STORM WATER DRAIN #267

to serve

Prairie Pond Plaza Addition

CITY OF WICHITA, KANSAS

James L. Armour, P.E. City Engineer

Project Number

468-84014

OCA Number

751397

GENERAL NOTES:

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

   Kansas One-Call 687-2470

   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.	208-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034
Conoco Pipeline Co.	1-800-231-2551
Southern Star Pipeline Co.	529-6600
Phillips Pipeline Co.	1-800-766-8230
Jayhawk Pipeline Co.	1-888-542-9575

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 an site location. Locations, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.

4. Trees and shrubs 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. Cost shall be incidental to bid item 'Site Clearing and Restoration'.

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

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

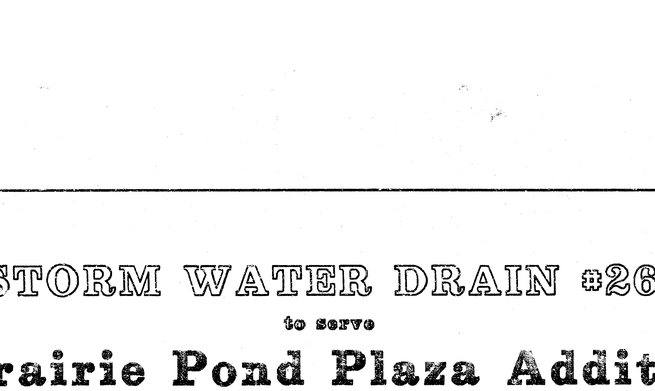
7. All areas disturbed by construction shall be seeded as indicated on Pond Plan.

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

9. Construction Tolerances
   Construction tolerance shall be +/-0.20. This shall be verified by an as-built when project is complete.

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

11. The Contractor will be required to come back to the project site to regrade and smooth all easements and right-of-way areas to ensure that no final grades are more than two tenths (0.20') of a foot off at any location on the project. The Contractor shall include in his bid all cost allocation to regrade and adjust the final grading as may be required to complete the project in a expeditious time period once the Engineer or Developer contacts him to do so without any hesitations or delay.



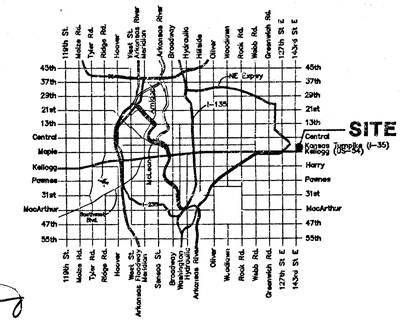
Scale: 1" = 150'

Benchmarks

BENCHMARK:
"□" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD STREET EAST.

ELEV. = 1318.61 NGVD
ELEV. = 131.21 CITY DATUM

Sheet Index



Vicinity Map

11-15-2005

As Built 1/20/06 KK

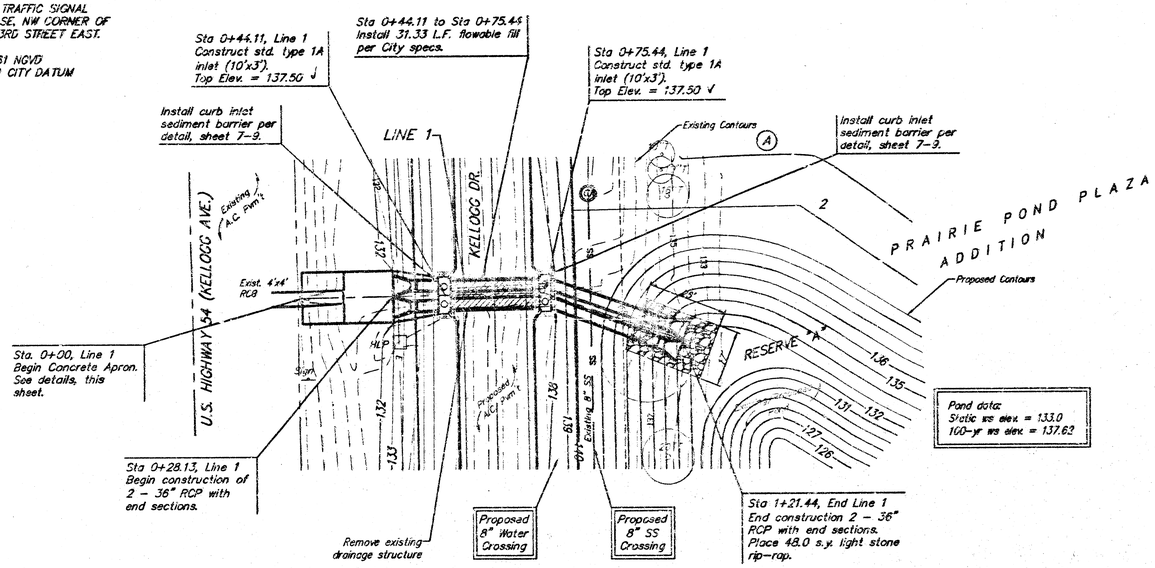
November 2005

Baughman

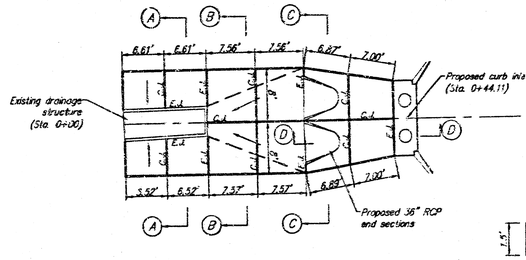
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0145
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

BENCHMARK:
"□" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD STREET EAST.

