

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

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

Cox Communications 262-4270
 Kansas Gas Service 1-888-482-4950
 Westar Energy 383-8650
 Aquila Energy 1-800-303-0357
 SBC 268-2245
 City of Wichita Water Dept. 268-4563
 City of Wichita Sewer Maint. 268-4024
 City of Wichita Storm Sewer Maint. 268-4090
 City of Wichita Traffic Maint. 268-4034
 Conoco Phillips Pipeline Co. 1-877-267-2290
 Southern Star Pipeline Co. 529-6600
 Kinder-Morgan Pipeline Co. 1-888-844-5658

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

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

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

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

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

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

8. The Contractor shall adjust water valve boxes and fire hydrants as directed by the Engineer at the price bid for said adjustments. The Water Department shall field locate water valves one time during construction when requested by Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, water valve boxes or fire hydrants damaged during construction shall be repaired by the Contractor at his own expense.

9. All water mains and appurtenances shall be installed in accordance with City of Wichita, Kansas Standard Specifications for Water Main Installations No. 14533.

10. Opening and closing of water valves shall be done slowly to prevent damage to the water distribution system from water hammer. All valves closed by the contractor must be reopened as new construction permits. Project inspector must ascertain that any valve closed by the Contractor is reopened. Contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.

11. The developer for this project is Ritchie Development Corporation, Rob Ramseyer, (316)684-7300.

WATER DISTRIBUTION SYSTEM

to serve

THE FAIRMONT 3RD ADD. - PH. II

CITY OF WICHITA, KANSAS

James L. Armor, P.E. City Engineer

Project Number

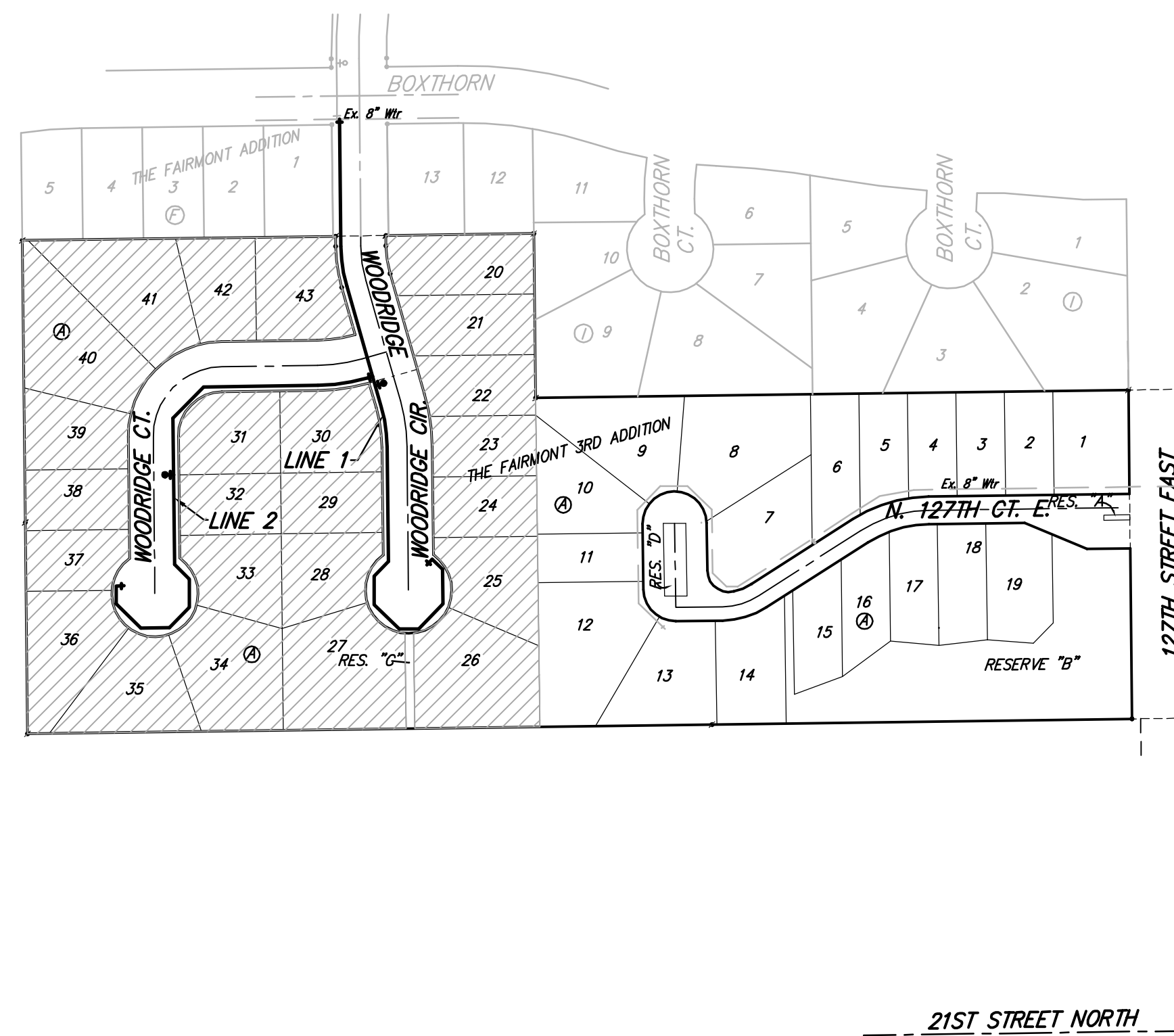
448-90028

O.C.A. Number

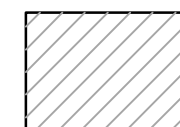
735364



Scale: 1" = 150'



Benefit District



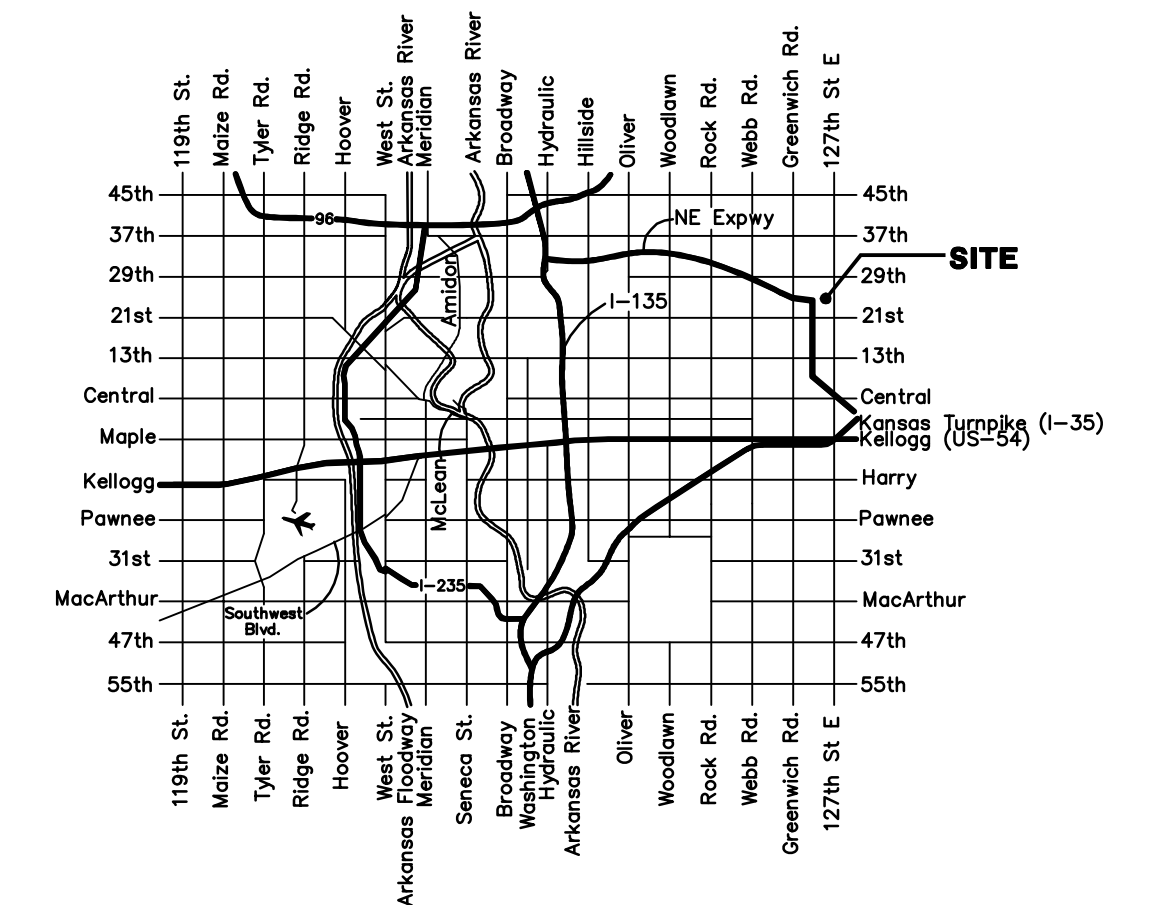
Benchmarks

BM #1: Cross on South West Corner of Lot 25 Block H, The Fairmont Addition.
 Elev. = 204.61 (City Datum)

BM #2: "a" Cut on Curb at North East Entrance to Church of the Magdalen 2nd Addition.
 Elev. = 190.48 (City Datum)

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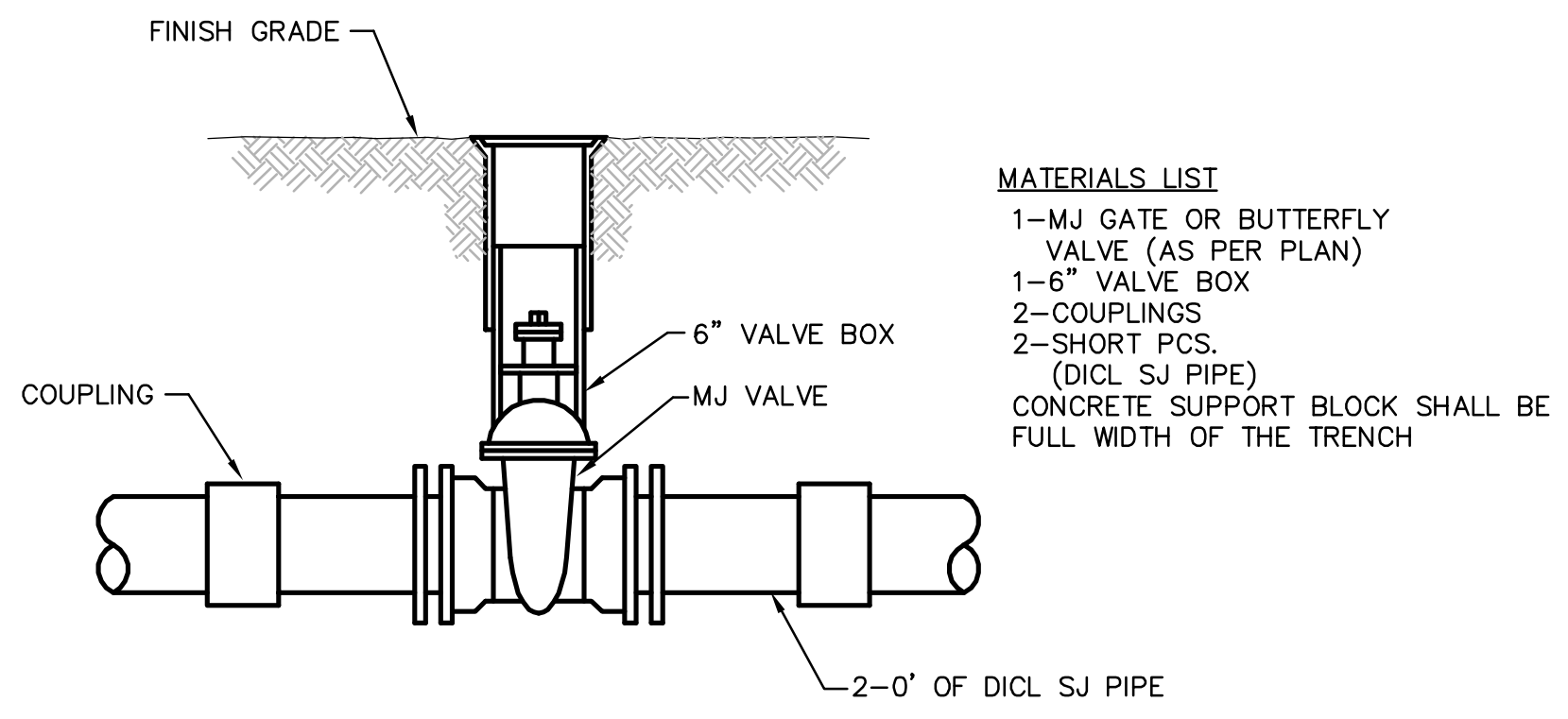


Vicinity Map

Final Plans
05/01/07 ATD

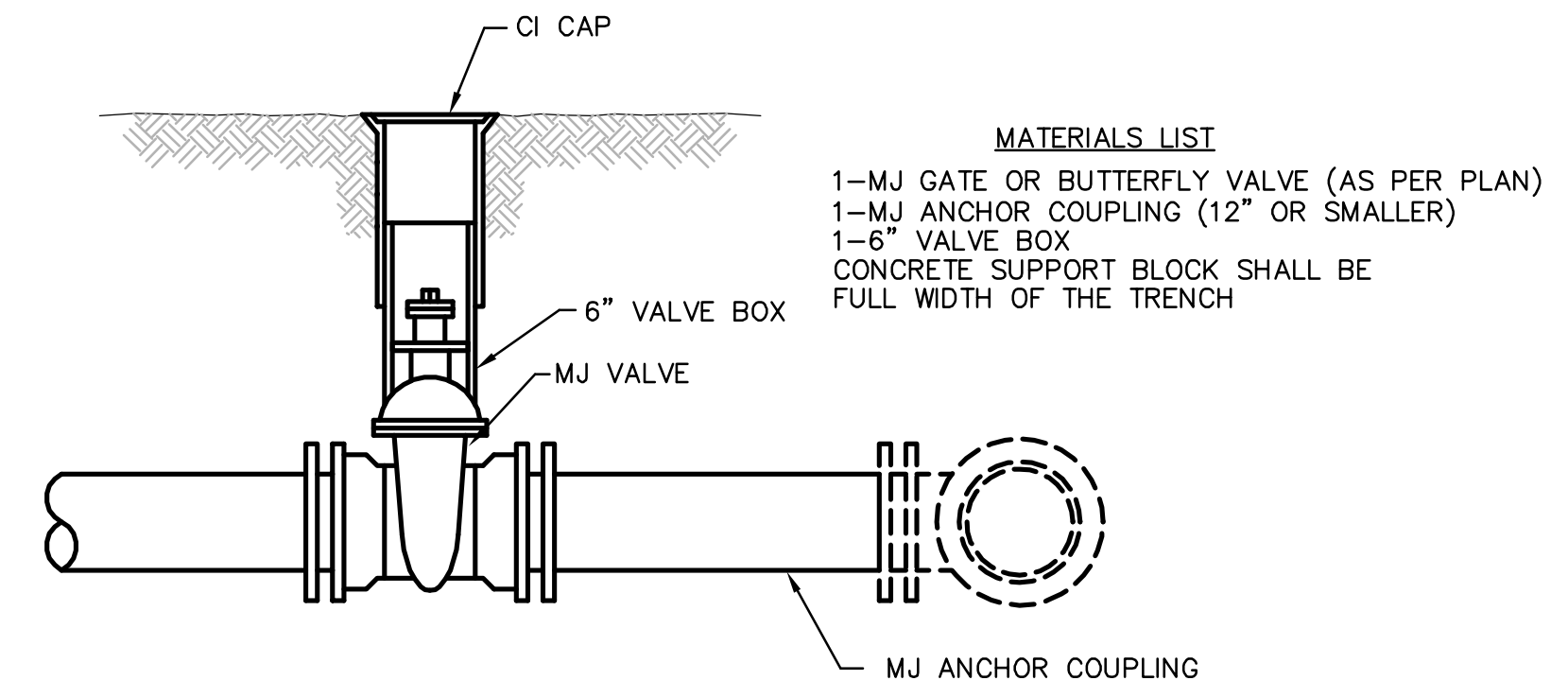


Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



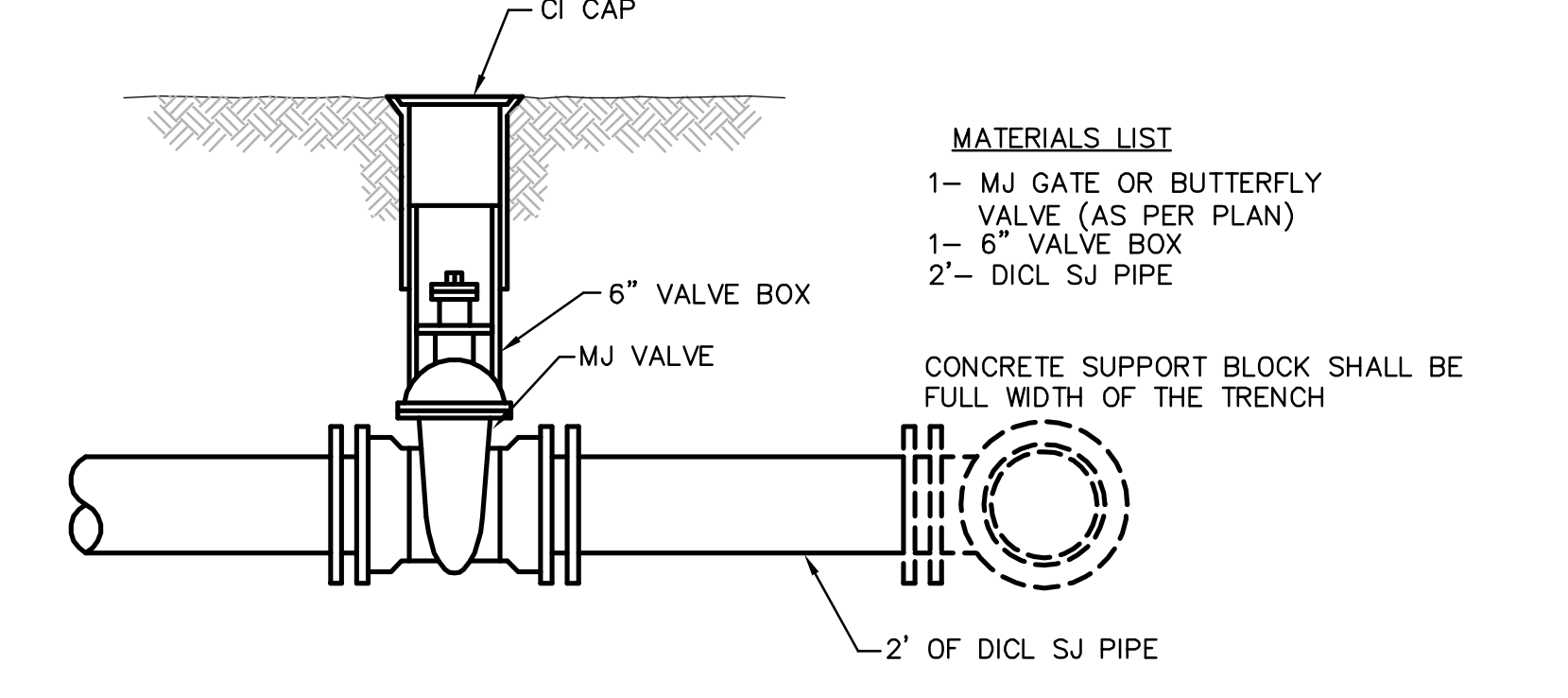
- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1-6" VALVE BOX
 - 2-COUPPLINGS
 - 2-SHORT PCS. (DICL SJ PIPE)
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

