

SITE INFORMATION

Total Area: ±60,573.7 sq. ft. (1.39 acres)
 Impervious Area: ±38,144 sq. ft. (1.33 acres)
 Building Area: ±4,512 sq. ft.

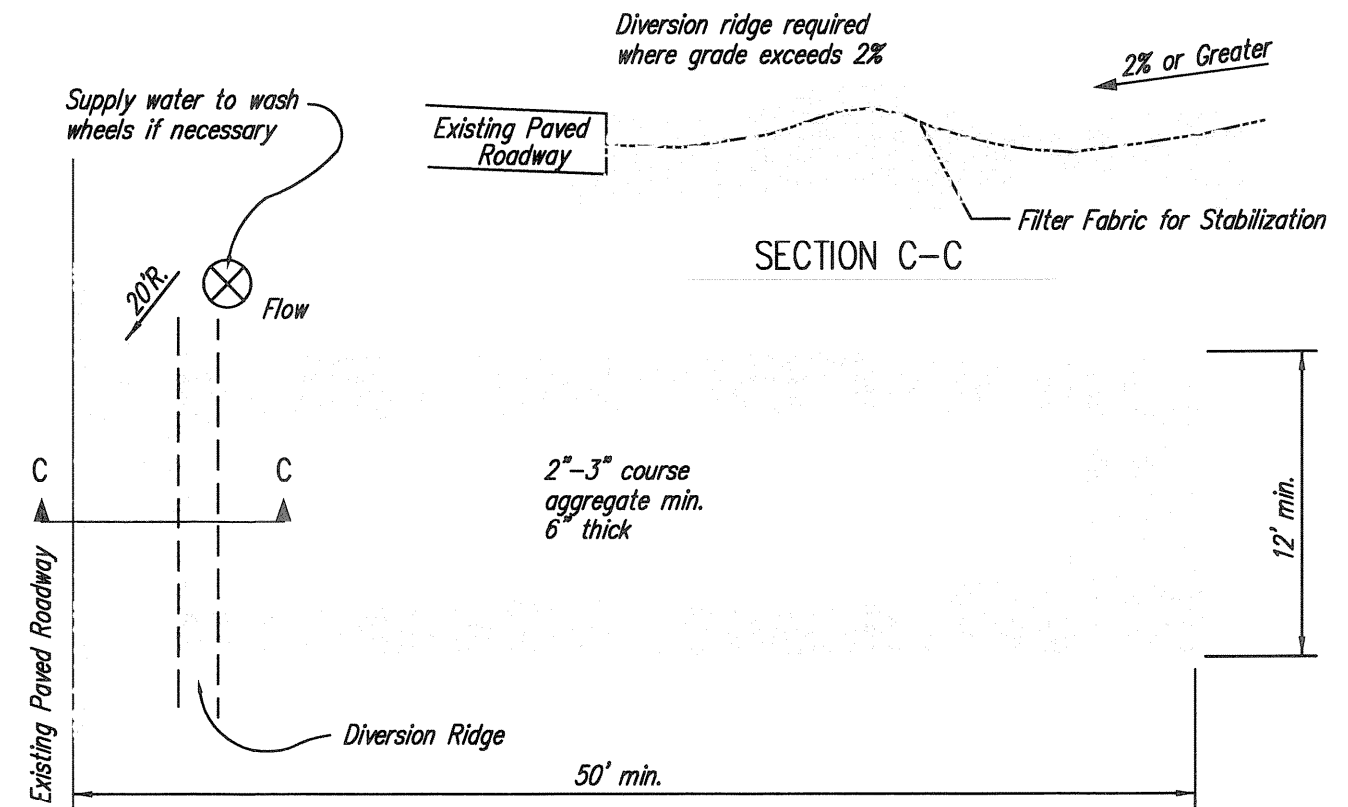
BENCHMARK

Benchmark - 1:
 City of Wichita Benchmark, 74' North and 44' East of Centerline of 47th and Seneca at Face of Walk.
 Elevation = 1275.17 (NAVD 88)
 Site Benchmark - 1:
 Cross Cut on top of Sidewalk. Elevation = 1275.72 (NAVD 88)

