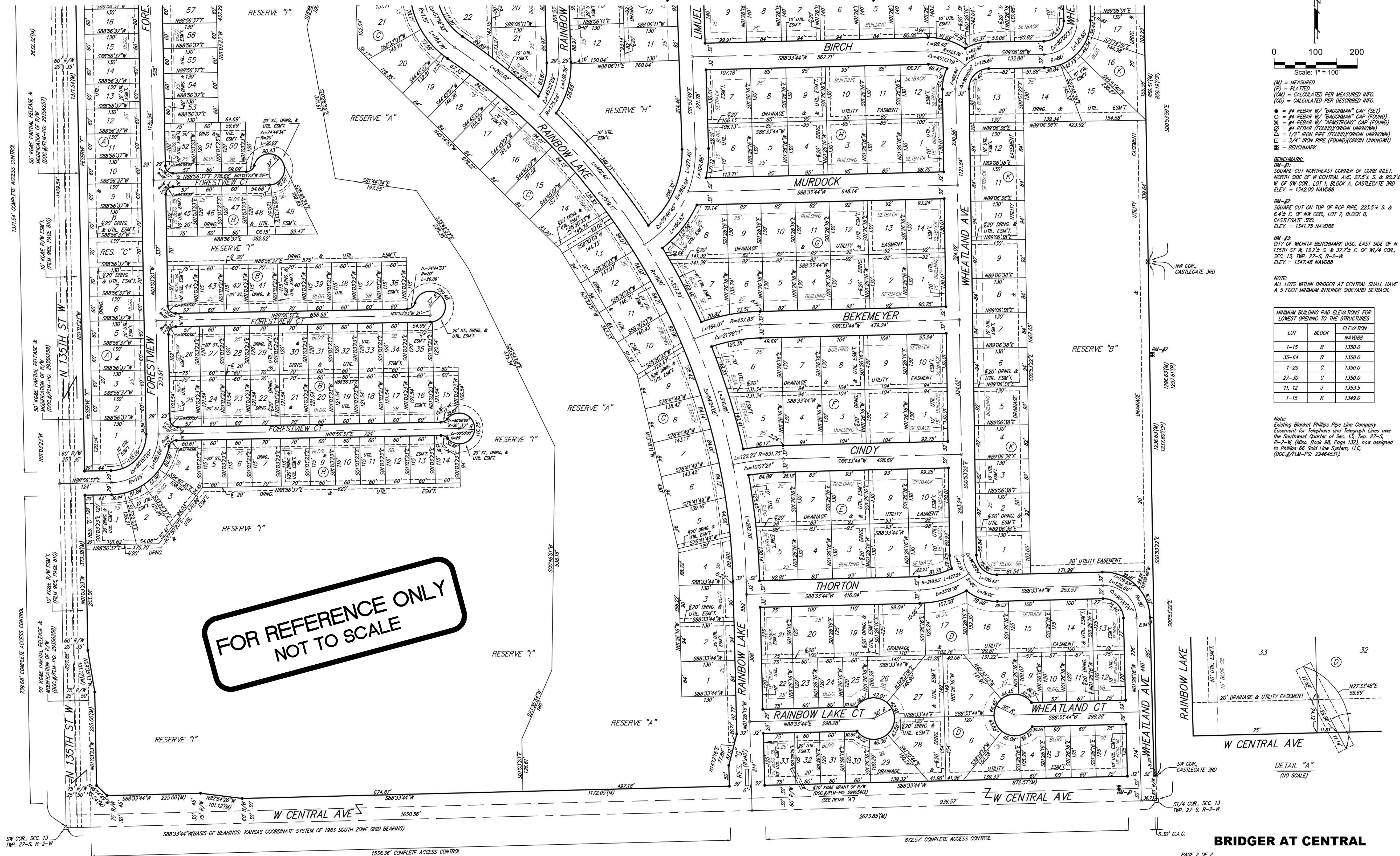
PROJECT NUMBER:
25-12-E330

DESIGN: DRAWN:
DATE: July 23, 2026

SHEET OF
19 21

BRIDGER AT CENTRAL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



(M) = MEASURED
(P) = PLATTED
(CM) = CALCULATED PER MEASURED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
⊙ = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
△ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
△ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
□ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
■ = BENCHMARK

BENCHMARK:
BM-#1:
SQUARE CUT NORTHEAST CORNER OF CURB INLET,
NORTH SIDE OF W CENTRAL AVE. 27.5' S. & 90.2' E.
W. OF SW COR., LOT 1, BLOCK A, CASTLEGATE 3RD.
ELEV. = 1342.00 NAVD88

BM-#2:
SQUARE CUT ON TOP OF ROP PIPE, 225.5' S. &
6.4' E. OF NW COR., LOT 7, BLOCK B,
CASTLEGATE 3RD.
ELEV. = 1341.75 NAVD88

BM-#3:
CITY OF WICHITA BENCHMARK DISC, EAST SIDE OF N
135TH ST W, 132.2' S. & 37.7' E. OF W1/4 COR.,
SEC. 13, TWP. 27-S, R-2-W.
ELEV. = 1347.48 NAVD88

NOTE:
ALL LOTS WITHIN BRIDGER AT CENTRAL SHALL HAVE
A 5 FOOT MINIMUM INTERIOR SETBACK.