LINE VALVE ASSEMBLY



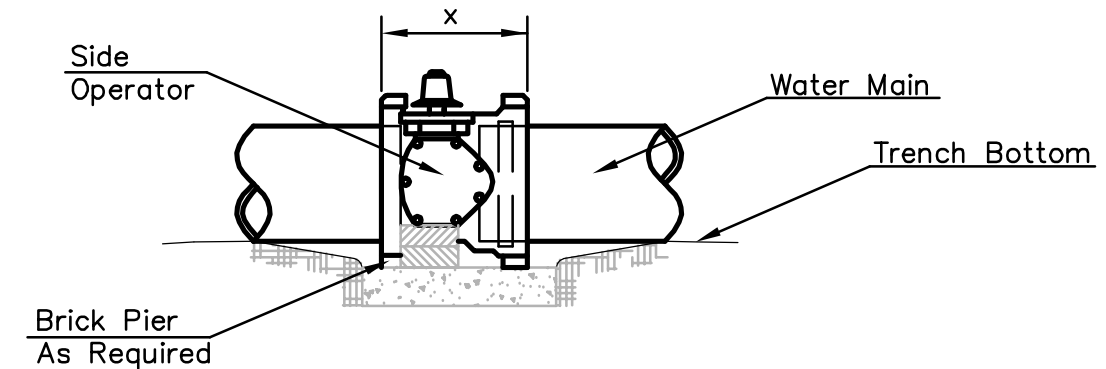
- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1-MJ ANCHOR COUPLING (12" OR SMALLER)
 - 1-6" VALVE BOX
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

ANCHORED VALVE ASSEMBLY



- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1-6" VALVE BOX
 - 2-DICL SJ PIPE
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

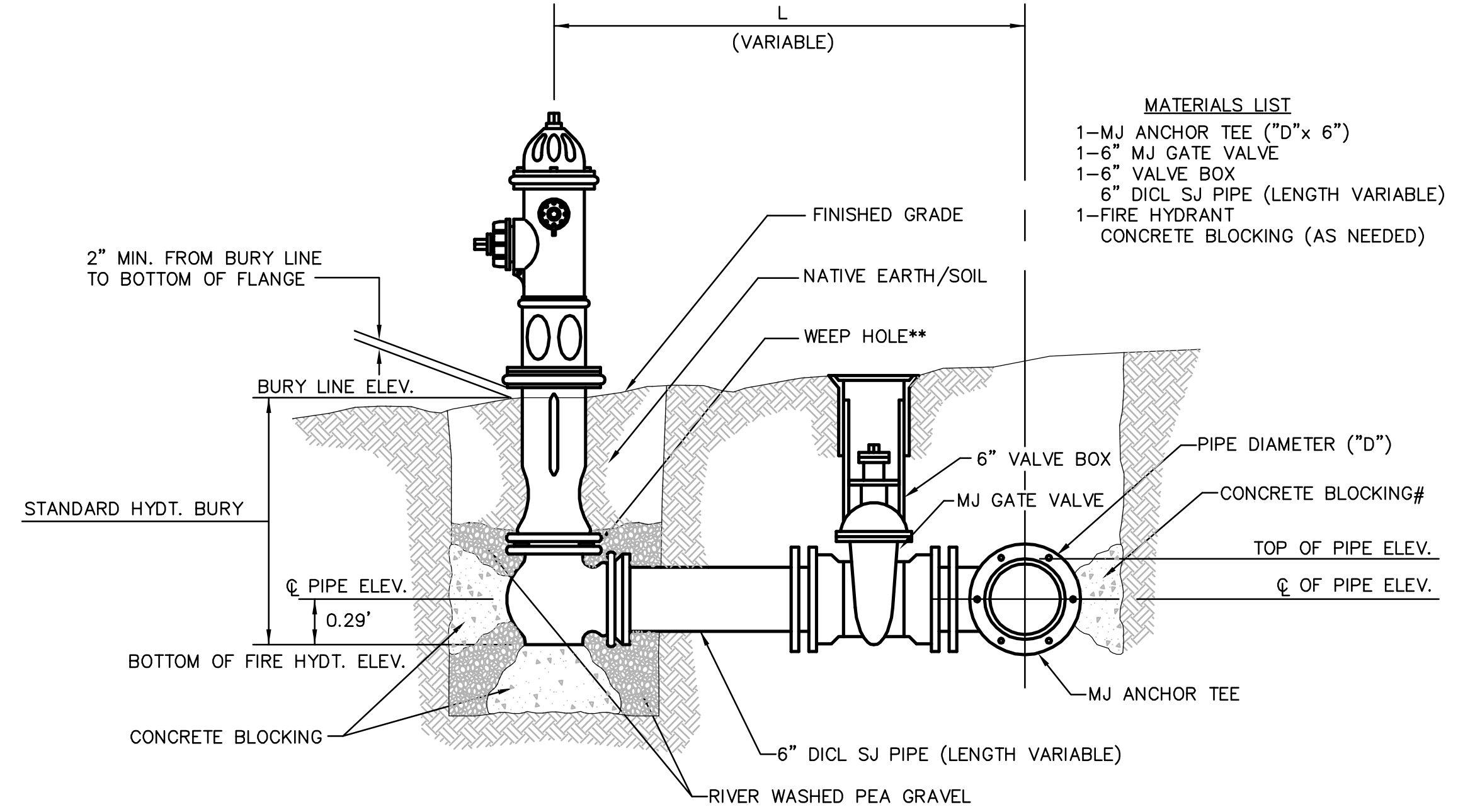
VALVE ASSEMBLY



NOTES

- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. Larger lines to be detailed on plans.
- 6" Valve Box and Cover required per City of Wichita Std. Specifications.
- Conc. Support Block to be full width of trench.

CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



- MATERIALS LIST**
- 1-MJ ANCHOR TEE ("D" x 6")
 - 1-6" MJ GATE VALVE
 - 1-6" VALVE BOX
 - 6" DICL SJ PIPE (LENGTH VARIABLE)
 - 1-FIRE HYDRANT
 - CONCRETE BLOCKING (AS NEEDED)

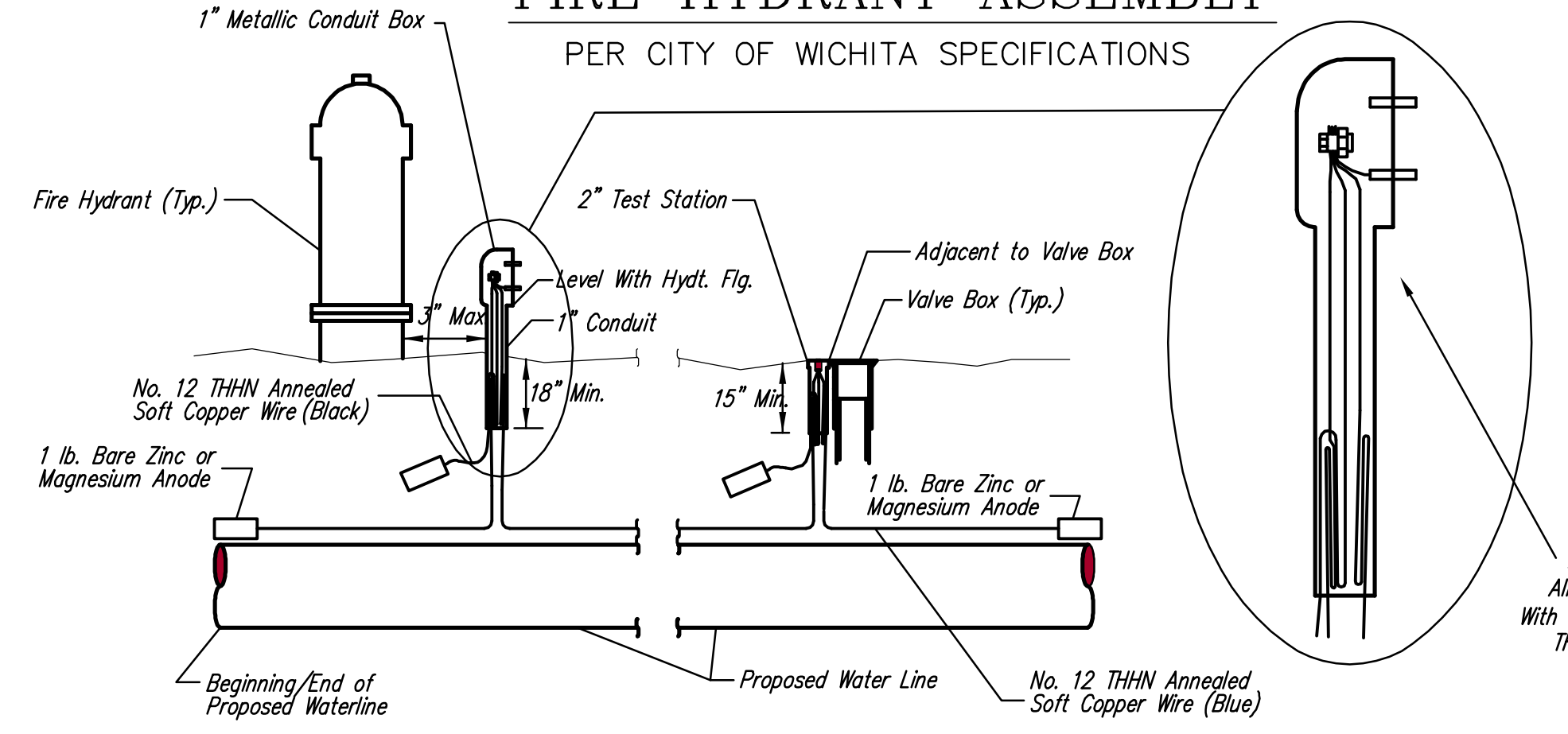
- ** CAUTION! WEEP HOLES TO BE KEPT CLEAR DURING CONSTRUCTION AND BACKFILL. CONCRETE FOR THRUST BLOCKING SHALL NOT OBSTRUCT WEEP HOLES.**
- # CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.**
- * IF HYDRANT BURY IS IN EXCESS OF 5', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY.**

FIRE HYDRANTS REQUIRED

LINE	STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*
1	3+13.02	201.90	197.55	5.0'
2	3+12.17	196.60	192.25	5.0'

FIRE HYDRANT ASSEMBLY

PER CITY OF WICHITA SPECIFICATIONS



TRACER WIRE

Conductive type pipe locator/tracer wire shall be installed to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. Split-bolt connectors shall be used at splice locations. Electrical tape shall cover all splices so no bare wire is exposed. Test stations shall be installed adjacent to all fire hydrants along the waterline and at blowoffs or valves near the ends of the waterlines. Any exceptions to the location of test stations shall be approved by the engineer. At each test station, the tracer wire shall be connected to a 1 lb. Zinc or magnesium anode. Anodes shall also be attached to the tracer wire at both the beginning and the end of the proposed waterline. A typical layout of the tracer wire and test station is provided in the above figure.

WIRE

The tracer wire shall be Blue No. 12 THHN annealed soft copper wire with thermal plastic insulation. The insulation shall be heat, oil, and gasoline resistant as manufactured by Temple Electric or approved equal. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. The insulation sheathing shall be removed such that 1" bare copper wire is exposed at all points of connection. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

TEST STATIONS

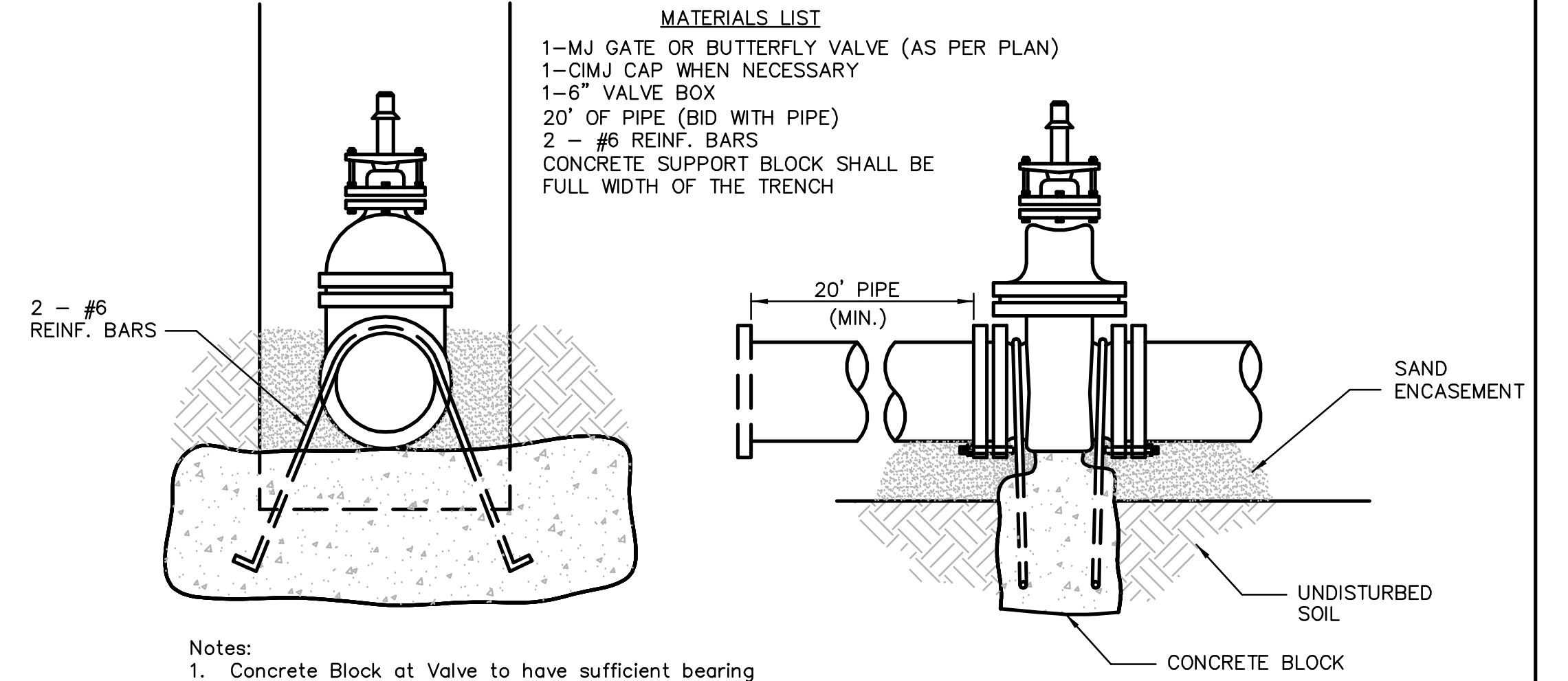
The test station for fire hydrant applications shall be a 1 inch galvanized conduit style test station as manufactured by AGRA Industries with a removable solid cover having two leads extending from the face or approved equal. The test station for valve applications shall be 2 inch flush style test station T2PS3B as manufactured by HANDLEY Industries or approved equal. The conduit style shall be attached to a 1 inch rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. All test stations shall be manufactured using molded blue tops or sufficiently coated with blue enamel paint. The tracer wire and the anode wire shall be installed to allow 10 inches of wire within the test station. In concrete environments such as sidewalks or in the downtown area the contractor shall use the flush style test station. The location of all test stations shall be approved by the engineer, recorded, and shown in the as-built drawings.

ANODES

The anodes shall be 1 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to Black No. 12 THHN annealed soft copper wire which shall be extended to the test station.