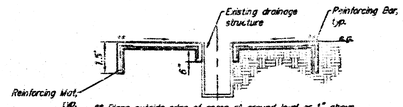
ELEV. = 1318.61 NGVD
ELEV. = 131.21 CITY DATUM



Concrete Apron

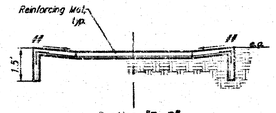


Scale: 1" = 20' Horizontal
1" = 5' Vertical
• = Iron



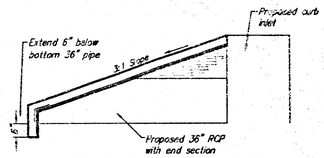
** Place outside edge of apron at ground level or 1" above drainage structure (whichever is higher) for proper drainage.

Section "A-A"
(Not to Scale)



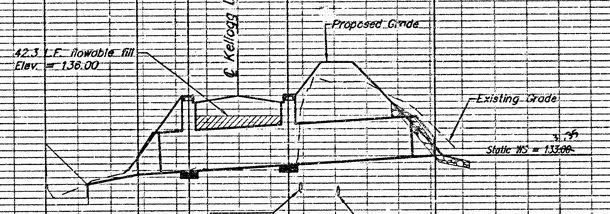
Section "B-B"
(Not to Scale)

Section "C-C"
(Not to Scale)



Section "D-D"
(Not to Scale)

Section "E-E"
(Not to Scale)



NOTES:
1. All Concrete shall be standard City of Wichita 6.6 sack mix placed 6" thick.
2. All Reinforcing Mats shall be 6x6 WWF.
3. All Reinforcing Bars shall be #4's - 24" long (bend in middle) placed on 18" centers.
4. All Reinforcing shall be placed 2" from bottom on chairs.
5. All concrete joints (C.J. and E.J.) shall be sealed.

As Built 1/20/06 MW

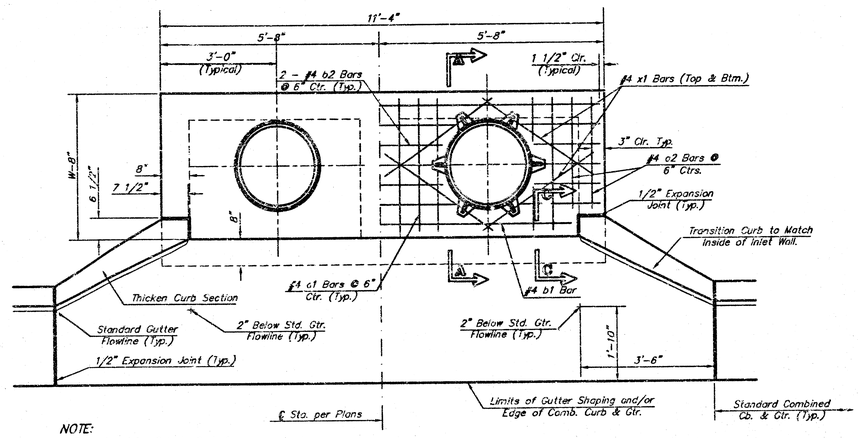
Baughman

Prairie Pond Plaza Addition
Line 1
Storm Water Drain Improvements

Baughman Company, P.A. 315 Elm St. Wichita, KS 67211 P 316.262.2721 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 468.84014	DESIGN MWS / DRAWN MWS
REVISIONS	APPROVED / DATE 07/05
	SCALE Noted
	SHEET 2 OF 10

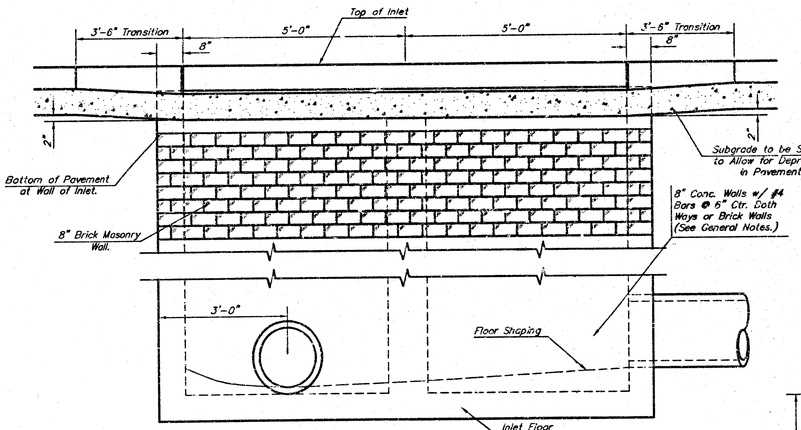
E:\engr\Prairie Pond Plaza\pwsl.dwg 05-05-E248



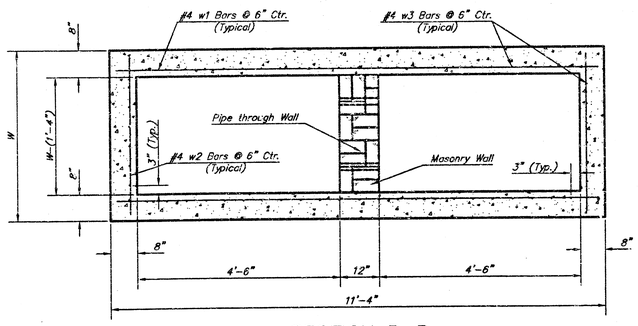
NOTE:
Expansion Joint Only in Curb Area with Concrete Pavement.