LEGAL DESCRIPTION

Parcel A:
 That part of Lot 49, John - Art Addition an Addition to Wichita, Sedgwick County, Kansas, described as beginning at the N.E. Corner of said Lot 49; thence west along the north line of said Lot 49, 150 feet; thence south parallel with the east line of said Lot 49, 215 feet; thence east, parallel with the north line of Lot 49, 180 feet to the east line of said Lot 49; thence northwesterly along the easterly line of said Lot 49, 41.18 feet to a point 175 feet south of the N.E. Corner of said Lot 49; thence North along the east line of said Lot 49, 175 feet to the place of beginning.

Parcel B:
 That part of Lot 49, John - Art Addition an Addition to Wichita, Sedgwick County, Kansas, described as commencing at the N.E. Corner of said Lot 49; thence west along the north line of said Lot 49, 150 feet, to the point of beginning; thence south parallel with the east line of said Lot 49, 215 feet; thence west parallel with the north line of said Lot 49, 125 feet; thence north parallel with the east line of said Lot 49, 240 feet, to a deflection point in the north line of said Lot 49; thence southeast along the deflection line in the north line of said Lot 49, 102.96 feet to a deflection point in the north line of said Lot 49; thence east along the north line of said Lot 49, 25 feet, to the point of beginning.



- NOTES:
1. 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.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. 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.
 4. 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.

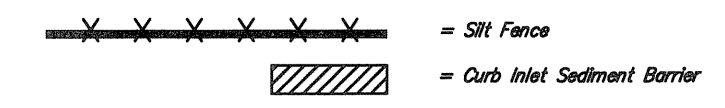
1 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