TRACER WIRE DETAIL

COST IS SUBSIDIARY TO PIPE INSTALLATION



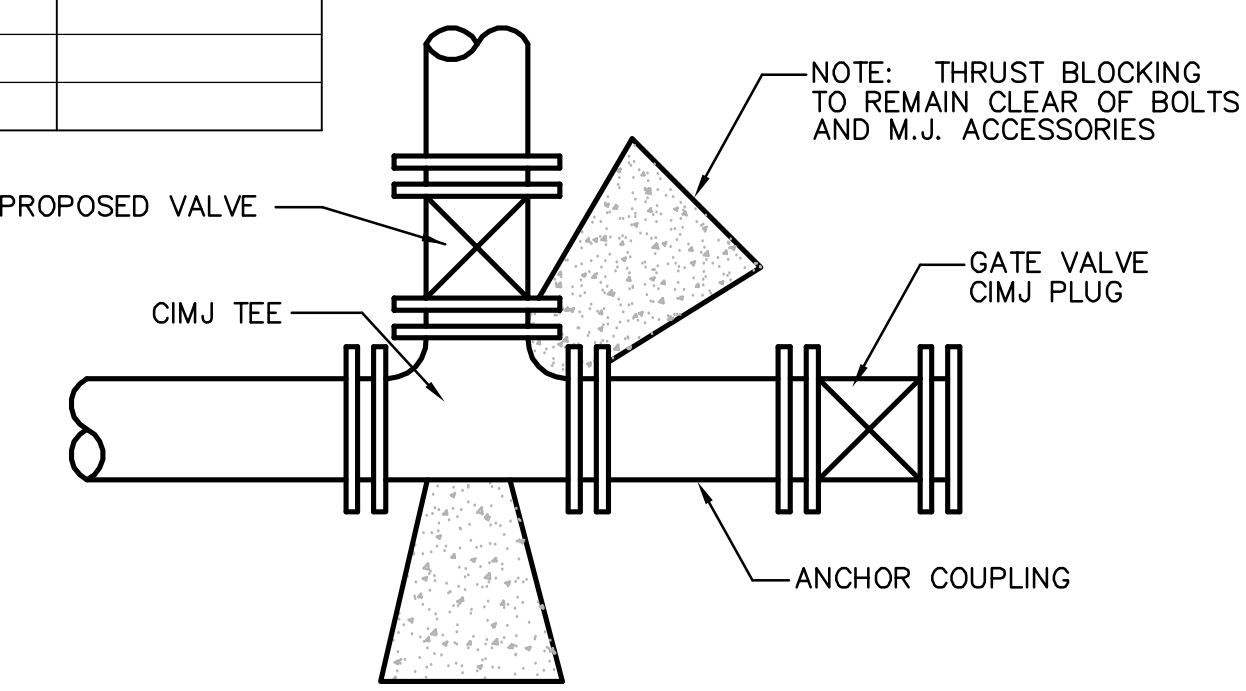
- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1-CIMJ CAP WHEN NECESSARY
 - 1-6" VALVE BOX
 - 20' OF PIPE (BID WITH PIPE)
 - 2 - #6 REINF. BARS
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

- Notes:**
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
 - The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.
 - All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.

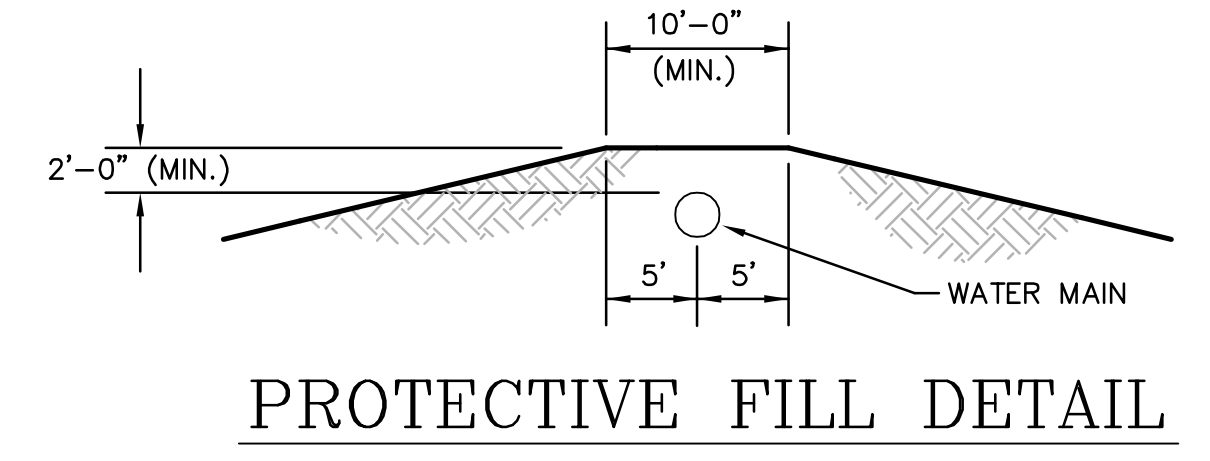
THRUST AT VALVES

VALVE	THRUST AT 150 #/sq.2
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

ANCHORED VALVE ASSEMBLY, SPECIAL

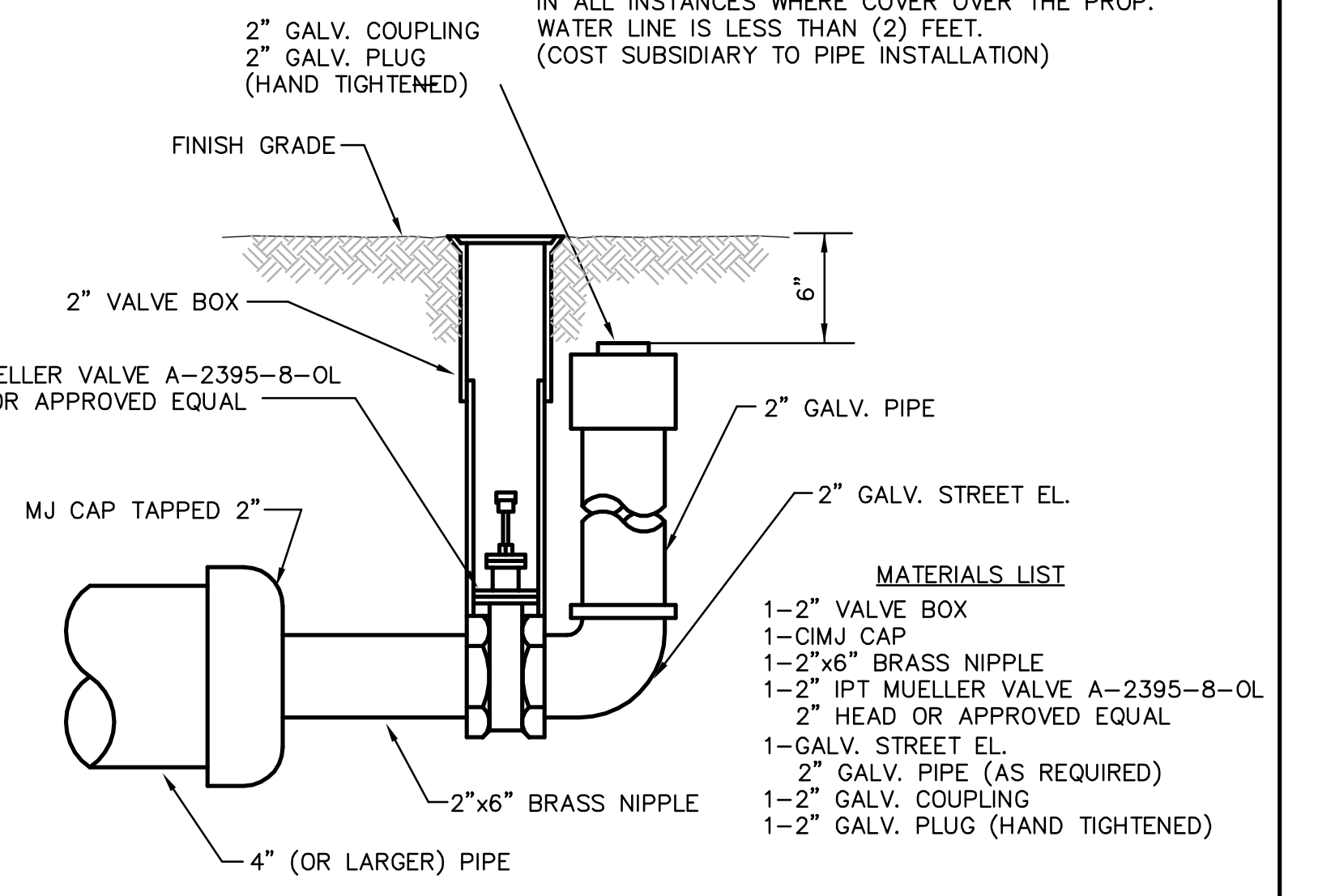


KEY BLOCK DETAIL



PROTECTIVE FILL DETAIL

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN (2) FEET. (COST SUBSIDIARY TO PIPE INSTALLATION)



- MATERIALS LIST**
- 1-2" VALVE BOX
 - 1-CIMJ CAP
 - 1-2"x6" BRASS NIPPLE
 - 1-2" IPT MUELLER VALVE A-2395-8-OL
 - 2" HEAD OR APPROVED EQUAL
 - 1-GALV. STREET EL.
 - 2" GALV. PIPE (AS REQUIRED)
 - 1-2" GALV. COUPLING
 - 1-2" GALV. PLUG (HAND TIGHTENED)

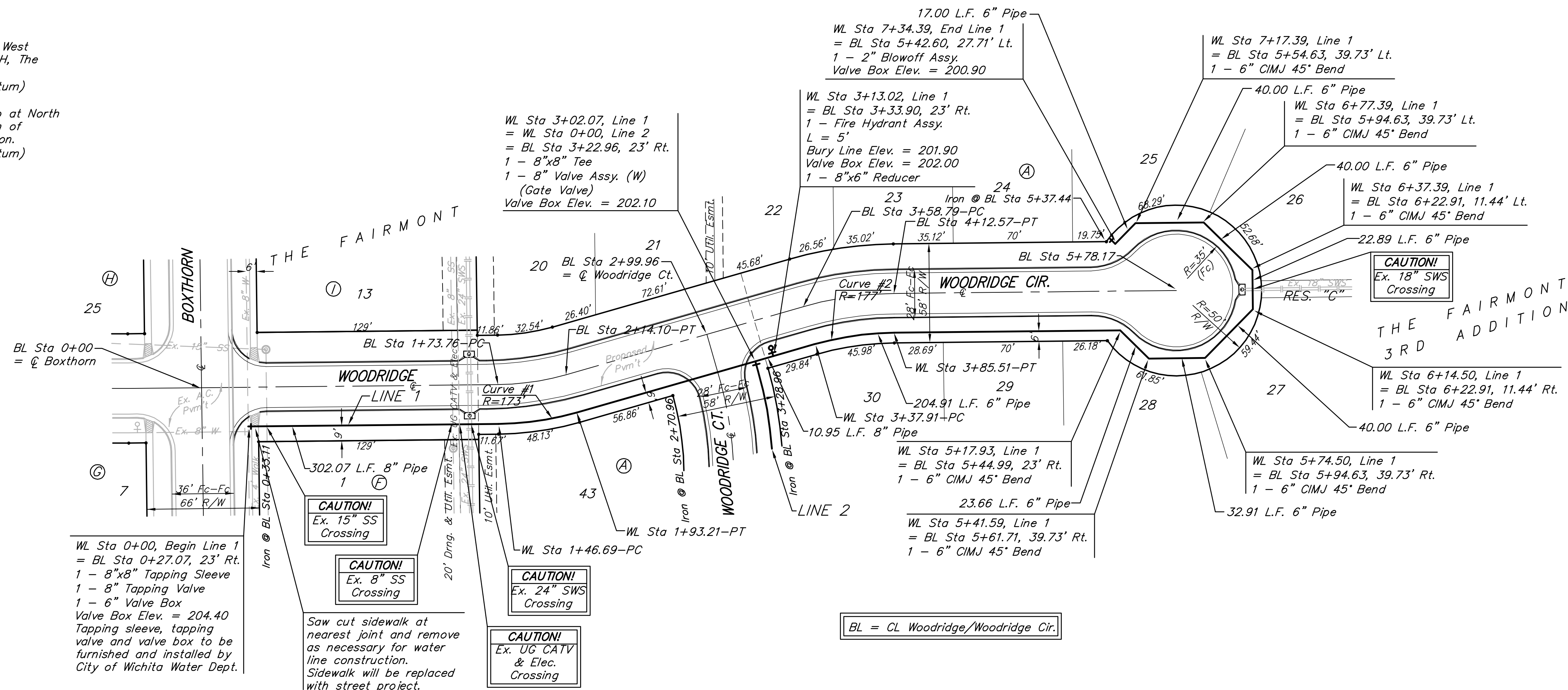
2" BLOWOFF ASSEMBLY

<p>THE CITY OF WICHITA</p> <p>CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202 (316) 268-4501 (316) 268-4114 FAX</p>	<p>STANDARD WATER ASSEMBLY DETAILS</p>	
	<p>James L. Armor, P.E. City Engineer</p>	
<p>PROJECT NUMBER 448-90028</p>	<p>INDEX CODE 735364</p>	
<p>DATE May 2007</p>	<p>SHEET 2 OF 11</p>	

Revised: 6-7-00, MCG

BENCHMARKS:
 BM #1: Cross on South West
 Corner of Lot 25 Block H, The
 Fairmont Addition.
 Elev. = 204.61 (City Datum)

BM #2: "C" Cut on Curb at North
 East Entrance to Church of
 the Magdalen 2nd Addition.
 Elev. = 190.48 (City Datum)



Scale: 1" = 40' Horizontal
 1" = 5' Vertical
 • = Iron

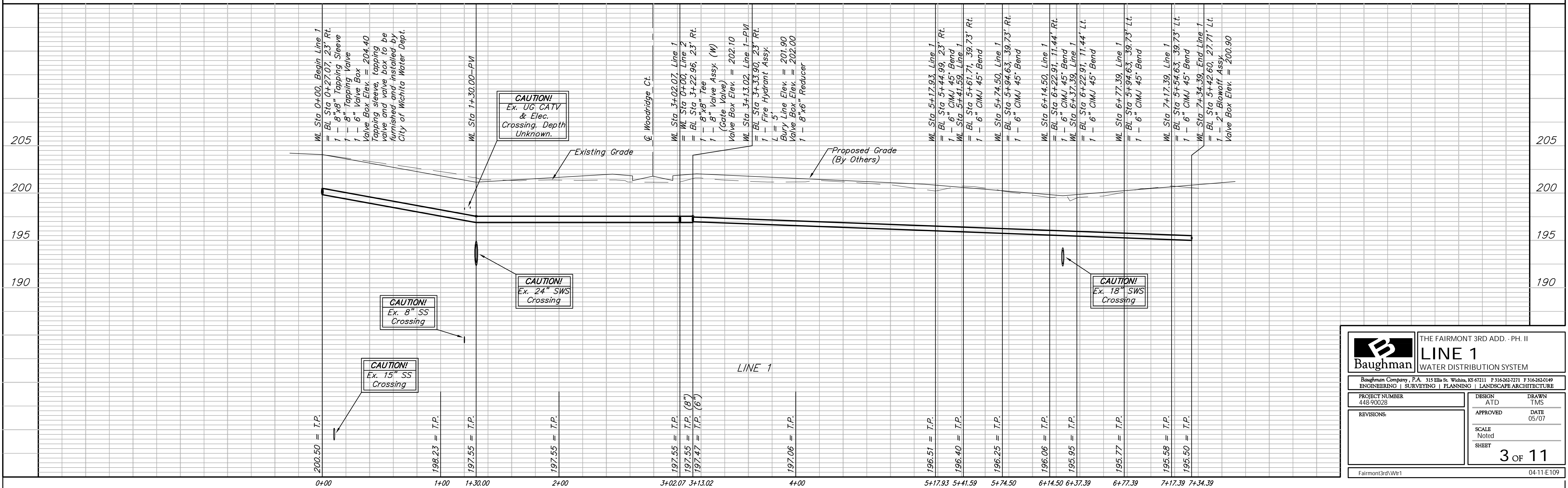
For radii under 200',
 contractor shall use
 short pipe lengths.

Curve #1
 Curve Data Based on Waterline
 Rad. = 173', Delta = 15° 24' 25", Tangent = 23.40'
 Arc = 46.52', L.C. = 46.38', Def/Ft. = 9.93569 Min.

Station	Arc	6' Rt.	Defl.	T. Defl.
1+46.69	-	-	0'00"00"	0'00"00"
1+50.00	3.31'	3.42'	0'32"53"	0'32"53"
1+75.00	25.00'	25.84'	4'08"23"	4'41"17"
1+93.21	18.21'	18.83'	3'00"56"	7'42"12"

Curve #2
 Curve Data Based on Waterline
 Rad. = 177', Delta = 15° 24' 25", Tangent = 23.94'
 Arc = 47.6', L.C. = 47.45', Def/Ft. = 9.71026 Min.