PLAN

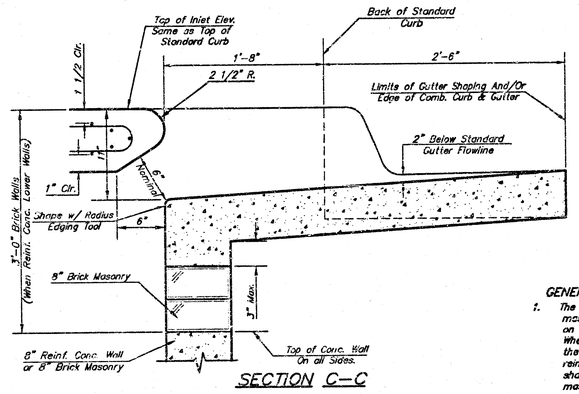
*Left Side Shown Without Slab Reinforcing, Right Side Shown With Slab Reinforcing



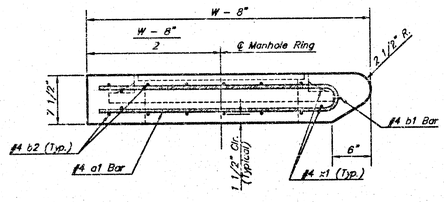
ELEVATION



SECTION B-B



SECTION C-C



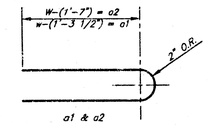
SECTION A-A

PRECAST SLAB AND FLOOR REINFORCING										
		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
* a1	#4	13	6'-7"	13	8'-7"	13	10'-7"	13	12'-7"	13	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	23	4'-1"	23	5'-1"	23	6'-1"	23	7'-1	23	8'-1"
b1	#4	1	9'-9"	1	3'-9"	1	9'-9"	1	9'-9"	1	9'-9"
* b2	#4	23	11'-1"	29	11'-1"	35	11'-1"	41	11'-1"	47	11'-1"
x1	#4	16	3'-10"	16	4'-2"	16	4'-6"	16	4'-10"	16	5'-2"
WALL REINFORCING											
		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
w1	#4	①	11'-1"	①	11'-1"	①	11'-1"	①	11'-1"	①	11'-1"
w2	#4	①	4'-1"	①	5'-1"	①	6'-1"	①	7'-1"	①	8'-1"
w3	#4	52	②	58	②	60	②	64	②	68	②

* Field Bend or Cut Reinforcing as Required for Clearance.
① 4 (H - 12") (H - 21") Rounded down to nearest 0.5'
② H - 3"

GENERAL NOTES:

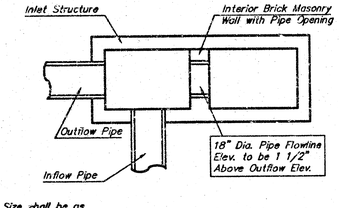
1. The contractor shall be required to construct 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" or less and H=7'-0" or less. When W is greater than 8'-4" and H is less than 7'-0" the outside inlet walls below the brick stack shall be reinforced concrete construction and the center wall shall be of masonry construction as shown for the masonry wall option.
2. Inlet invert shall be shaped with 8 sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self cleaning between all inlet and/or outlet pipes.
3. Concrete tops to be installed on thin mortar cushion to insure full support along brick walls. Concrete tops may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix.
4. Inlet top reinforcing shall be spaced on 6" max. centers. Inlet lids shall be notched out as indicated to facilitate construction of curb. Bars in inlet top to be field bent or cut to clear manhole ring.
5. The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.



BENDING DIAGRAM

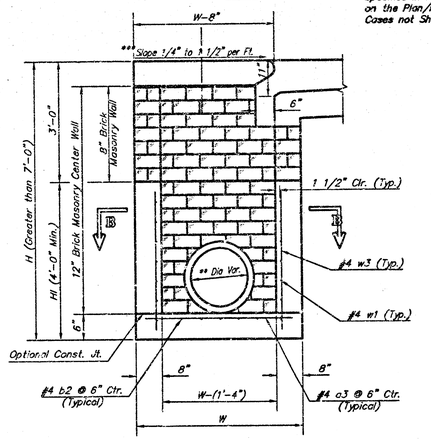
STANDARD CURB INLET PRECAST TOPS				
W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.	
4'-4"	3'-8" 11'-4" 7 1/2"	21" & SMALLER	0.85±	
5'-4"	4'-8" 11'-4" 7 1/2"	24" & 30"	1.09±	
6'-4"	5'-8" 11'-4" 7 1/2"	36" & 42"	1.35±	
7'-4"	6'-8" 11'-4" 7 1/2"	48" & 54"	1.61±	
8'-4"	7'-8" 11'-4" 7 1/2"	60" & 66"	1.87±	

CASE I

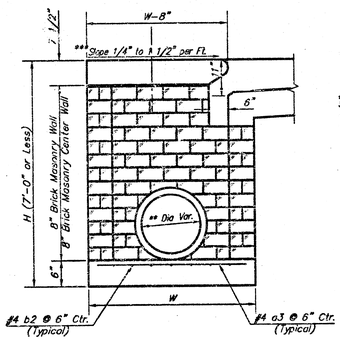


CASE II

NOTE:
Center Wall Pipe Size shall be as Specified in Inlet Construction Notes on the Plan/Site Sheets for those Cases not Shown Here.