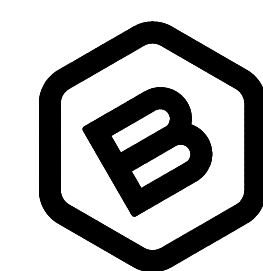
LOT	BLOCK	ELEVATION
1-15	B	1350.0
35-64	B	1350.0
1-25	C	1350.0
27-30	C	1350.0
11, 12	J	1353.5
1-15	K	1349.0

NOTE:
Existing Blanket Phillips Pipe Line Company
Easement for Telephone and Telegraph Lines over
the Southwest Quarter of Sec. 13, Twp. 27-S,
R-2-W. (Misc. Book 98, Page 132), now assigned
to Phillips 66 Gas Line System, LLC,
(DOC #FLM-PC: 29464531).

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and
reserves shall remain at established grades (unless modified with the approval of the City Engineer) and
shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater
Manual. The maintenance of all drainages and drainage facilities in backyard drainage easements
and reserves shall be the responsibility of the property owner, and shall be enforced by the
Homeowners' Association and be provided for in the Homeowners' Association covenants.

BRIDGER AT CENTRAL

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

**COPY OF
PLAT**

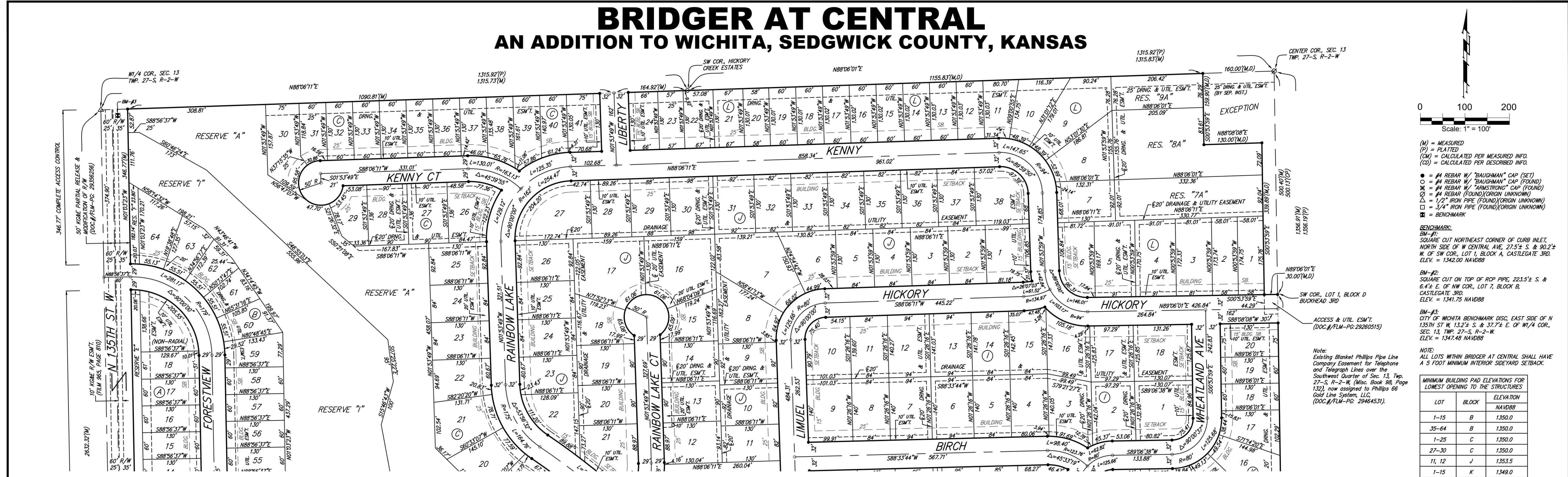
STORM WATER SEWER
IMPROVEMENTS

PROJECT NUMBER:
25-12-E330

DESIGN: DRAWN:

DATE: July 23, 2026

SHEET OF
20 21

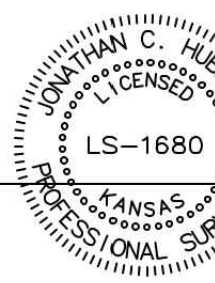


State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and platted
aforesaid county and state do hereby certify that we have surveyed and platted
"BRIDGER AT CENTRAL", an Addition to Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as the North Half of the North Half of the West Half of the
Southwest Quarter of Section 13, Township 27 South, Range 2 West of the Sixth
Principal Meridian, Sedgwick County, Kansas; TOGETHER WITH the South Half of
the North Half of the West Half of said Southwest Quarter; TOGETHER WITH the
South Half of the West Half of said Southwest Quarter; TOGETHER WITH the East
Half of said Southwest Quarter; EXCEPT that portion described as follows:
Beginning at the southwest corner of Lot 1, Block D, Buckhead 3rd Addition,
Wichita, Sedgwick County, Kansas; THENCE N00°53'59"W, coincident with the west
boundary line of said Buckhead 3rd, a distance of 500.40 feet, to the northwest
corner of said Buckhead 3rd, said corner also being the northeast corner of
said Southwest Quarter; THENCE S88°06'01"W, coincident with the north line of
said Southwest Quarter, a distance of 160.00 feet, to the northerly prolongation
of the west line of a "Lease Area" as described in Doc#FLM-Pg: 29260515, as
filed with the Register of Deeds office, Sedgwick County, Kansas; THENCE
S00°53'59"E, coincident with said northerly prolongation and the west line of said
"Lease Area", a distance of 99.90 feet; THENCE N88°08'08"E, coincident with the
south line of said "Lease Area", a distance of 130.00 feet, to the west line of an
"Access and Utility Easement" as described in Doc#FLM-Pg: 29260515
filed with said Register of Deeds; THENCE S00°53'59"E, coincident
line and parallel with and 30 feet normally distant to th-
of said Southwest Quarter and the west line of said Bu-
of 339.89 feet, to the westerly prolongation of the north
Hickory, as platted in said Buckhead 3rd; THENCE N89°01'
said westerly prolongation, a distance of 30.00 feet, to a

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southwest Quarter of Section 13,
Township 27 South, Range 2 West of the Sixth Principal
Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.



Jonathan C. Hubbell, P.S. #1680

Surveyor

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this ____ day of ____, 2024, by Louis J. Robelli and Deborah J. Robelli,
Members of Murdock Properties, LLC, a Kansas limited liability company,
on behalf of the limited liability company.

Notary Public

My App't. Exp. ____

Know all men by these presents that we, the undersigned,
have caused the land in the surveyors certificate to be platted into Lots, Blocks,
Reserves, and Streets, to be known as "BRIDGER AT CENTRAL", an Addition to Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted to the public as
indicated for the construction and maintenance of all public utilities. The drainage and
utility easements are hereby granted to the public as indicated for drainage purposes
and for the construction and maintenance of all public utilities. No sign, light poles,
private drainage systems, berms, walls, masonry trash enclosures or other structures
shall be located within public utility easements unless permitted by the City of Wichita
Department of Engineering and that they do not inhibit the conveyance of surface
drainage. No private drainage systems shall be located within public drainage easements
unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public
Works & Utilities Department. The street, drainage, and utility easements are hereby
granted to the public as indicated for street purposes, for drainage purposes, and for
the construction and maintenance of all public utilities. The streets are hereby dedicated
to and for the use of the public. Reserves "A" and "I" are hereby reserved for open
space, landscaping, walking paths, sidewalks, lakes, drainage purposes, parking, swimming
pools and related appearances, utilities as confined to easements, and floodway
purposes. No "I" shall be constructed or placed on or within said floodway, nor
grade, creation of channel, or any other work be carried on

of the Engineer for the appropriate governing body. Reserve "B" is
space, landscaping, drainage purposes, lakes, sidewalks,
ies as confined to easements. Reserve "C" is hereby reserved
ng, drainage purposes, utilities as confined to easements, and
, and "F" are hereby reserved for open space, landscaping,
q walls, entry monuments, and utilities as confined to
hereby reserved for open space, landscaping, drainage
uments, and streets. Reserve "H" is hereby reserved for
age purposes, lakes, sidewalks, and utilities as confined to
, and "9A" are hereby reserved for open space,
uses, and utilities as confined to easements. No regrading
rights-of-way shall be allowed with the construction of the berms
within the Reserves. Reserves "A", "B", "C", "D", "E", "F", "G", "H", and "I" shall
be owned and maintained by the homeowners association for the addition. Reserves "7A",
"8A", and "9A" shall be owned and maintained by the owners of corresponding adjacent
lots and shall be the responsibility of said corresponding adjacent lot owners. Said
reserves and corresponding adjacent lots shall be tied together as one ownership and
under this ownership shall be conveyed and maintained together as one undivided parcel.
Compliance with any platted restrictions and applicable restrictive covenants affecting
said Reserves shall be binding on any owners, successors, heirs, or assigns. Access
controls shall be as depicted on the face of the plat and are hereby granted to the City
of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the
structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory
floodway boundaries are subject to periodic change and such change may affect the
intended land use within the subdivision.