Station	Arc	6' Rt.	Defl.	T. Defl.
3+37.91	-	-	0'00"00"	0'00"00"
3+50.00	12.09'	11.68'	1'57"24"	1'57"24"
3+75.00	25.00'	24.13'	4'02"45"	6'00"09"
3+85.51	10.51'	10.15'	1'42"03"	7'42"12"



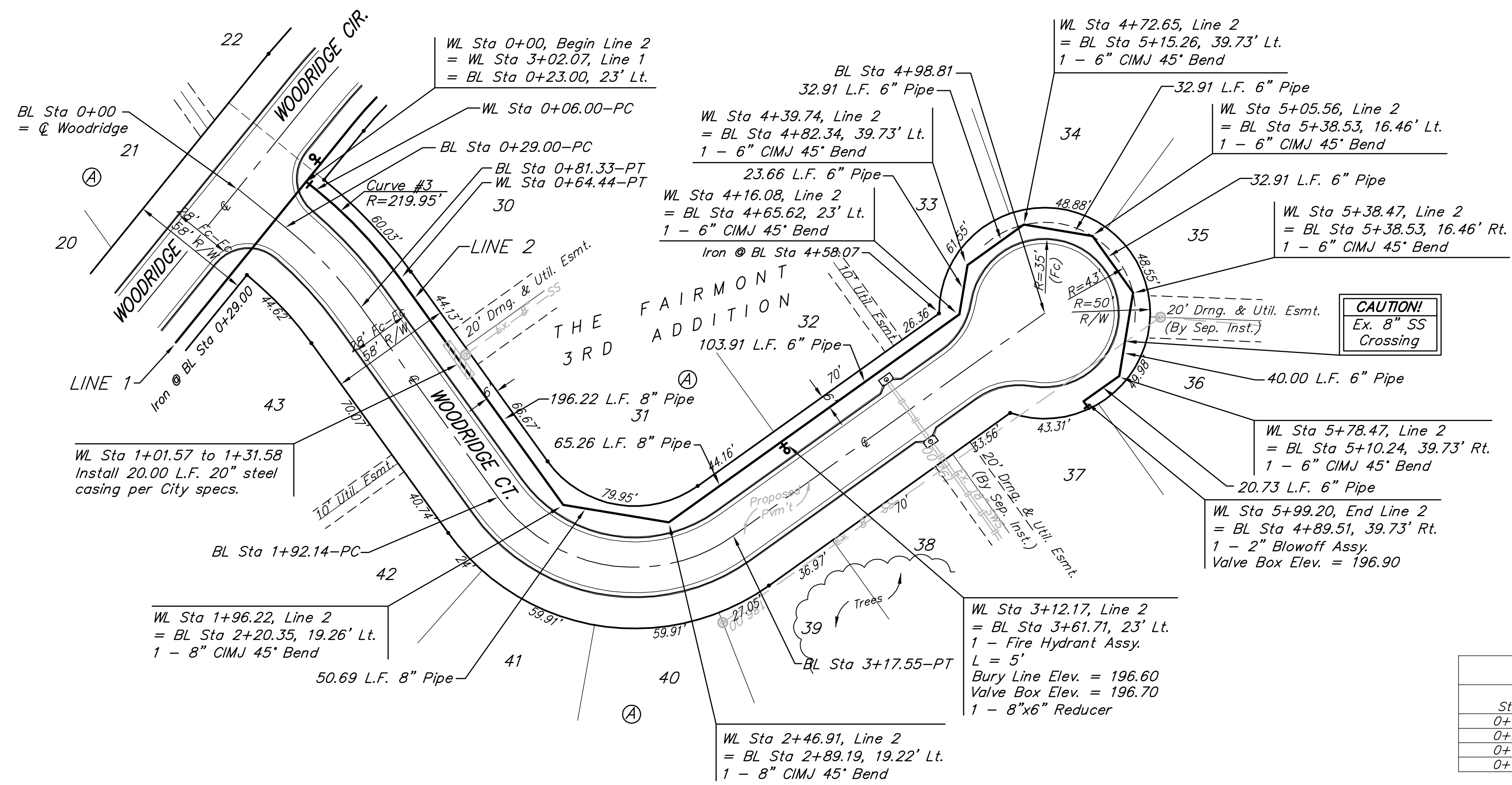
Baughman THE FAIRMONT 3RD ADD. - PH. II
LINE 1
 WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 448-90028
 DESIGN: ATD
 DRAWN: TMS
 APPROVED: DATE: 05/07
 SCALE: Noted
 SHEET: 3 OF 11

Fairmont3rd/W11 04-11-E109

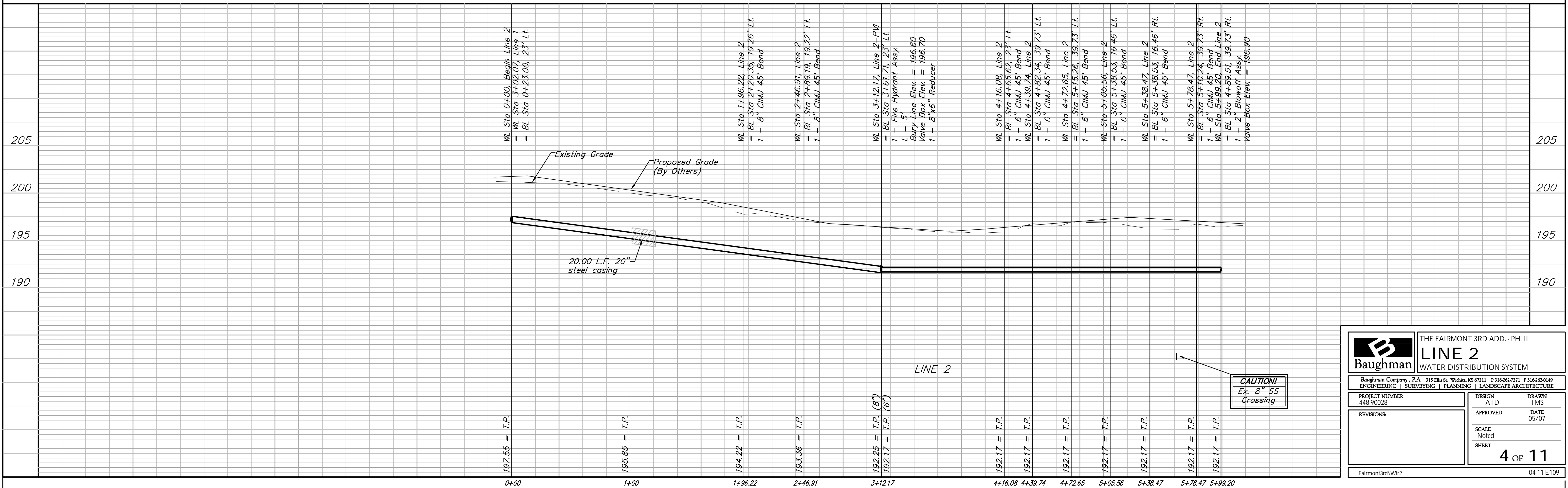
BENCHMARKS:
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 Elev. = 204.61 (City Datum)

BM #2: "C" Cut on Curb at North
 East Entrance to Church of
 the Magdalen 2nd Addition.
 Elev. = 190.48 (City Datum)



Scale: 1" = 40' Horizontal
 1" = 5' Vertical
 • = Iron

BL = CL Woodridge Ct.



Baughman THE FAIRMONT 3RD ADD. - PH. II
LINE 2
 WATER DISTRIBUTION SYSTEM

Baughman Company, P.A. 315 Ellis St. Wilkes, KS 67111 F 3162627211 F 3162620149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

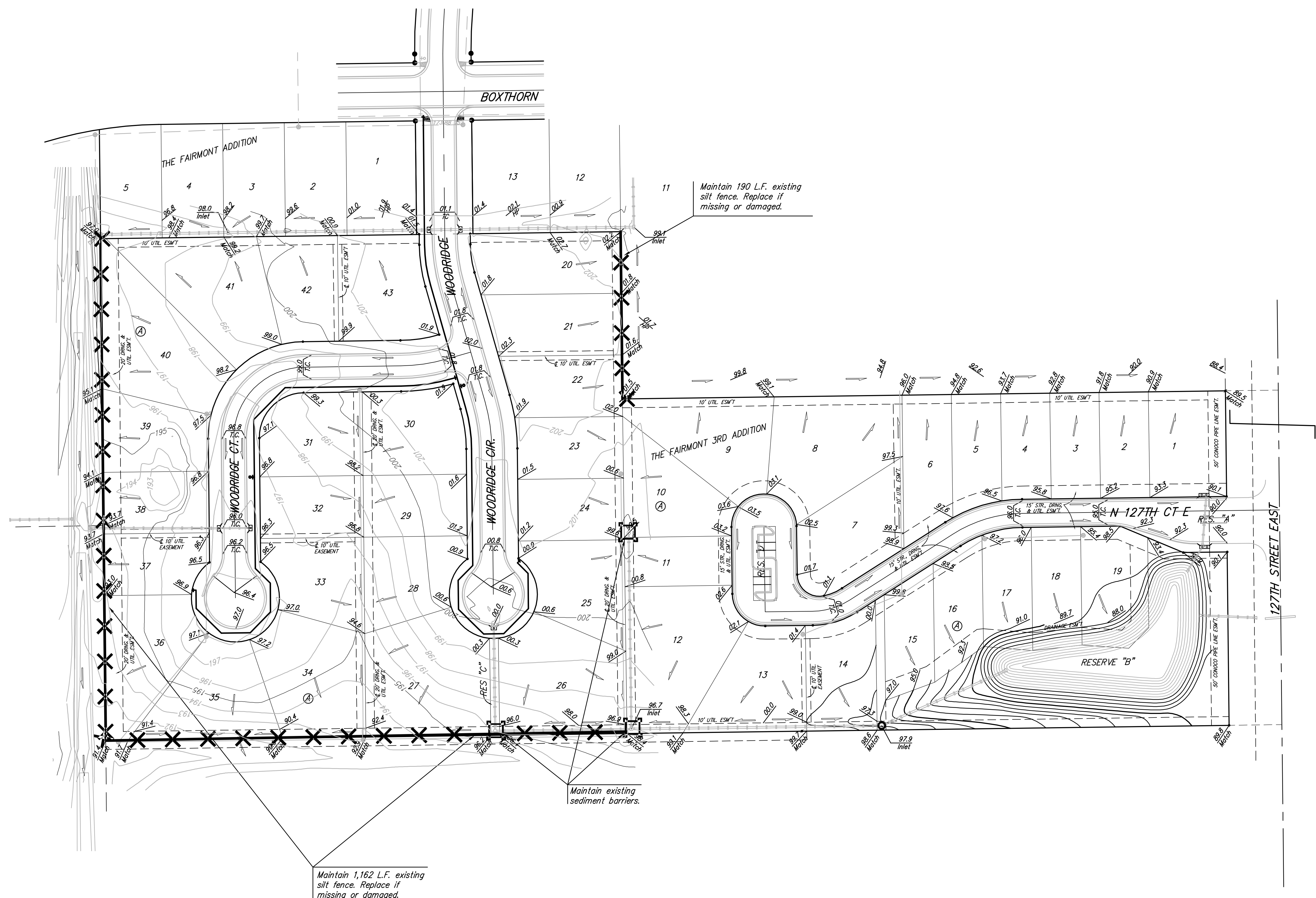
PROJECT NUMBER 448-90028	DESIGN ATD	DRAWN TMS
REVISIONS:	APPROVED	DATE 05/07
	SCALE Noted	SHEET

4 OF 11

Fairmont3rd/Wlr2 04-11-E109



Scale: 1" = 60'



EROSION CONTROL PLAN LEGEND
(Installation Details Found in the SMP2 Plan)

- LIGHT STONE RIP-RAP
- DROP INLET PROTECTION
- CURB INLET PROTECTION
- STRAW BALE BARRIERS
- SILT FENCING
- EARTH DIKES
- CURLEX BLANKET

NO SCALE

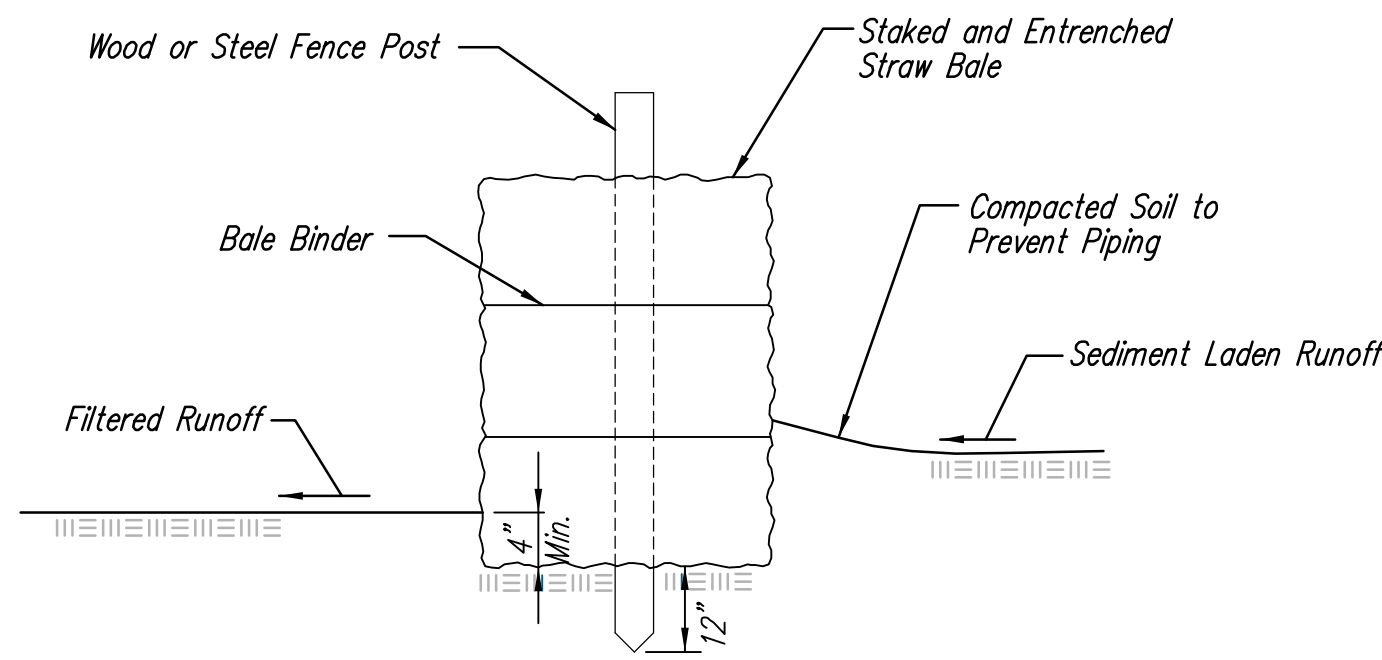
Maintain 1,162 L.F. existing silt fence. Replace if missing or damaged.

Maintain existing sediment barriers.

Maintain one construction entrance onto existing paved roadway per detail, sheet 8.

NOTE: Contractor shall remove & replace existing erosion control measures as necessary for construction. Contractor shall be required to maintain all on-site erosion control items until final acceptance by the City of Wichita.

		THE FAIRMONT 3RD ADD. - PH II Erosion Control Plan	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316262-7171 F 316262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE		WATER DISTRIBUTION SYSTEM	
PROJECT NUMBER	DESIGN	DRAWN	TMS
REVISIONS	APPROVED	DATE	05/07
	SCALE	NOTED	
		SHEET	5 of 11
Fairmont3rd/Wr/ECPlan		04-11-E109	



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.

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 practicable, 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.

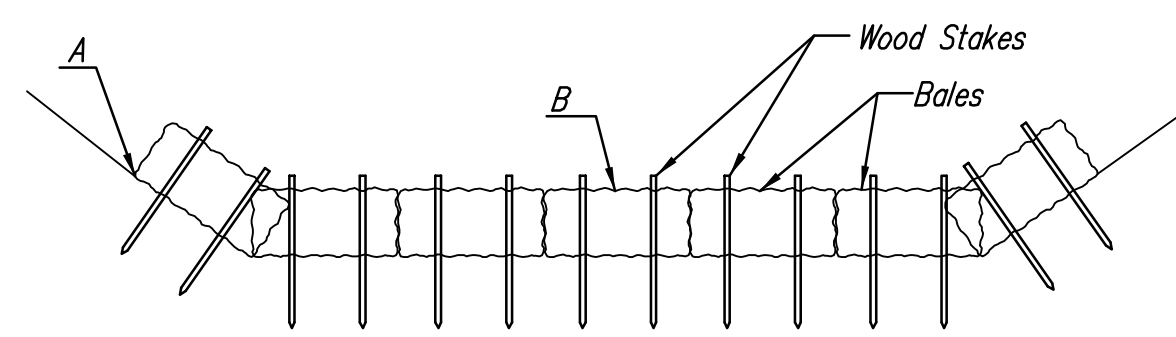
Do not place bale slope barriers in areas with shallow soils underlain by rock. If the barrier is not anchored sufficiently, it will wash out. Bale slope barriers must be dug into the ground. Bales at ground level do not work because they allow water to flow under the barrier.

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?

NOTE: Point A must be higher than Point B so that water flows over the bales and not around them.



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.

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 Check 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 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".