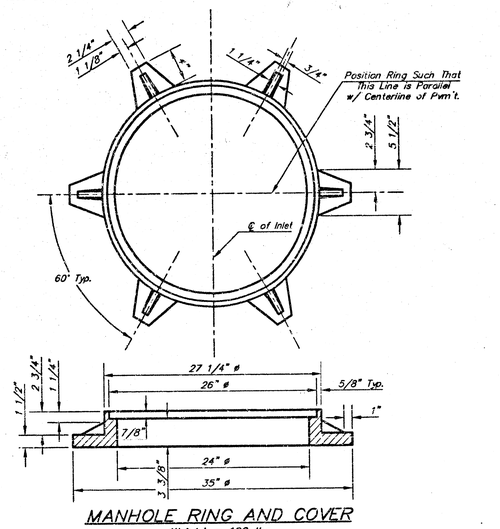
TYPICAL INLET SECTION AT CENTER WALL
(Reinforced Concrete Walls)



TYPICAL INLET SECTION AT CENTER WALL
(Masonry Walls)

NOTES:
** A center wall opening shall be provided by means of a section of reinforced concrete pipe. See Case I and Case II above.
*** Slope of inlet tops to match sidewalk or parking slopes within limits indicated

*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



MANHOLE RING AND COVER
Weight = 180 lbs.

City of Wichita Standard Type 1A
Curb Inlet Details
Inlet Opening = 6' X 10'0"

Baughman

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316.265.2221 F 316.265.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

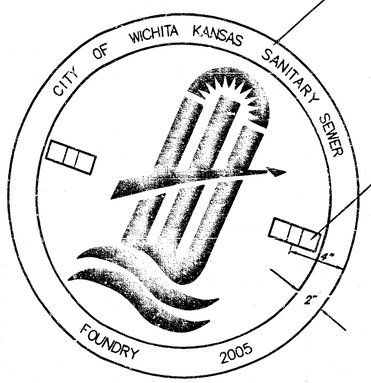
PROJECT NUMBER 468-84014
DESIGN C.O.W.
DRAWN Staff
APPROVED
DATE
REVISIONS Revised Feb. 14, 1989
SCALE None
SHEET 3 OF 10

F:\Eng\Details\Sewers\Type1A-D.dwg 05-05-E248

STANDARD AND LIGHT WEIGHT MANHOLE FRAME AND COVER DETAIL

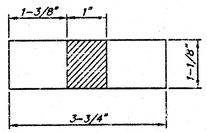
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE COVER
Weight = 180 Lbs.