Bridger on Central, LP, a Texas limited partnership
By: Bridger Development, LLC - West Wichita Series, a series of Bridger
Development, LLC, a Texas series limited liability company, General Partner
By: Bridger Development, LLC, Managing Member

_____, Manager

Fisher Wells
Murdock Properties, LLC,
a Kansas limited liability company

_____, Member

Louis J. Robelli

_____, Member

Deborah J. Robelli

We the undersigned holders of a mortgage on the above
described property, do hereby consent to this plat of "BRIDGER AT CENTRAL", an
Addition to Wichita, Sedgwick County, Kansas.

Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this ____ day of ____, 2024, by _____,
(Title) _____ of Legacy Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. ____

This plat of "BRIDGER AT CENTRAL", an Addition to
Wichita, Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of ____, 2024,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair

Robert Dool

_____, Secretary

Scott A. Wadle

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ____ day of ____, 2024.

_____, Mayor, City of Wichita

Lily Wu

_____, City Clerk

Jamie Buster

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and
reserves shall remain at established grades (unless modified with the approval of the City Engineer) and
shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater
Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements
and reserves shall be the responsibility of the property owner, and shall be enforced by the
Homeowners' Association and be provided for in the Homeowners' Association covenants.

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this ____ day of ____, 2024, by Fisher Wells, as Manager of Bridger
Development, LLC, as Managing Member of Bridger Development, LLC - West
Wichita Series, a series of Bridger Development, LLC, a Texas series limited
liability company, as General Partner of Bridger on Central, LP, a Texas limited
partnership on behalf of said limited partnership.

_____, Notary Public

My App't. Exp. ____

Reviewed in accordance with K.S.A. 58-2005
on this ____ day of ____, 2024.

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

Entered on transfer record this ____ day
of ____, 2024.

_____, County Clerk

Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been filed for
Sedgwick County) record in the office of the Register of Deeds, this ____ day of ____,
2024 at ____ o'clock ____M, and is duly recorded.

_____, Register of Deeds

Tonya Buckingham

_____, Deputy

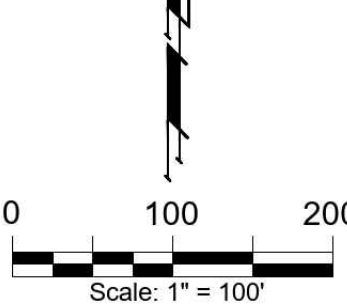
Kenly Zehring

BRIDGER AT CENTRAL

PAGE 1 OF 2



BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED PER MEASURED INFO.
(D) = CALCULATED PER DESCRIBED INFO.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
× = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
△ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
◇ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
□ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
■ = BENCHMARK

BENCHMARK:

BM-#1:
SQUARE CUT NORTHEAST CORNER OF CURB INLET,
NORTH SIDE OF W CENTRAL AVE, 27.5± S. & 90.2±
W. OF SW COR., LOT 1, BLOCK A, CASTLEGATE 3RD.
ELEV. = 1342.00 NAVD88

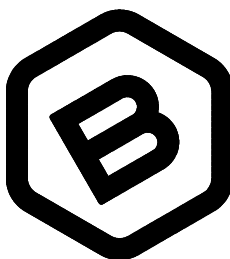
BM-#2:
SQUARE CUT ON TOP OF ROP PIPE, 22.5± S. &
6.4± E. OF NW COR., LOT 7, BLOCK B,
CASTLEGATE 3RD.
ELEV. = 1341.75 NAVD88

BM-#3:
CITY OF WICHITA BENCHMARK DISC, EAST SIDE OF N
135TH ST W, 13.2± S. & 37.7± E. OF W1/4 COR.,
SEC. 13, TWP. 27-S, R-2-W.
ELEV. = 1347.48 NAVD88

Note:
Existing Blanket Phillips Pipe Line
Company Easement for Telephone
and Telegraph Lines over the
Southwest Quarter of Sec. 13, Twp.
27-S, R-2-W (Map Book 98, Page
132), now assigned to Phillips 66
Gold Line System, LLC.
(Doc#FLM-PG: 29464531).

MINIMUM BUILDING PAD ELEVATIONS FOR
LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NAVD88
1-15	B	1350.0
35-64	B	1350.0
1-25	C	1350.0
27-30	C	1350.0
11, 12	J	1353.5
1-15	K	1349.0



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

BRIDGER AT CENTRAL
ADDITION - Ph. 6

**COPY OF
PLAT**

STORM WATER SEWER
IMPROVEMENTS

PROJECT NUMBER:

25-12-E330

DESIGN: DRAWN:

DATE: July 23, 2026

SHEET OF

21 21