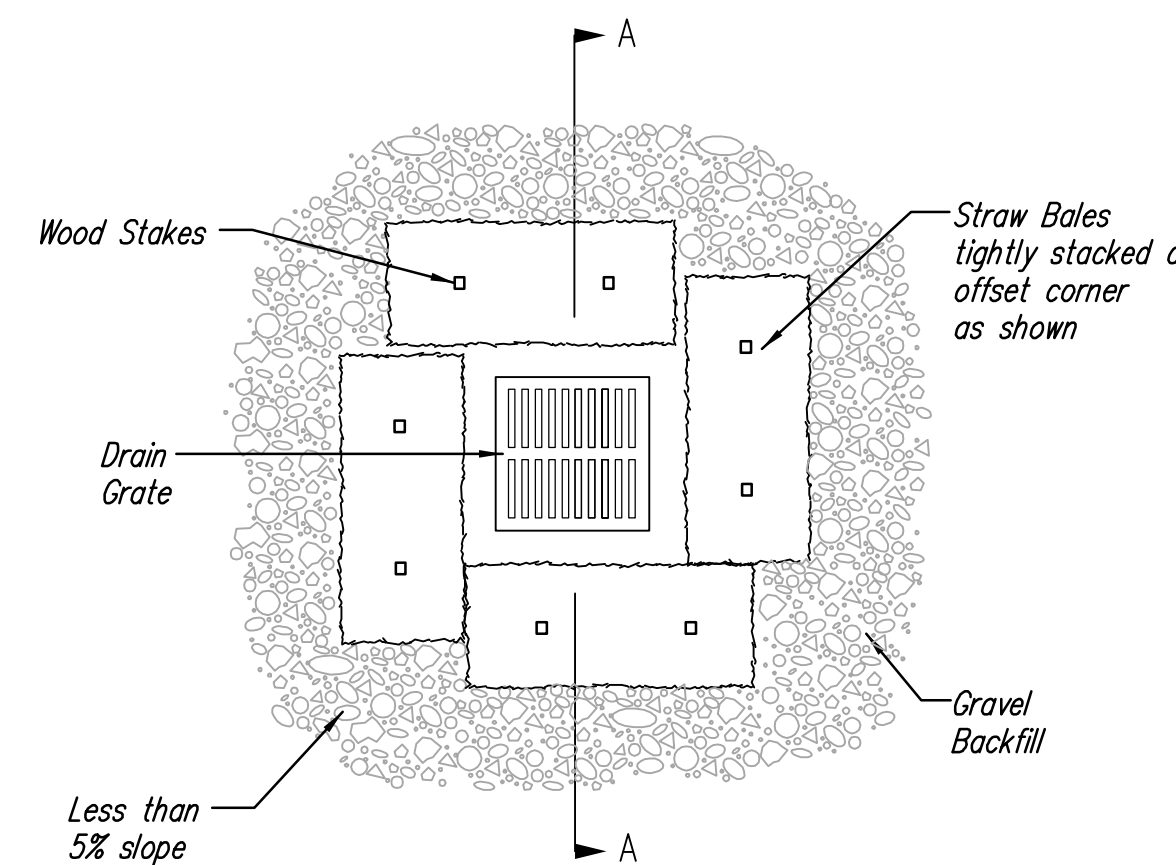
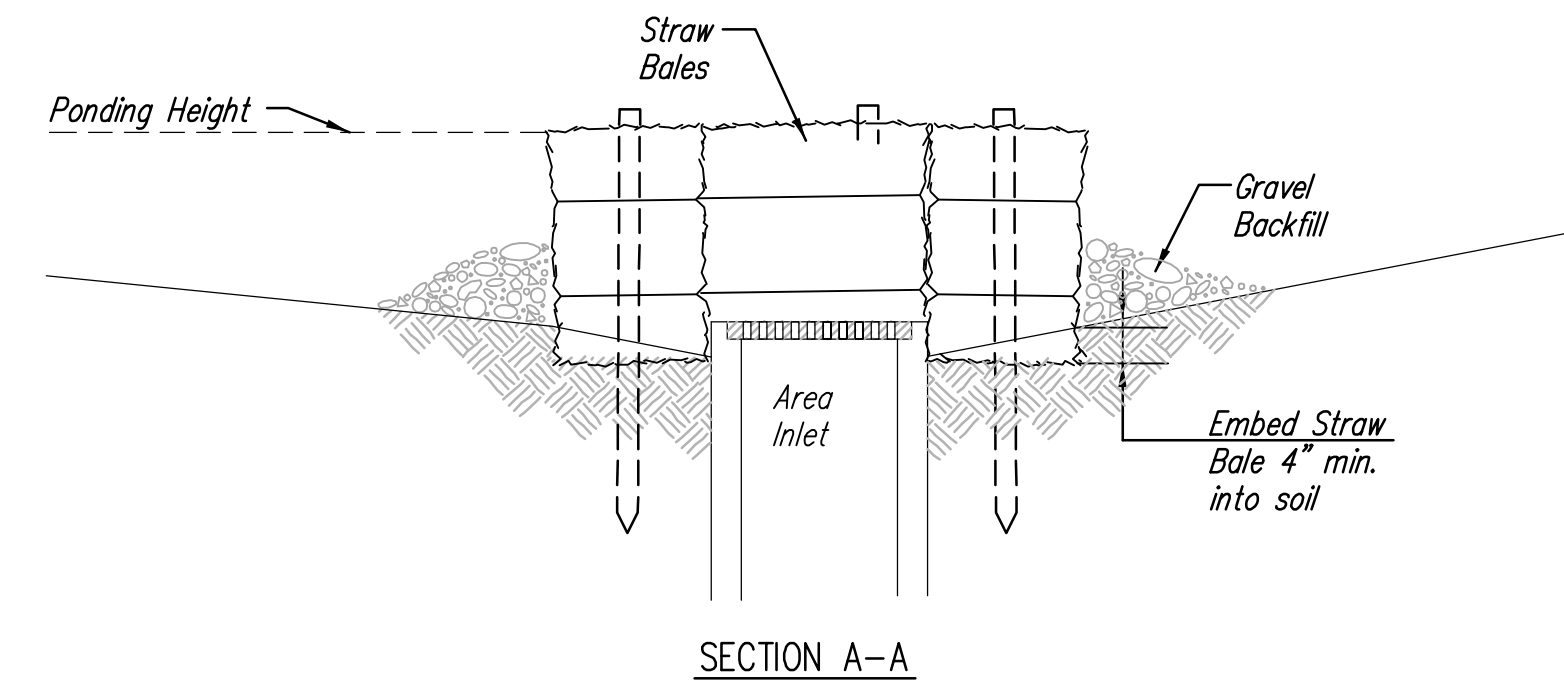
List of common placement/installation mistakes to avoid:

- 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?



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.

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.

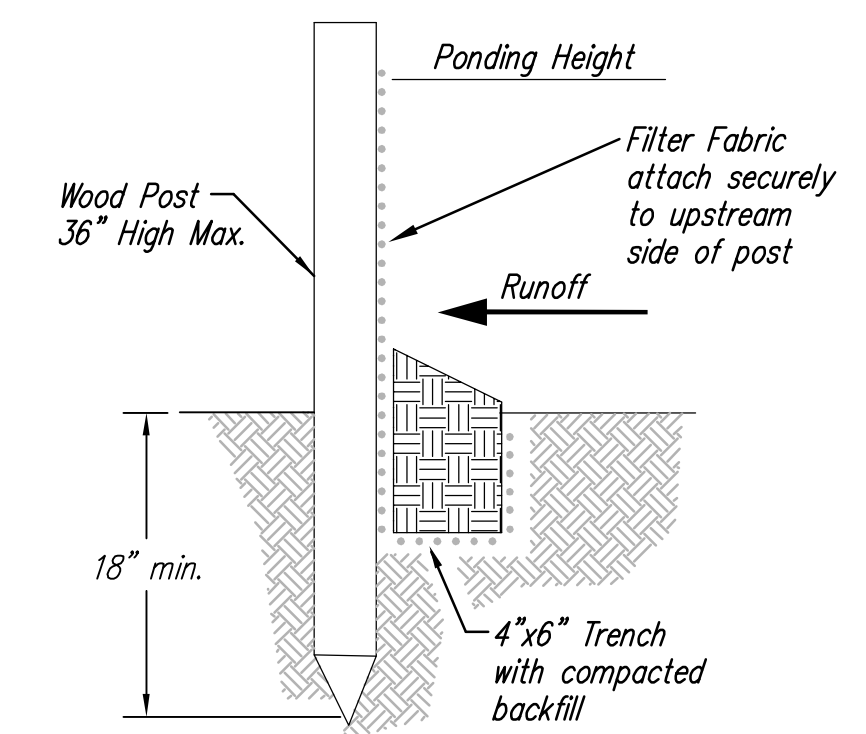
List of common placement installation mistakes to avoid:

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?



SILT FENCE BARRIERS

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:

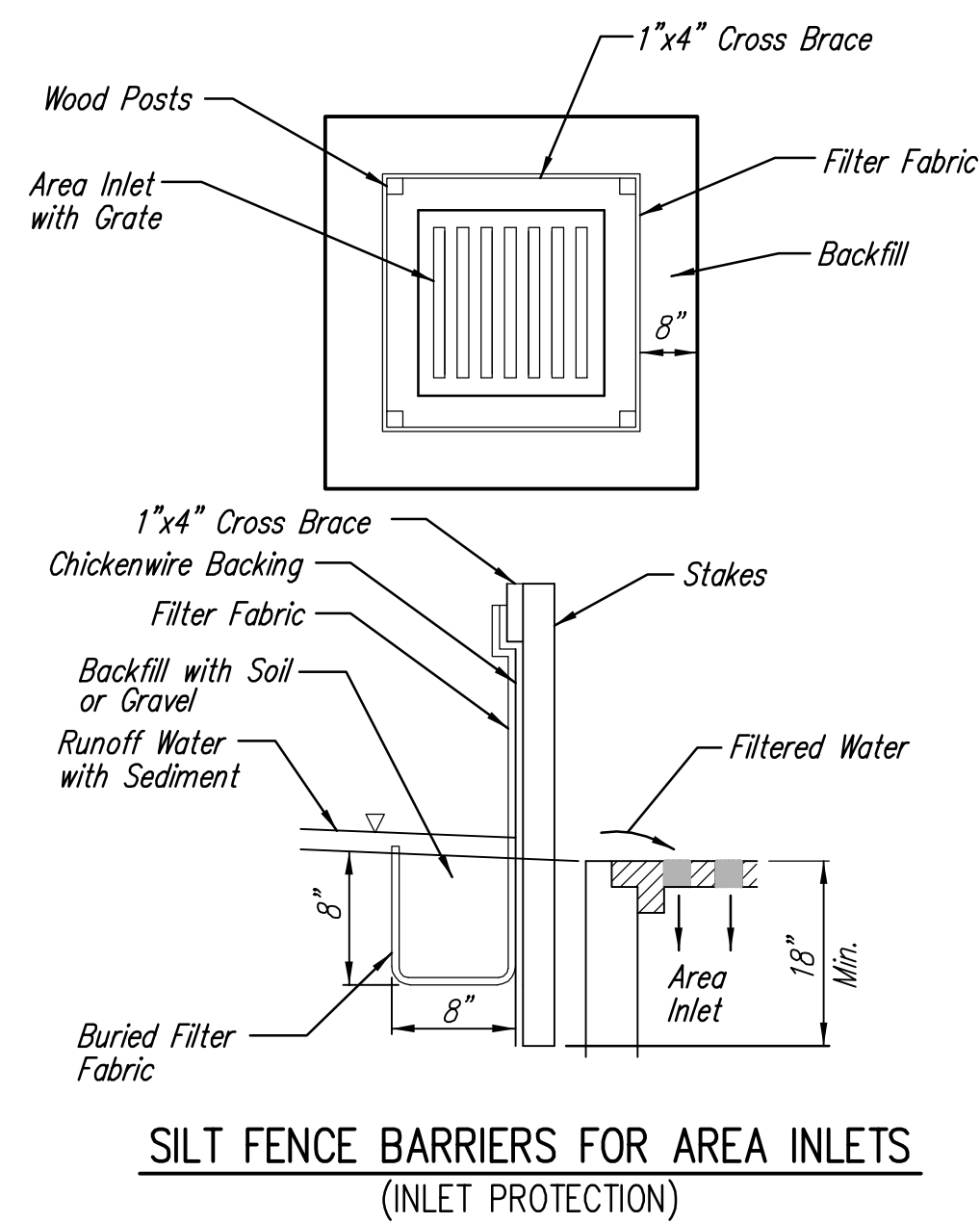
When practicable, do not place silt fence slope barriers across contours. Slope barriers should be placed along contours to avoid a concentration of flow. When the flow concentrates, it overtops the barrier and the silt fence slope barrier quickly deteriorates. Do not place silt-fence posts on the upslope 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?

	SOIL EROSION BMP DETAILS	
	CHRISTOPHER M. CARRIER, P.E. STORM WATER ENGINEER	
	PROJECT NUMBER 448-90028	OCA NO. 735364
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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.

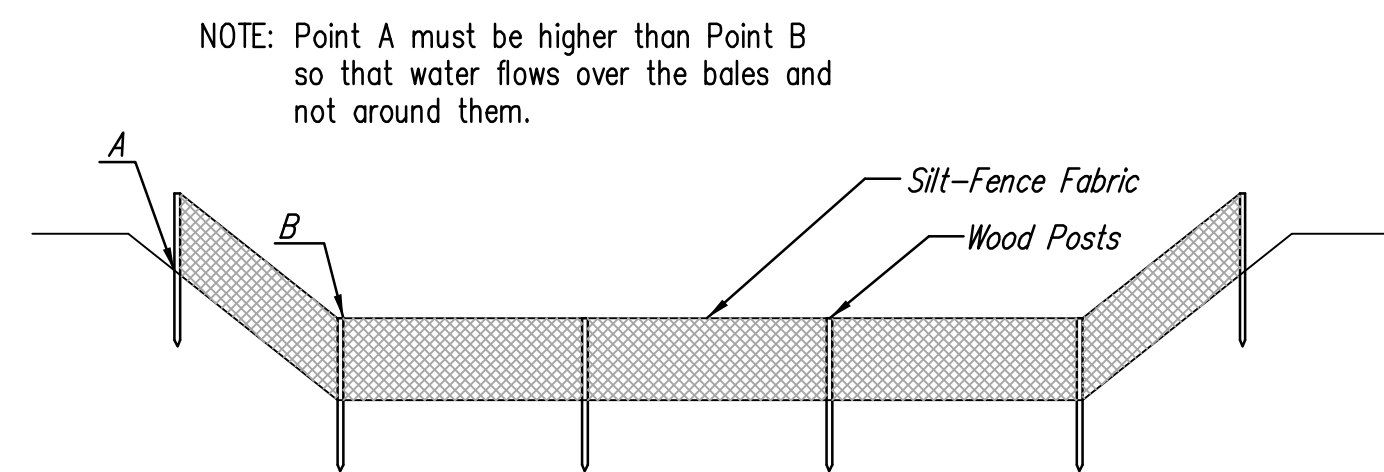
List of common placement/installation mistakes to avoid:

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 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. 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:

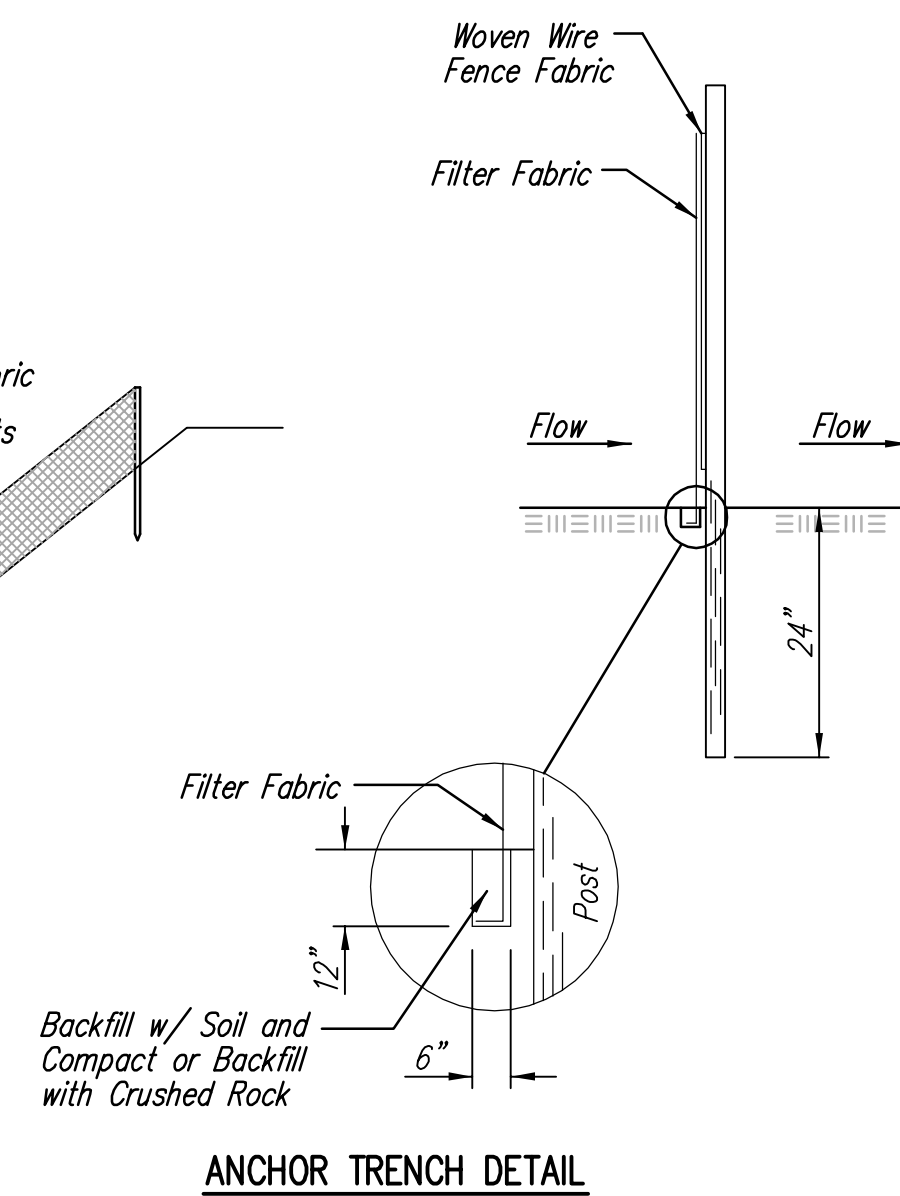
Ditch Check Ditch grade (%)	Spacing Check Spacing (feet)
0.5	200
1.0	200
2.0	100
3.0	65
4.0	50
5.0	40
6.0	30

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 downstream side of the trench. Place the edge of the fabric in the trench starting at the top upstream 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 upstream side of the trench to clear an area for driving in the posts. Just downstream 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 upstream 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.