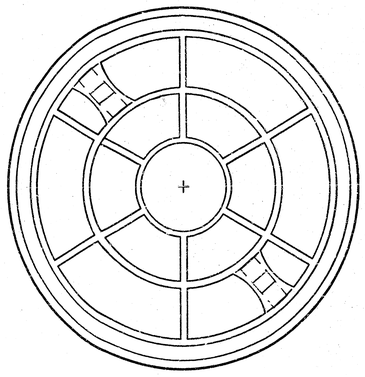


TOP VIEW

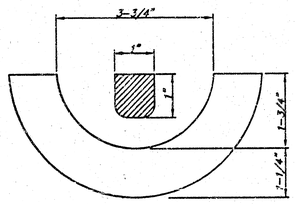
PICKHOLE DETAIL



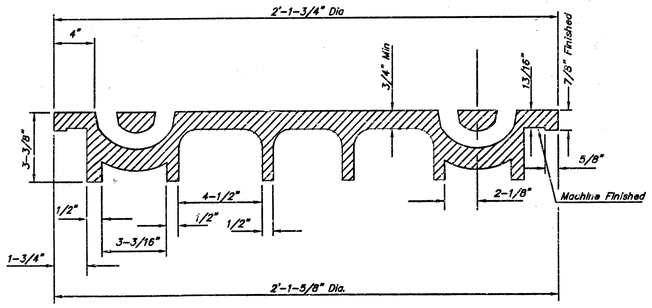
TOP VIEW



BOTTOM VIEW

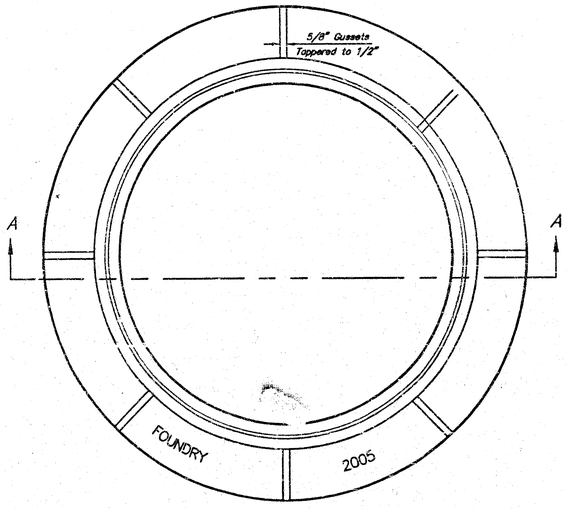


SECTION VIEW

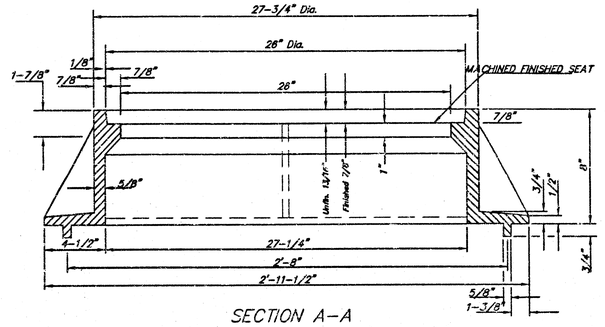


SECTION VIEW

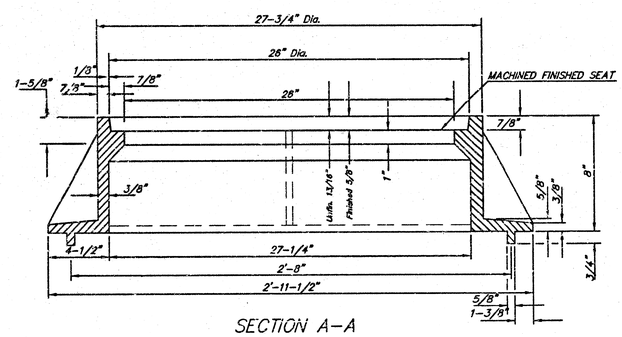
LIGHT WEIGHT
MANHOLE FRAME
Weight = 161 Lbs.



TOP VIEW



SECTION A-A
STANDARD
MANHOLE FRAME
Weight = 250 Lbs.



SECTION A-A
LIGHT WEIGHT
MANHOLE FRAME
Weight = 161 Lbs.

GENERAL NOTES

1. MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.
2. LIGHT WEIGHT MANHOLE CASTINGS SHALL WEIGH A MINIMUM OF 180 POUNDS ON THE SOLID COVER AND 161 POUNDS ON THE MANHOLE RING. THIS IS A TOTAL OF 341 POUNDS ON A RING AND COVER SET. CASTINGS WEIGHING LESS THAN THE MINIMUM SPECIFICATIONS WILL NOT BE ACCEPTED.
3. STANDARD MANHOLE CASTINGS SHALL WEIGH A MINIMUM OF 180 POUNDS ON THE SOLID COVER AND 430 POUNDS ON THE MANHOLE RING. THIS IS A TOTAL OF 430 POUNDS ON A RING AND COVER SET. CASTINGS WEIGHING LESS THAN THE MINIMUM SPECIFICATIONS WILL NOT BE ACCEPTED.
4. MANHOLE CASINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.
5. THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH THAT THESE SEATING SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.
6. THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SANITARY SEWER", OR "CITY OF WICHITA STORM SEWER". THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.
7. MANHOLE FRAME WITHOUT MUDRING TO BE USED ONLY ON RECONSTRUCTION PROJECTS WHERE ADDITIONAL CLEARANCE IS NEEDED.

REV. 3-13-02, MCG

L:\Sewers\Manhole Frame Cover Light Weight R.dwg

CITY OF WICHITA
PUBLIC WORKS
ENGINEERING

STANDARD & LIGHT WEIGHT MANHOLE FRAME AND COVER

CITY ENGINEER
JAMES L. ARMOUR, P.E. CITY ENGINEER

PROJECT NUMBER	OCA NUMBER	DATE
488-84014	751397	08/04

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501
(316) 268-4114 FAX

DESIGN	DRAWN
COW	COW

SHEET
4 OF 10

BENCHMARK:
"□" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD STREET EAST.

ELEV. = 1318.61 NGVD
ELEV. = 131.21 CITY DATUM

NOTES:

1. Pond bottom and sideslopes below static pool elevation shall be over-excavated 1' and a 1' clay liner shall be compacted to 95% std. density. The plasticity index (P.I.) shall be at least 30. The compaction and P.I. shall be verified during construction. P.I. determination and compaction testing shall be arranged by the contractor at the request of the inspector. Cost shall be incidental to "Site Clearing & Restoration".

2. Any excess excavation shall be stockpiled on-site at an area indicated by the Engineer out of easements and R/W. Area will be staked by Engineer. Additional area will be staked out if needed.

3. All of Reserve "A" above the static water surface and entire ditch between Kellogg and Kellogg Drive shall be seeded and mulched as follows: (Permanent Seeding)
SEED -- Kansas Premium Fescue Blend; 8#/1000 Sq. Ft.
FERTILIZER -- 12-24-12 Ratio at 350 Lbs./Ac.
MULCH -- 2 Tons Prairie Hay / Acre

All other disturbed areas not in street R/W are to be seeded and mulched as follows: (Temporary seeding)
SEED -- Rye grass (PLS)--5#/1000 Sq. Ft. and Kansas Premium Fescue Blend; 5#/1000 Sq. Ft.
MULCH -- 2 Tons Prairie Hay / Acre

4. Install Erosion Control Mat from 1' below the water surface to 18' up the bank. Add Alternate "A", see 'Typical Section Detail' and note.