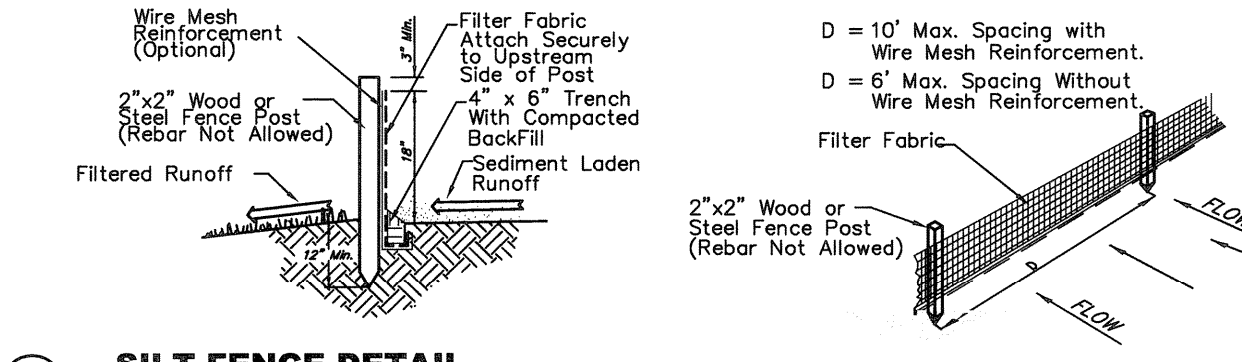
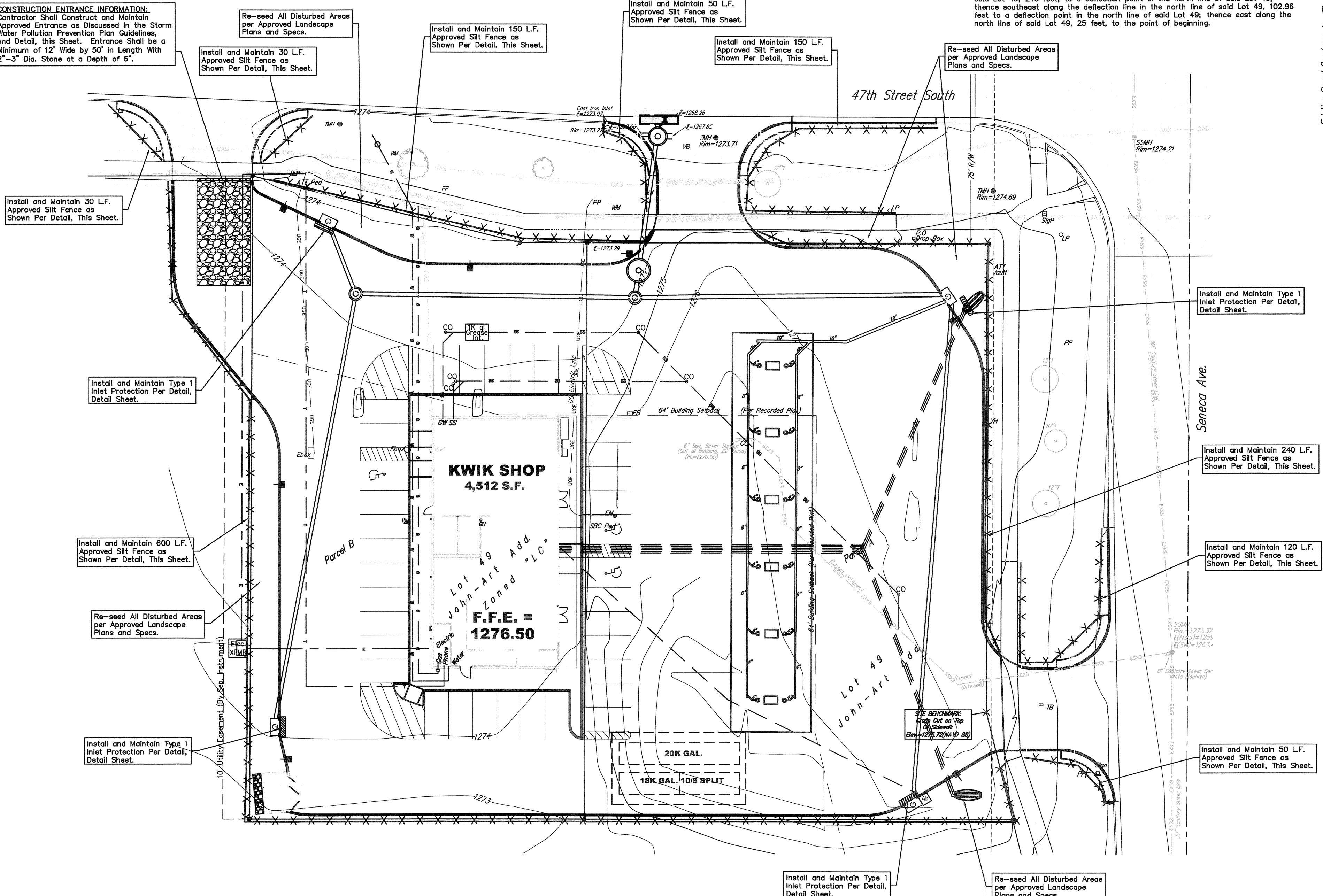
EROSION CONTROL NOTES:

1. No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (See #10).
2. All exposed areas shall be seeded as specified within 30 days of final GRADING per Landscape Plans and Specifications.
3. Should construction stop for longer than 15 days, the site shall be seeded per Landscape Plans and Specifications.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
10. This SWPP Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
11. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
12. An NPDES Permit Application has been submitted for this property. A copy of this application must be kept at the job site for the duration of the construction process.

EROSION CONTROL LEGEND



CONSTRUCTION ENTRANCE INFORMATION:
 Contractor Shall Construct and Maintain Approved Entrance as Discussed in the Storm Water Pollution Prevention Plan Guidelines, and Detail, this Sheet. Entrance Shall be a Minimum of 12' Wide by 50' in Length With 2"-3" Dia. Stone at a Depth of 6".



1 SILT FENCE DETAIL
 NOT TO SCALE

SITE PLAN EROSION CONTROL PLAN



Baughman Erosion Control Plan Civil Site Improvements	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER	DESIGN
REVISIONS	APPROVED
	SCALE
	SHEET
5 OF 7	
E:\projects\KwikShop-47th & Seneca\Siteplan.dwg	

For Reference Only
See Civil Siteplan
R2 OF R3
Not To Scale