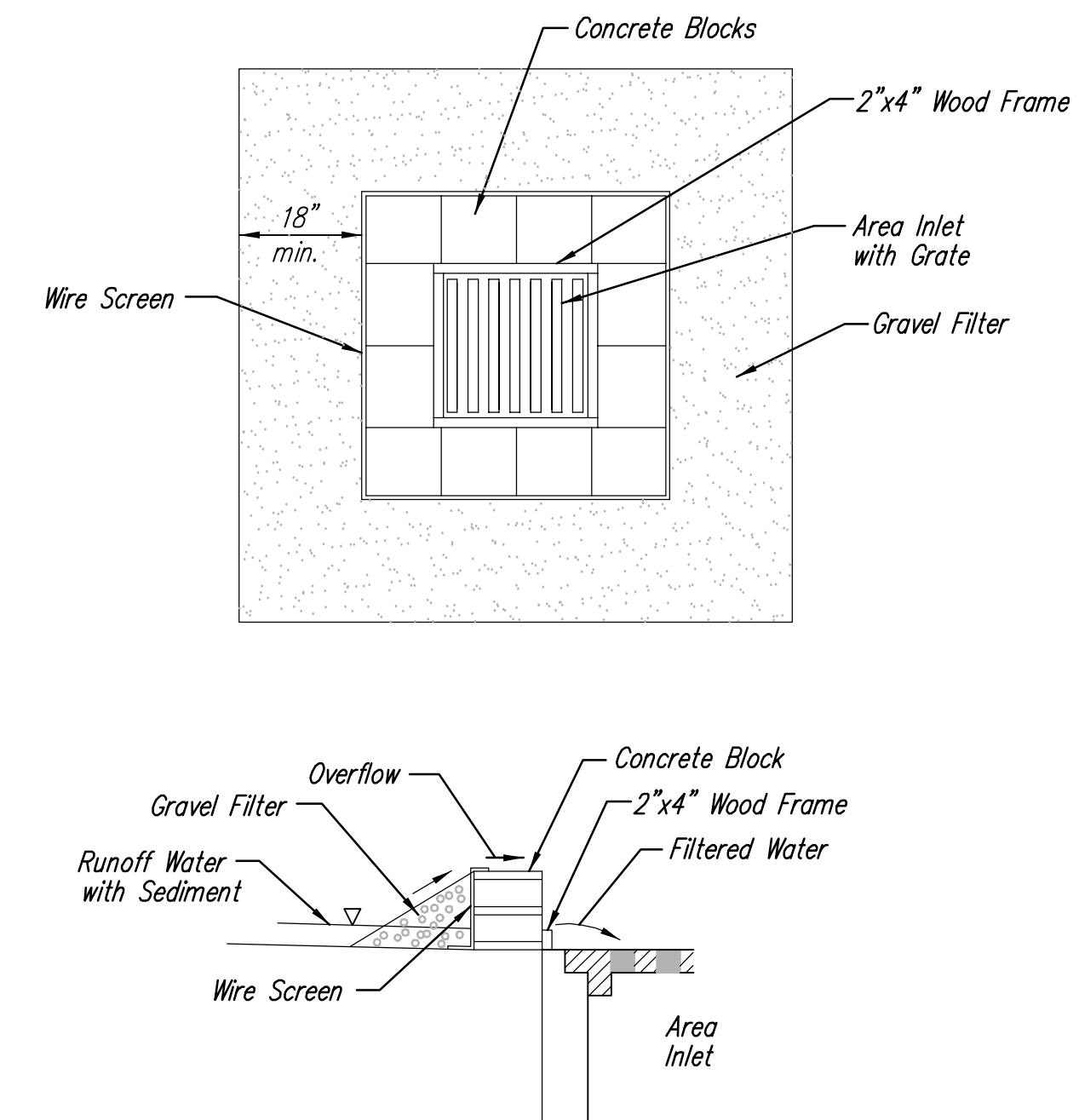


ANCHOR TRENCH DETAIL

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?



CONCRETE BLOCK FILTER FOR AREA DRAIN
(INLET PROTECTION)

Gravel barriers provide little filtering of large inflow waters. However, when installed correctly and maintained, they can effectively treat low runoff flows.

Placement of gravel filters around area drains must be completed in a manner that will not cause local flooding.

Gravel filters can be used if the immediate and adjacent area to the area drain consists of soil or pavement.

Only gravel filters are to be installed on top of the pavement.

Instructions for Installing:

- STEP 1: Place concrete blocks around the grate. The blocks can be stacked one or two high and should be supported by a 2"x4" board.
- STEP 2: Wrap 1/2" mesh wire screen around the concrete blocks.
- STEP 3: Place 1" to 1-1/2" diameter rock around the blocks and wire screen. Be sure the rock extends down from the top of the concrete block.
- STEP 4: To prevent damage to vehicles, signs warning drivers about the structures may be necessary.

An alternative method is use of gravel bags that are supported to prevent collapsing.

Use of rock having diameters smaller than 1" may result in clogging of pores and reduce the amount of water flowing into an inlet.

Maintenance:

All gravel filters installed around area drains should be inspected and repaired after each runoff event. Sediment should be removed when material is within 3" of the top of any block. Periodically, the gravel should be raked to increase infiltration and filtering of runoff waters. Accumulated sediment is to be removed immediately from roads and streets after every runoff event.

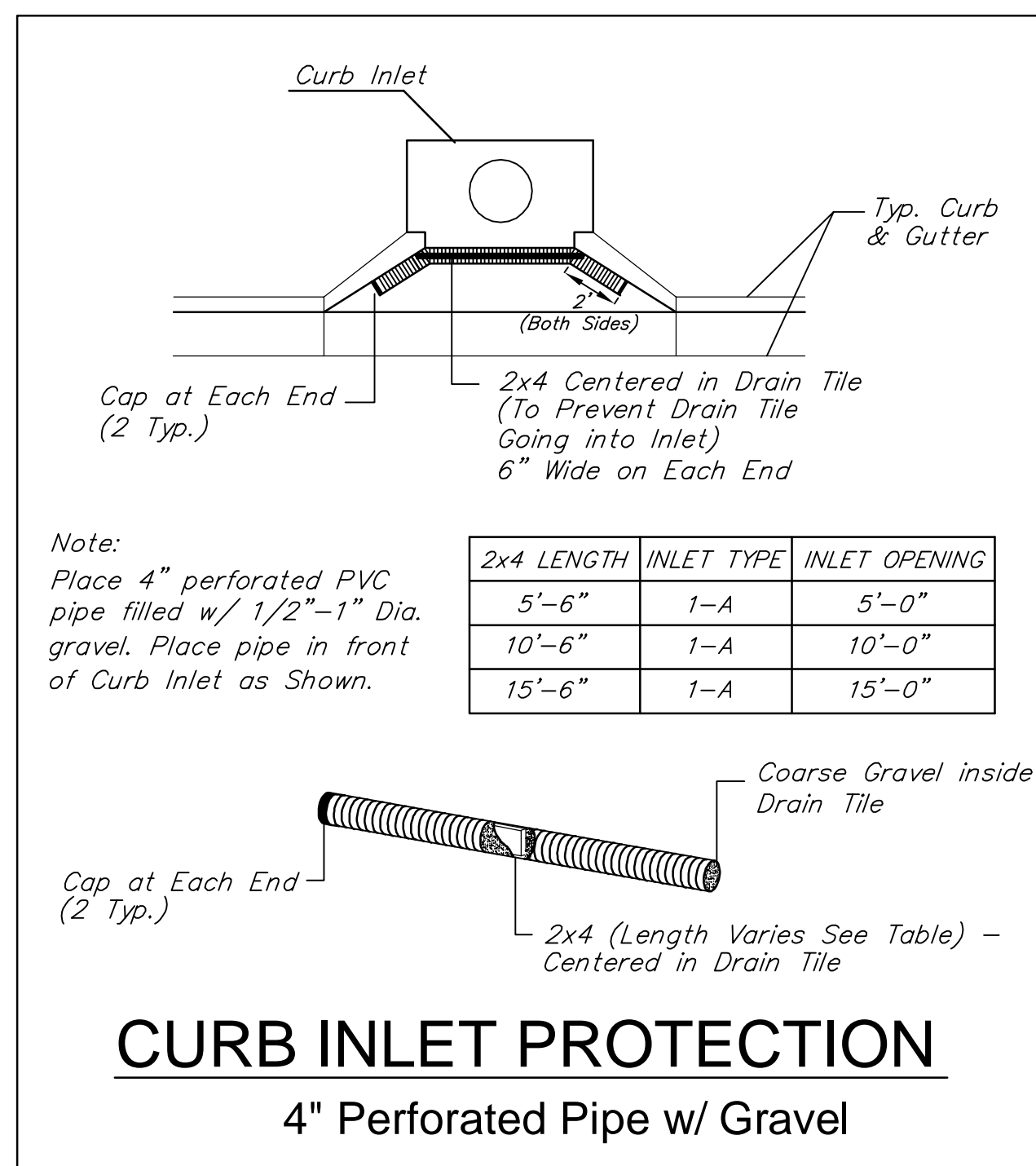
EROSION CONTROL QUANTITIES:

EXISTING EROSION CONTROL MEASURES TO BE MAINTAINED:*
1,352 L.F. SILT FENCE
3 EA. INLET EROSION BARRIERS
1 EA. STABILIZED CONSTRUCTION ENTRANCE
* ALL EXISTING BMPs INCLUDING CONSTRUCTION ENTRANCE, SEDIMENT BARRIERS, SILT FENCE, CUT-OFF TRENCH, AND EROSION CONTROL MAT SHALL BE MAINTAINED AND REPAIRED IF NECESSARY. MAINTENANCE, REPLACEMENT, OR REMOVAL OF EROSION CONTROL MEASURES TO BE PAID FOR BY L.S. BID ITEM "SITE CLEARING & RESTORATION"

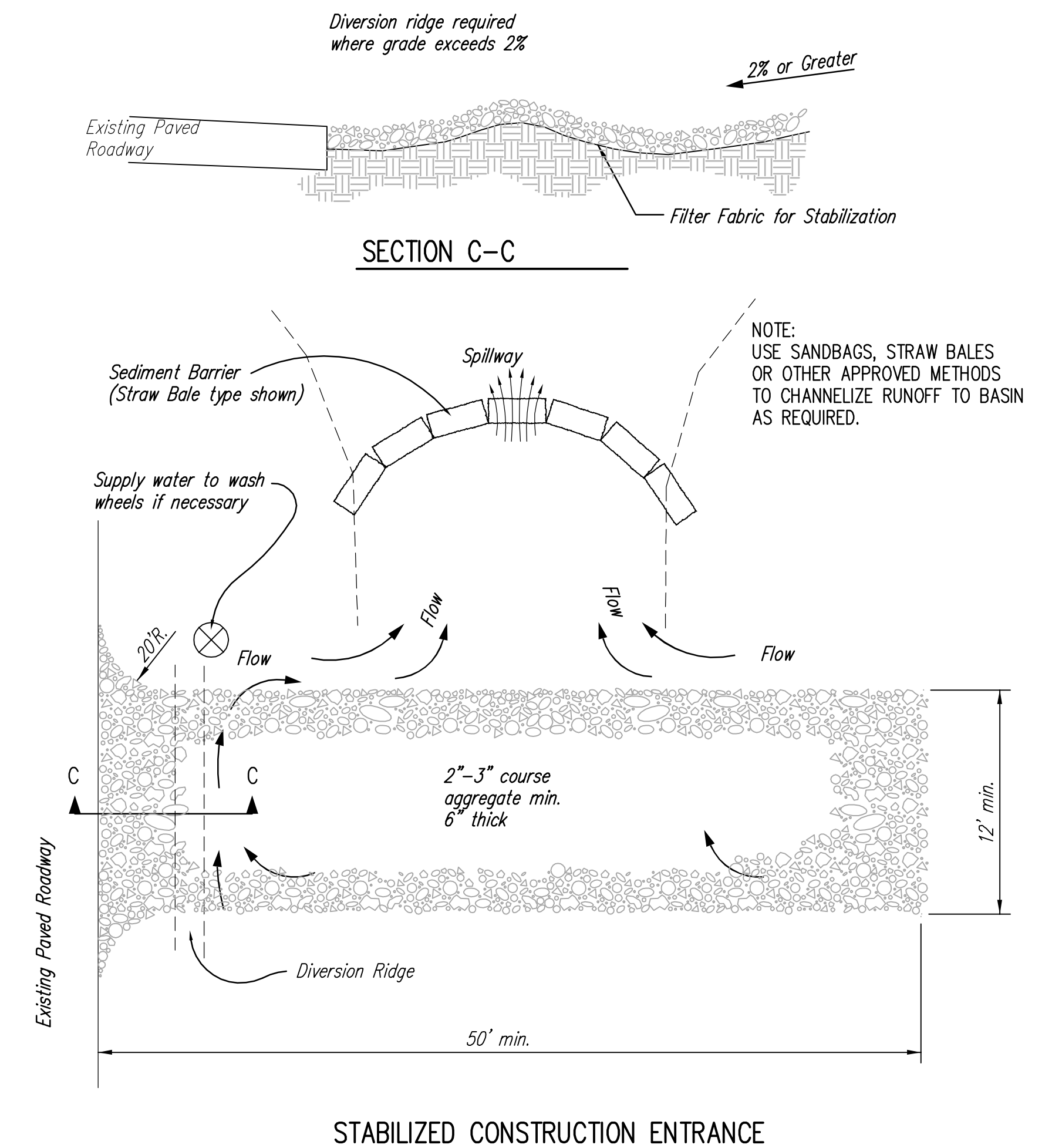
**SOIL EROSION
BMP DETAILS**

CHRISTOPHER M. CARRIER, P.E.
STORM WATER ENGINEER

PROJECT NUMBER 448-90028	OCA NO. 735364
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CURB INLET PROTECTION
4" Perforated Pipe w/ Gravel



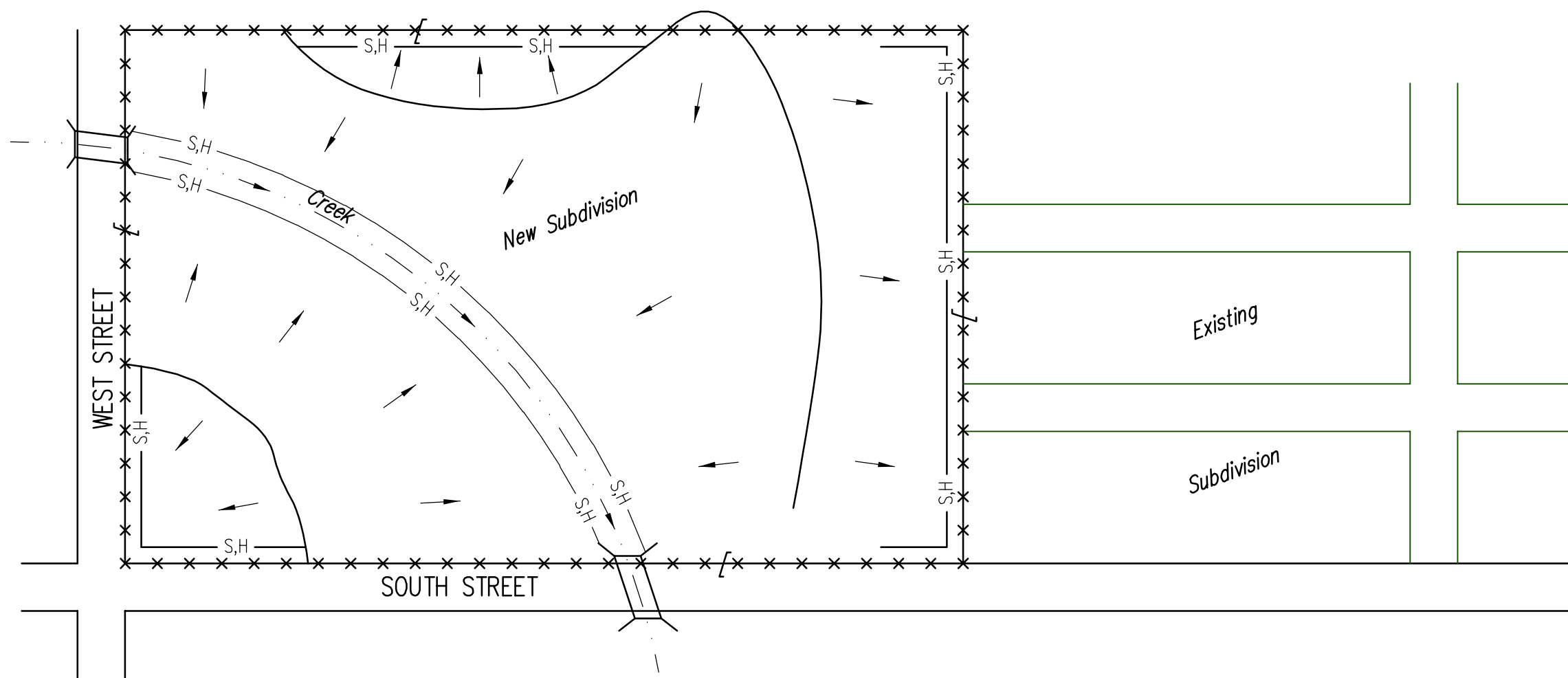
NOTES:

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.