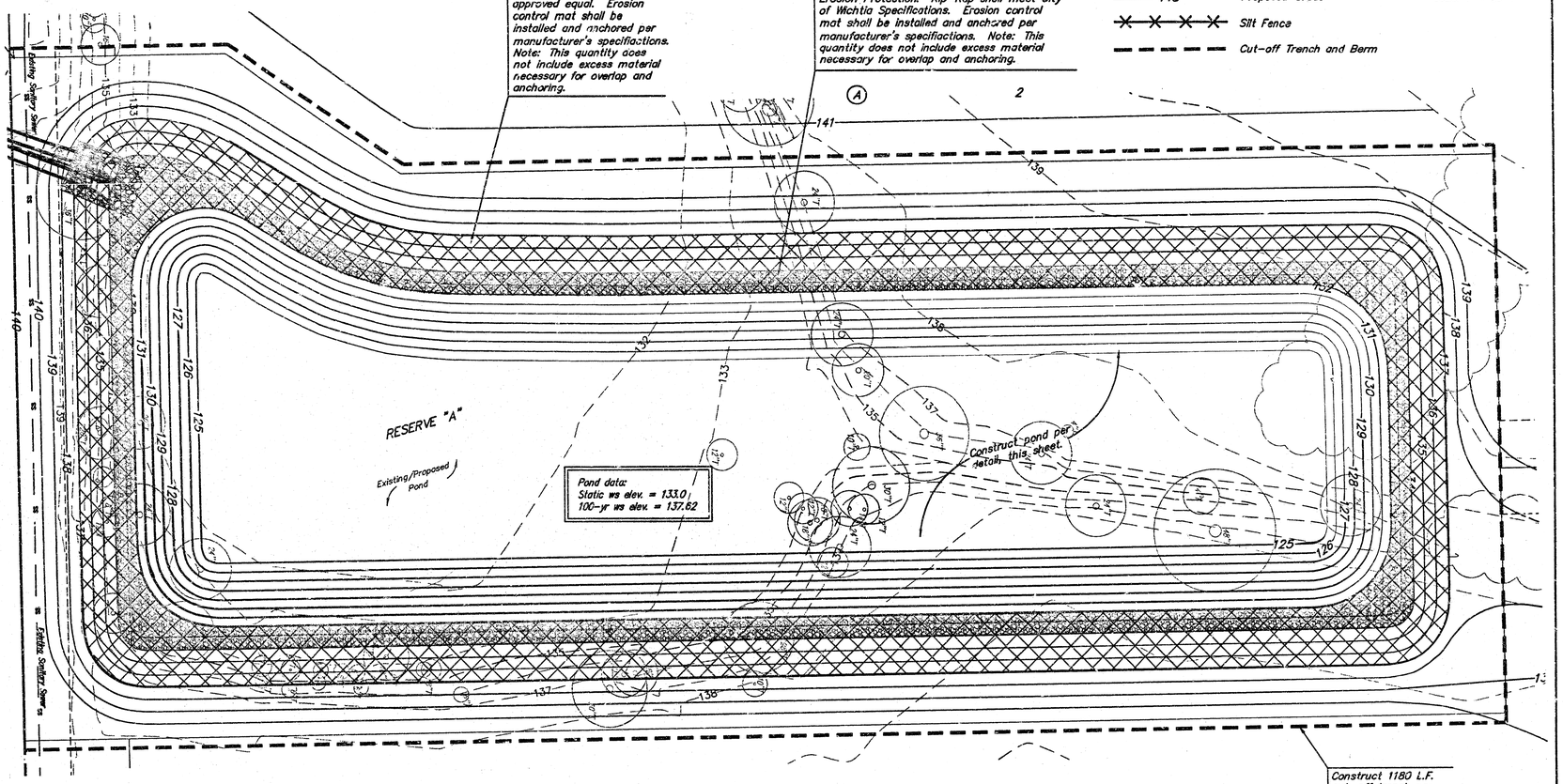
5. Contractor to strip top 3" of soil within Res. "A" and street R/W before mass grading and stockpile. Top soil stockpile to be redistributed over Reserve "A" above water surface.

6. Compaction of 95% shall be obtained in all street R/W's and any area where existing pond is in fill, 90% in all other areas.

EARTH WORK TOTALS

	C.Y. Excavation	C.Y. Fill
Mass Grading	26,875	21,904
Pond Construction	(Quantities in Mass Grading)	
Total	26,875	21,904

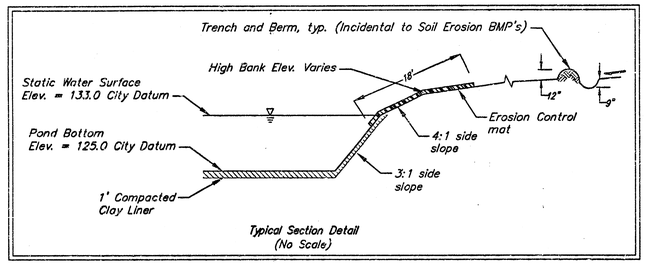
Earthwork quantities do not include correction factors and are for reference only. All cost associated with mass grading shall be included in the bid item "Mass Grading".



EROSION CONTROL MEASURE	UNITS	QUANTITY
SILT FENCE (Pond)	L.F.	--
SILT FENCE (Site perimeter)	L.F.	2,240
RIPRAP	S.Y.	--
CUT-OFF TRENCH & BERM	L.F.	1,180
CURB INLET BARRIER	EA.	2
Construction Entrance	EA.	1

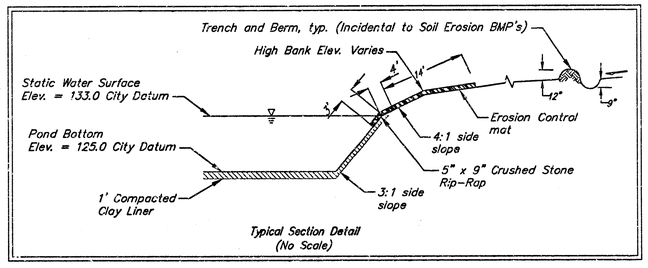
QUANTITIES ARE FOR INFORMATION ONLY! CONTRACTOR SHALL VERIFY QUANTITIES PER SPECIFIC ENGINEERING PLAN SHEET.

Standard Bid



Typical Section Detail (No Scale)

Add Alternate "A" Bid



Typical Section Detail (No Scale)

Baughman

Prairie Pond Plaza Addition

Pond Plan

Storm Water Drain Improvments

Baughman Company, P.A. 315 E. 8th St. Wichita, KS 67211 P 316.262.2721 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