	SOIL EROSION BMP DETAILS	
	CHRISTOPHER M. CARRIER, P.E. STORM WATER ENGINEER	
	PROJECT NUMBER 448-90028	OCA NO. 735364
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PHASE 1 – INITIAL EARTHWORK AND UTILITIES (EXCEPT STORM SEWER)

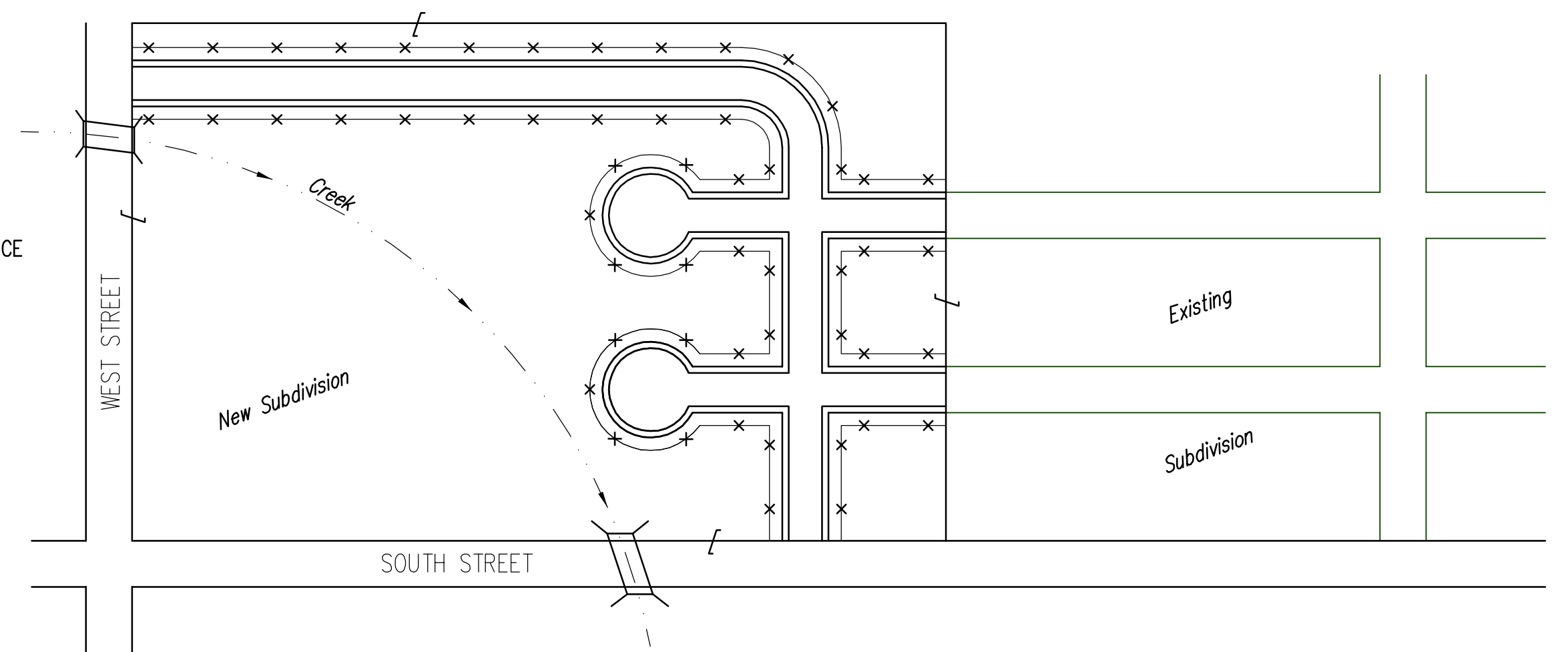
- LEGEND**
- DRAINAGE FLOW PATH
 - RIDGE LINES
 - x POINT OF COMPLIANCE
 - S.H- SILT FENCE OR HAY BALE BMP
 - - - DRAINAGEWAY FLOWLINE



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. HAYBALES OR SILT FENCE MUST BE CONSTRUCTED ALONG THE PROPERTY LINE WHERE ON SITE WATER CAN DRAIN OFF THE PROPERTY. THESE BMP'S WILL ALSO BE INSTALLED ALONG ANY DRAINAGE DITCH OR LAKE THAT CAN DISCHARGE.
3. SHOULD SILT OR SEDIMENT ENTER THE DITCHES OR GUTTERLINES ON THE ADJACENT BOUNDARY STREETS, APPROPRIATE BMP'S WILL BE PLACED WITHIN THE SUBDIVISION TO PREVENT THIS.
4. ANY MUD TRACKED ONTO ADJACENT STREETS WILL BE REMOVED AT THE END OF EACH WORK DAY.
5. CONTRACTORS WORKING WITHIN THE SITE WILL NOT BE REQUIRED TO USE INDIVIDUAL BMP'S 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 BMP'S AT THEIR WORK LOCATIONS, AS NEEDED.
6. UTILIZE STABILIZED CONSTRUCTION ENTRANCE AT ENTRANCE AND EXIT ONTO ANY EXISTING PUBLIC STREETS.
7. THE SUBDIVISION DEVELOPER (OWNER) SHALL INSTALL AND MAINTAIN THE ON-SITE BMP'S.

PHASE 3 – STREET CONSTRUCTION

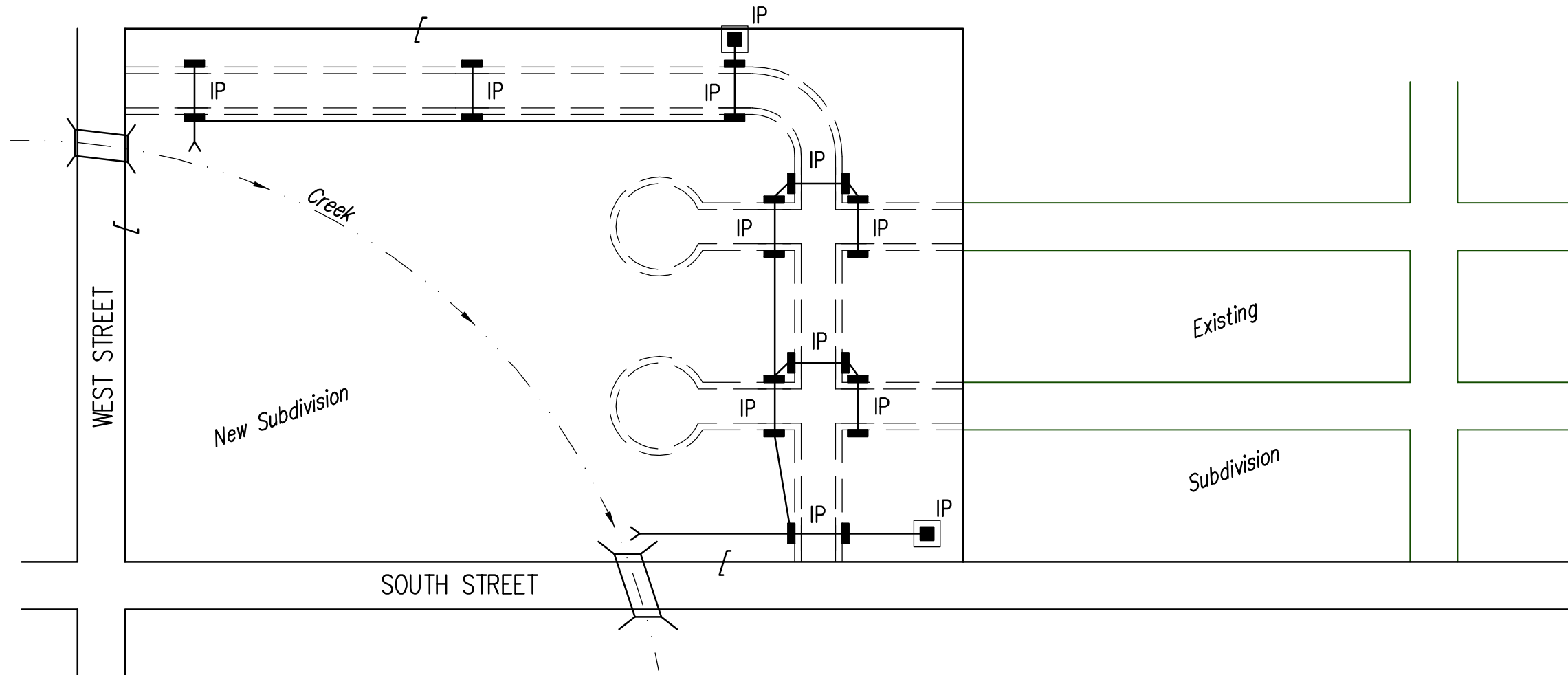
- LEGEND**
- == NEW STREETS
 - x-x-x ADDITIONAL POINTS OF COMPLIANCE



1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, NEW STREETS ARE INSTALLED. ALL BMP'S 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. BMP'S 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), BMP'S WILL BE REQUIRED AT POINTS WHERE WATER BREAKS OVER CURB WHICH COULD RESULT IN THE PLACEMENT OF SEDIMENT IN THE GUTTER.
4. SEE DETAIL THIS SHEET ON BACK OF CURB PROTECTION.
5. THE BACK OF CURB PROTECTION SPECIFIED ON THIS PLAN MAY HAVE TO BE SUPPLEMENTED WITH HAYBALE OR SILT FENCE BMP'S 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 BMP'S.
7. THE INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE BACK OF CURB BMP'S IN FRONT OF THEIR LOTS UNTIL SUCH TIME AS ADJACENT DISTURBED EARTH IS STABILIZED WITH GRASS OR SOD.

PHASE 2 – INSTALLATION OF STORM SEWER

- LEGEND**
- == PROPOSED NEW STREETS
 - CURB INLETS
 - AREA DRAINS
 - IP- INLET PROTECTION

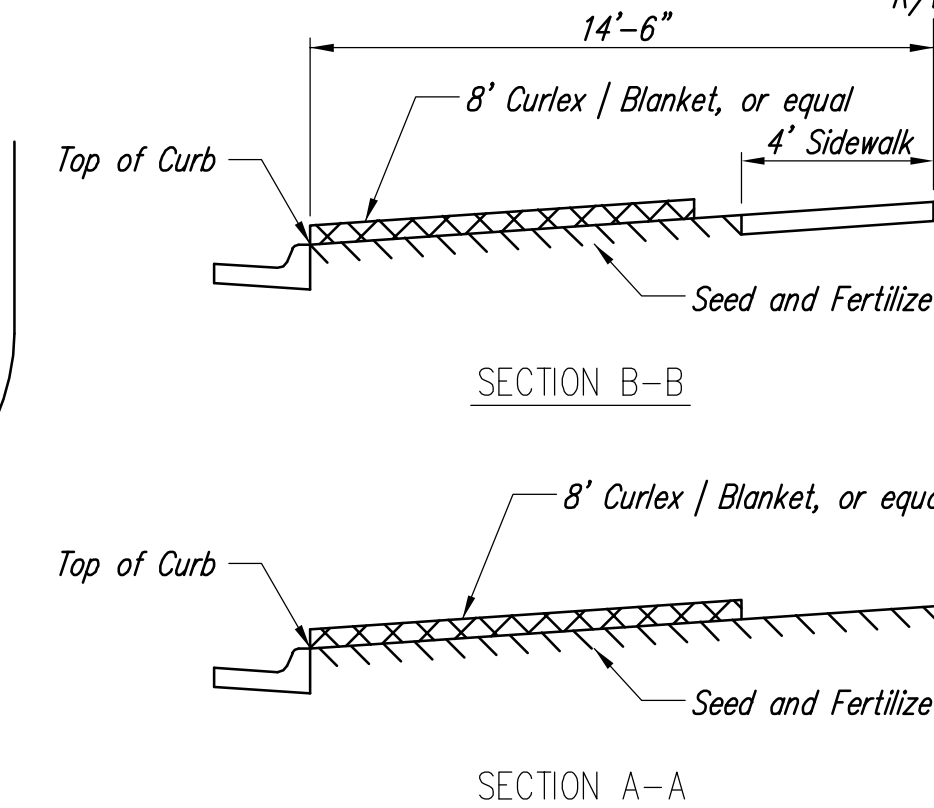
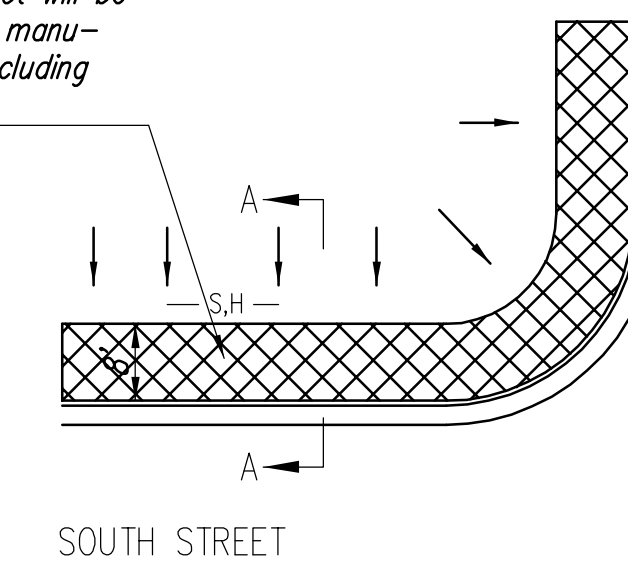


1. DURING THIS PHASE OF SUBDIVISION DEVELOPMENT, ALL BMP'S REQUIRED IN PHASE 1 SHALL REMAIN IN PLACE AND BE MAINTAINED.
2. AS NEW STORM SEWERS, WITH INLETS, ARE INSTALLED, THE STORM SEWERS MUST NOW BE PROTECTED SO ALL NEW INLETS BECOME POINTS OF COMPLIANCE.
3. AREA DRAINS – AS SOON AS WATER CAN FLOW INTO THESE DRAINS, HAYBALE OR SILT FENCE PROTECTION WILL BE INSTALLED AROUND THEM.
4. CURB OPENING INLETS – AS SOON AS WATER CAN FLOW INTO THESE DRAINS, INLET PROTECTION BMP'S MUST BE INSTALLED. SEE PHASE 3 – STREET CONSTRUCTION.
5. THE STORM SEWER CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THESE BMP'S. IF WATER CANNOT FLOW INTO CURB INLETS UNTIL STREET CONSTRUCTION IS COMPLETE, THEN STREET CONTRACTOR WILL INSTALL INLET PROTECTION.
6. THE SUBDIVISION DEVELOPER WILL MAINTAIN THESE BMP'S ONCE INSTALLED.
7. 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.

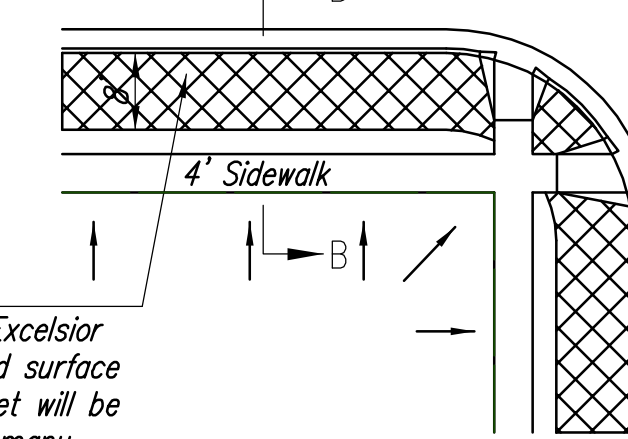
GENERAL NOTES:

1. THE INTENT OF ALL BEST MANAGEMENT PRACTICES (B.M.P.'S) IS TO PREVENT ERODED SOIL FROM ENTERING DITCHES, STORM SEWERS, OR ANY OTHER DRAINAGE FEATURE.
2. THIS SHEET IS INTENDED TO PROVIDE GUIDELINES AS TO WHAT TYPE OF BMP'S WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS. CONTRACTORS ARE EXPECTED TO BID PROJECTS ACCORDINGLY.
3. BMP'S SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS TO REMAIN EFFECTIVE. MAINTENANCE SHALL BE AS INDICATED ON THE BMP DETAIL SHEETS.
4. PERSONS DESTROYING BMP'S SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING THEM OR INSTALLING SUITABLE REPLACEMENT BMP'S.
5. THE DEVELOPMENT OF ANY SUBDIVISION THAT DISTURBS 5 ACRES OR MORE WILL REQUIRE A FEDERAL/STATE NPDES STORMWATER PERMIT. THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED. EROSION CONTROL BMP'S ARE REQUIRED. THE DETAILS SHOWN ON THIS SHEET ARE THE MINIMUM STANDARDS TO BE SHOWN ON POLLUTION PREVENTION PLAN.
6. FOR SUBDIVISIONS SMALLER THAN 5 ACRES, SOIL EROSION BMP'S ARE REQUIRED. ALSO, DEVELOPERS AND CONTRACTORS ARE ENCOURAGED TO DEVELOP POLLUTION PREVENTION PLANS FOR EACH PROJECT PRIOR TO CONSTRUCTION.
7. FAILURE TO USE AND MAINTAIN BMP'S IS A VIOLATION OF SECTION 16.32 OF THE CITY CODE AND WILL SUBJECT THE SUBDIVISION DEVELOPER AND CONTRACTORS TO THE PENALTIES PROVIDED THEREIN.
8. THE APPLICATION OF BMP'S SHOWN ON THIS SHEET IS FOR SITUATIONS NORMALLY ENCOUNTERED. FROM TIME TO TIME, SITUATIONS WILL ARISE THAT MAY REQUIRE A DIFFERENT BMP OTHER THAN THAT SHOWN. BMP'S, OTHER THAN THOSE SHOWN, MAY BE UTILIZED SO LONG AS THEY ARE EFFECTIVE AND MAINTAINED.
9. 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.

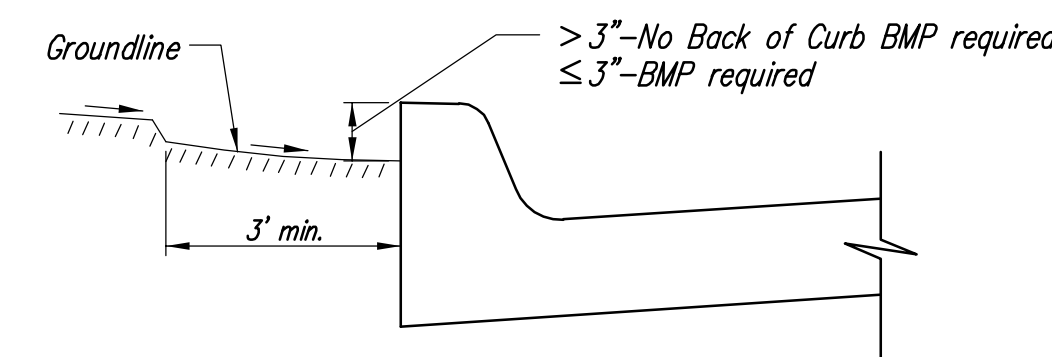
BMP-Install 8' wide Curlex | Excelsior Blanket, or equal, on prepared surface back of curb. Edge of blanket will be at back of curb. Install per manufacturer's recommendation, including staples.



BMP-Install 8' wide Curlex | Excelsior Blanket, or equal, on prepared surface back of curb. Install per manufacturer's recommendation, including staples.



BACK OF CURB PROTECTION DETAIL



CURB BACKFILL DETAIL



SOIL EROSION BMP'S SUBDIVISION DEVELOPMENT PROCESS

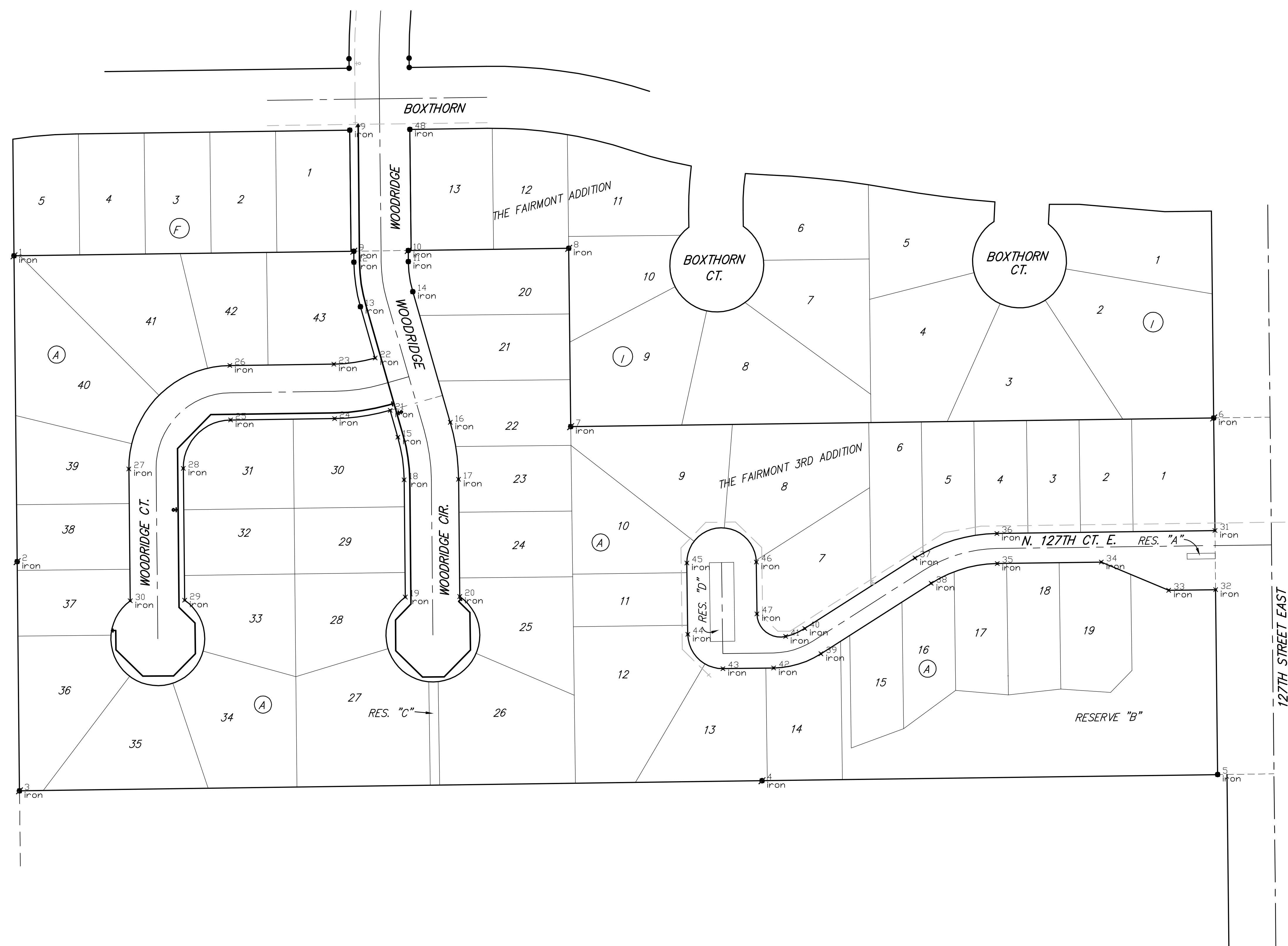
CHRISTOPHER M. CARRIER, P.E.
STORM WATER ENGINEER

PROJECT NUMBER: 448-90028 OCA NO.: 735364

DATE: May 2007 SHEET 9 OF 11



Scale: 1" = 60'

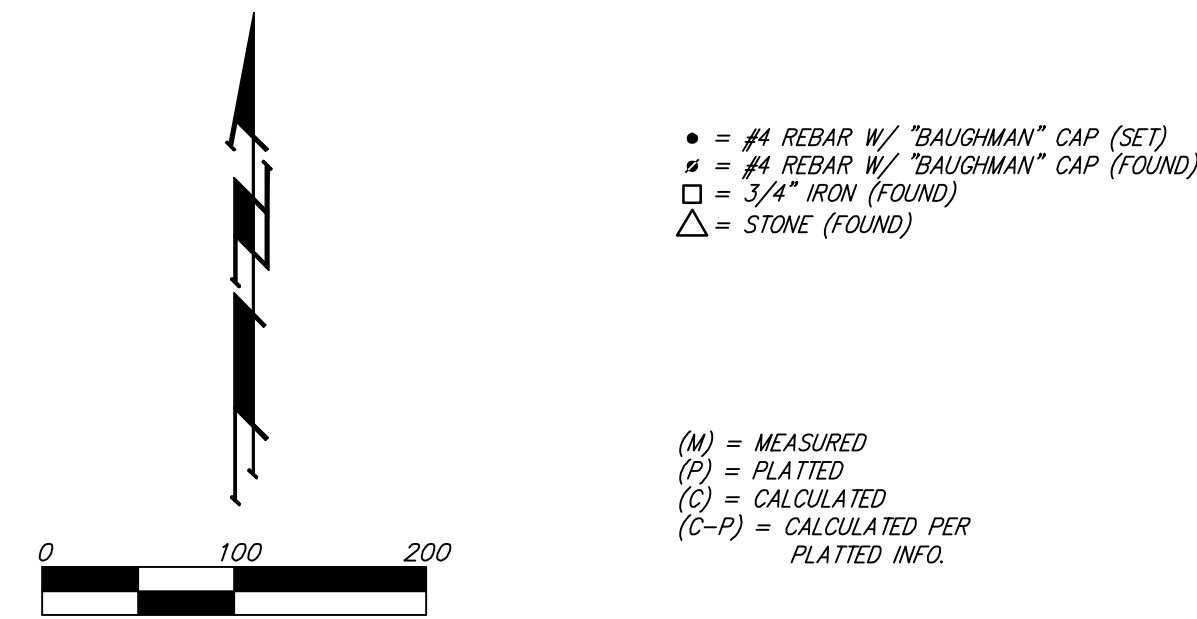


IRONS			
PT. #	NORTHING	EASTING	DESC.
1	21670.68	21296.23	iron
2	21344.89	21299.60	iron
3	21100.71	21302.13	iron
4	21111.43	22092.99	iron
5	21118.04	22578.30	iron
6	21497.99	22574.10	iron
7	21488.70	21889.16	iron
8	21678.69	21887.06	iron
9	21675.59	21658.20	iron
10	21676.38	21716.19	iron
11	21664.52	21716.31	iron
12	21663.92	21658.32	iron
13	21616.43	21665.24	iron
14	21632.42	21721.00	iron
15	21477.35	21705.13	iron
16	21493.34	21760.88	iron
17	21432.58	21769.74	iron
18	21431.98	21711.74	iron
19	21307.12	21713.03	iron
20	21307.72	21771.03	iron
21	21506.03	21696.90	iron
22	21561.78	21680.91	iron
23	21555.29	21636.90	iron
24	21497.30	21637.68	iron
25	21495.79	21526.89	iron
26	21553.79	21526.10	iron
27	21443.67	21418.59	iron
28	21444.27	21476.58	iron
29	21303.75	21478.04	iron
30	21303.15	21420.04	iron
31	21378.00	22575.43	iron
32	21315.00	22576.12	iron
33	21314.33	22526.21	iron
34	21344.36	22454.35	iron
35	21342.85	22343.51	iron
36	21374.85	22343.08	iron
37	21348.73	22255.92	iron
38	21321.77	22273.16	iron
39	21246.72	22155.74	iron
40	21273.68	22138.51	iron
41	21265.17	22118.10	iron
42	21231.61	22105.34	iron
43	21230.88	22051.40	iron
44	21267.38	22013.90	iron
45	21343.37	22012.87	iron
46	21344.37	22036.86	iron
47	21289.22	22087.61	iron
48	21805.41	21717.86	iron
49	21804.54	21653.86	iron

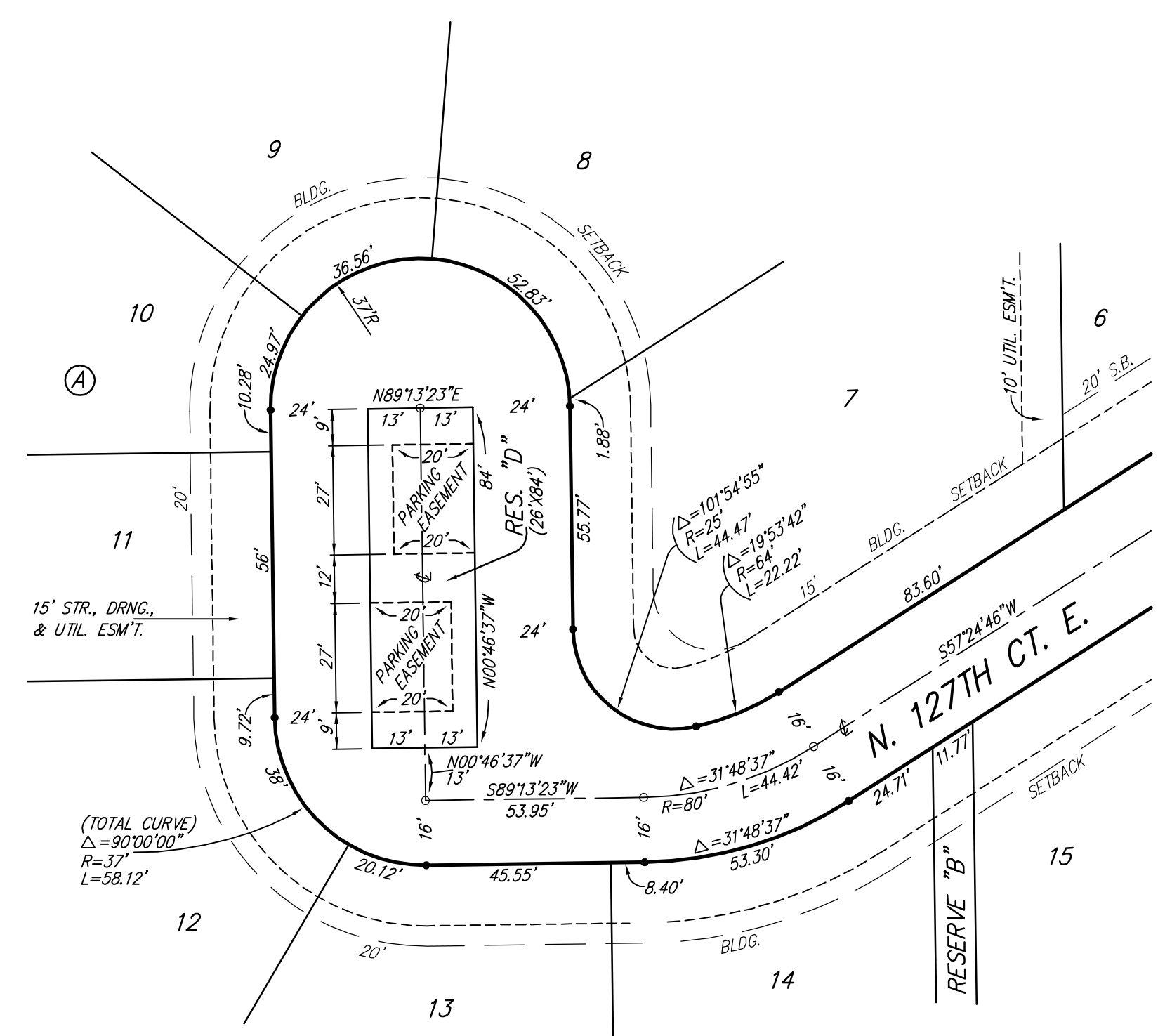
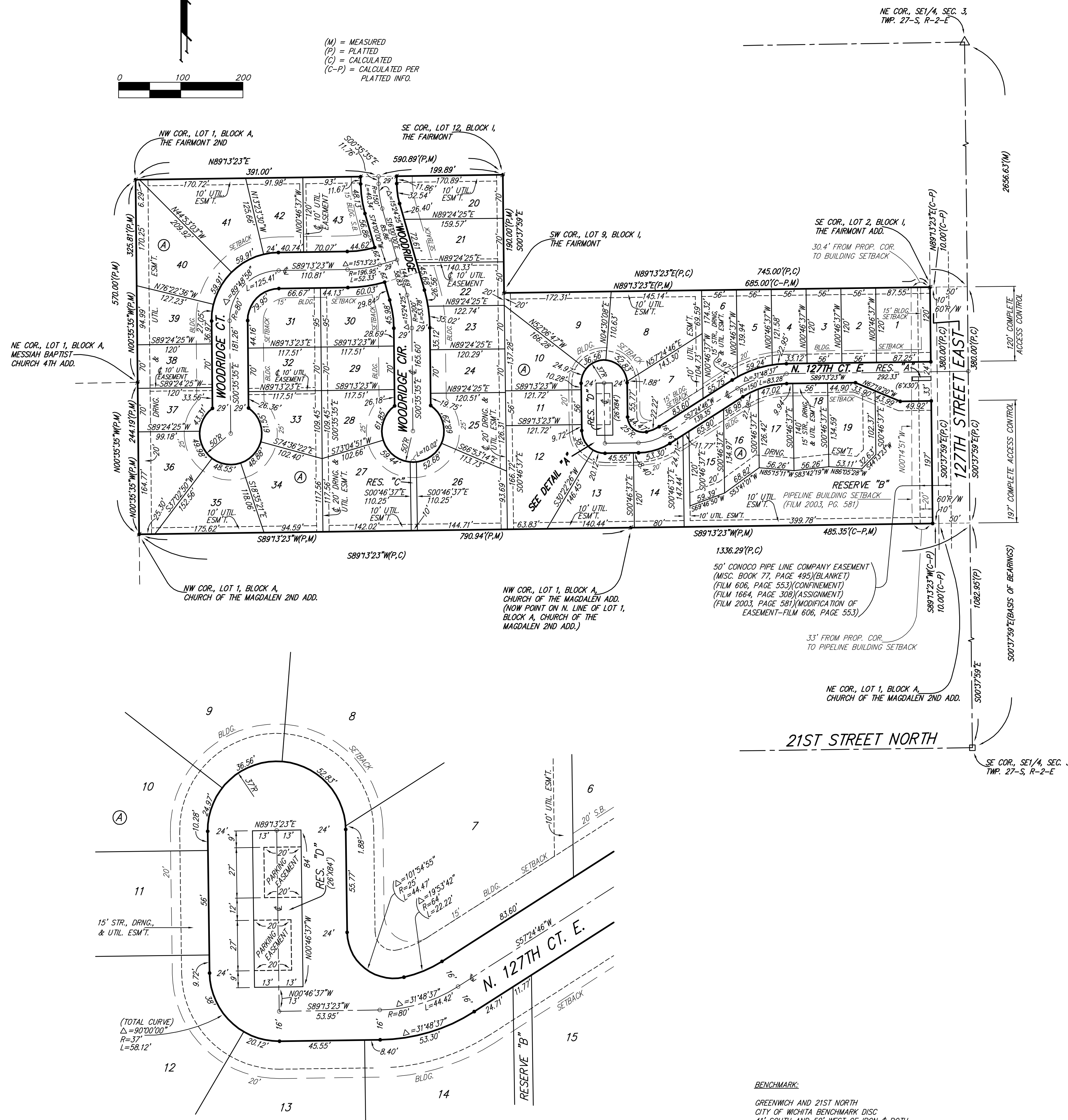
	THE FAIRMONT 3RD ADD. - PH. II	
	COORDINATE SHEET WATER DISTRIBUTION SYSTEM	
<small>Baughman Company, P.A. 315 Ella St. Wichita, KS 67211 F 3162627271 F 3162620149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>		
PROJECT NUMBER 448-9002B	DESIGN TMS	DRAWN TMS
REVISIONS:	APPROVED	DATE 05/07
	SCALE Noted	SHEET 10 of 11
Fairmont3rd/WTR/records		04-11-E109

THE FAIRMONT 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ◻ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - ◻ = 3/4" IRON (FOUND)
 - △ = STONE (FOUND)
- (M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.



DETAIL "A"
(NO SCALE)

BENCHMARK:
GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK DISC
41' SOUTH AND 58' WEST OF IRON & BOLT
12.0' SW OF ASPHALT, 14.2' EAST OF P.P.
12.0' WEST OF P.P.
ELEV. = 173.98 CITY DATUM
(1361.38 NGVD29)

TOP OF IRON - SE COR., SE 1/4, SEC. 3,
TWP. 27-S, R-2-E, (127TH ST. EAST &
21ST ST. NORTH).
ELEV. = 198.01 CITY DATUM
(1385.41 NGVD29)

+ CUT, SW COR., LOT 25, BLOCK H,
THE FAIRMONT.
ELEV. = 204.61 CITY DATUM
(1392.01 NGVD29)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		CITY DATUM NGVD29
14-19	A	189.1
		1376.5
36-40	A	196.5
		1383.9

NOTE:
LOTS 1 THROUGH 19, BLOCK A, WITHIN THE FAIRMONT 3RD SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
platted "THE FAIRMONT 3RD", an Addition to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of Lot 1, Block A,
The Fairmont 2nd, an Addition to Wichita, Sedgwick County, Kansas.

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

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "THE FAIRMONT 3RD", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street related 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. Reserve "A" is hereby reserved for entry monuments, landscaping, drainage purposes, open space, streets, and utilities. Reserve "B" is hereby reserved for lakes, drainage purposes, open spaces, berms, pedestrian access and utilities as confined to easements, drainage purposes, and utilities. The parking easements within said Reserve "D" shall be used for residential parking exclusively. No obstructions shall be constructed or placed on or within the parking easements in said Reserve "D". Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. 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.

Fairmont LLC, a Kansas limited liability company
Ritchie Associates, Inc., Manager

_____, President
Kevin M. Mullen

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2004, by Kevin M. Mullen, President of
Ritchie Associates, Inc., as Manager of Fairmont LLC, a Kansas limited
liability company, on behalf of the limited liability company.

_____, Notary Public
My App't. Exp. _____

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "THE FAIRMONT 3RD", an Addition to Wichita, Sedgwick County, Kansas.
INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2004, by _____,
Sedgwick County) _____ of INTRUST Bank, N.A., on behalf of the bank.
(Title)

_____, Notary Public
My App't. Exp. _____

This plat of "THE FAIRMONT 3RD", 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 _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

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

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

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

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

Entered on transfer record this _____ day of _____, 2004.

_____, County Clerk
Don Brace

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-2171 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
EXPLAT THE FAIRMONT 3RD ADD\DWG\FAIRMONT3R.DWG\MGC

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPED THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.