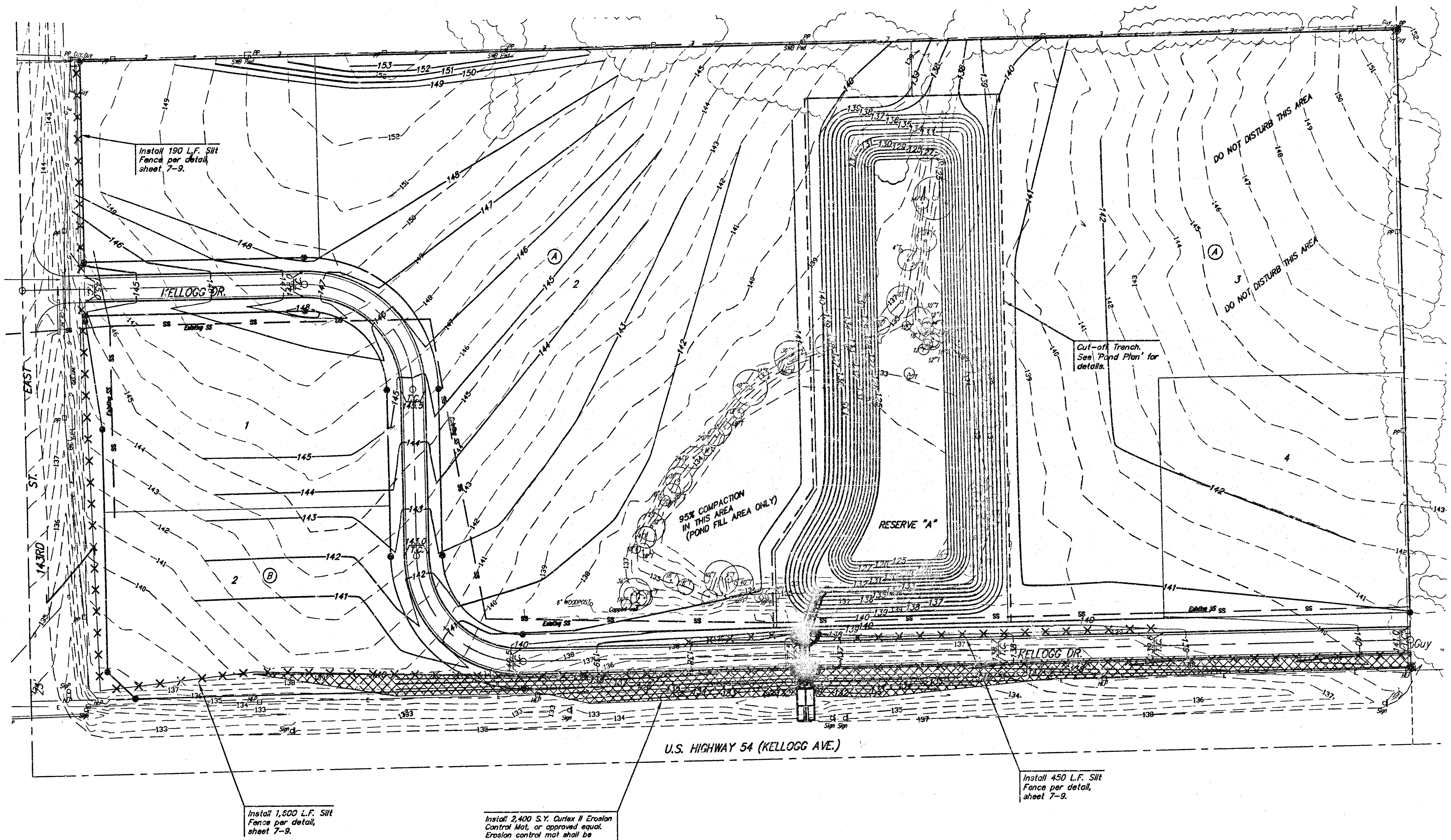
PROJECT NUMBER 468-84014

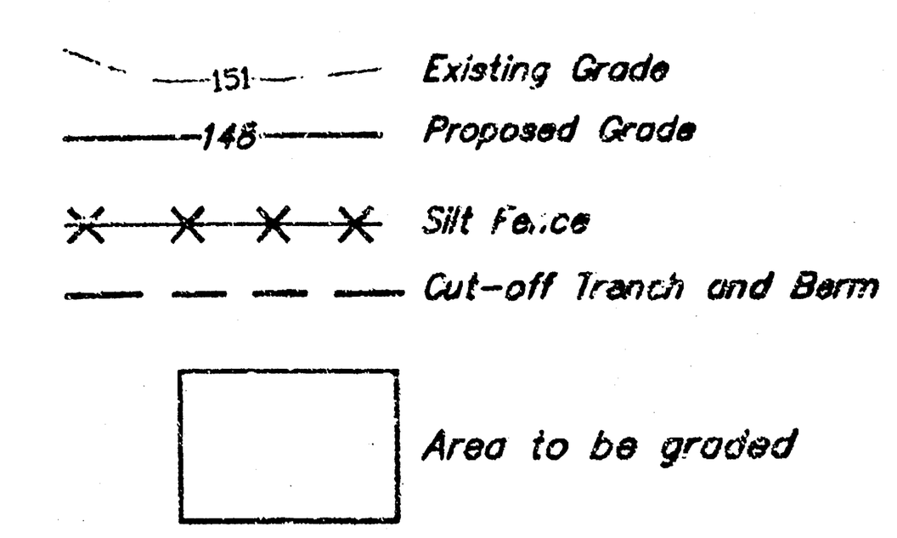
REVISIONS:

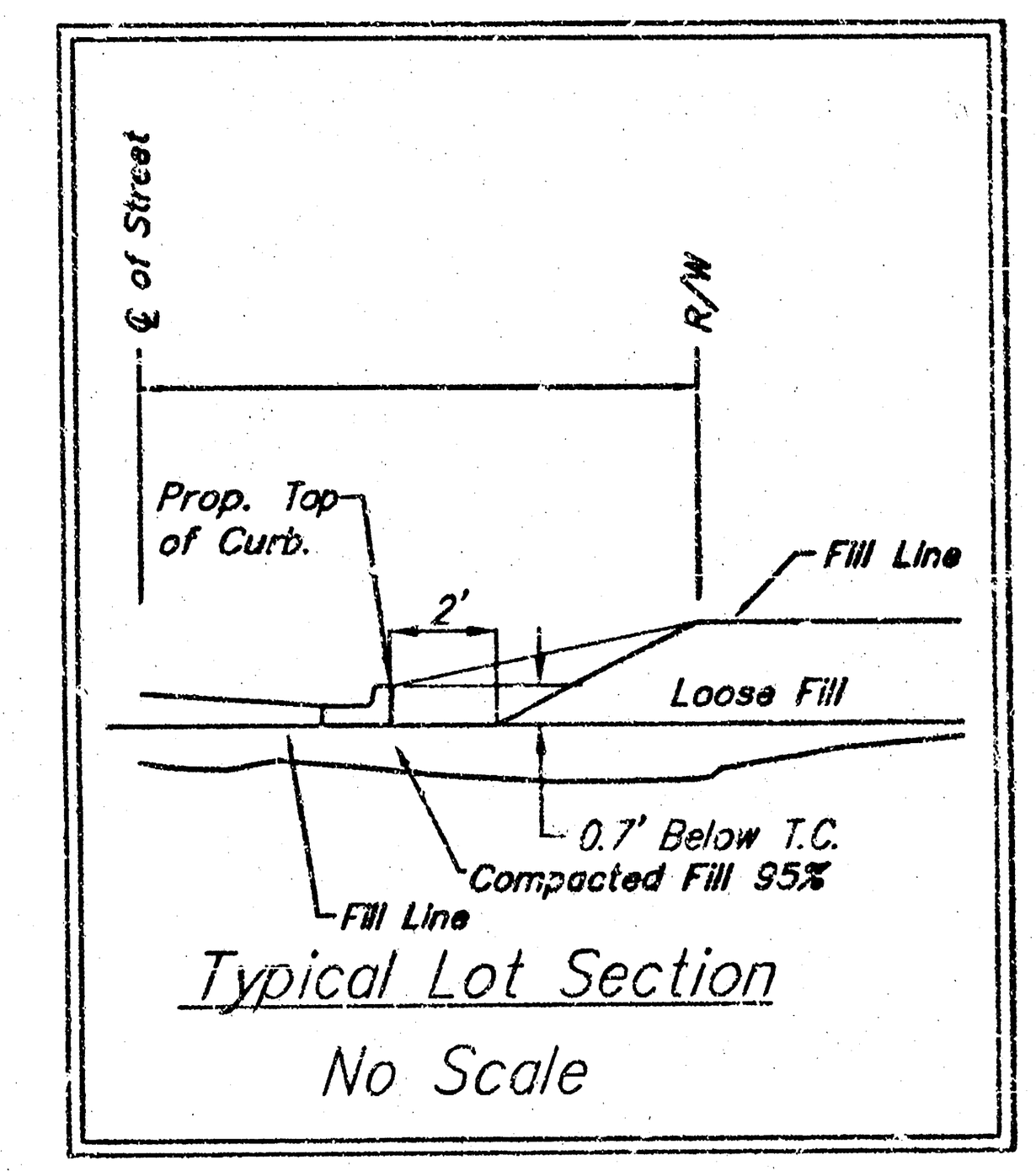
DESIGN MWS | DRAWN MWS
APPROVED | DATE 07/05
SCALE Noted
SHEET 5 OF 10

E:\eng\Prairie Pond Plan\mass.dwg 03-05-E248

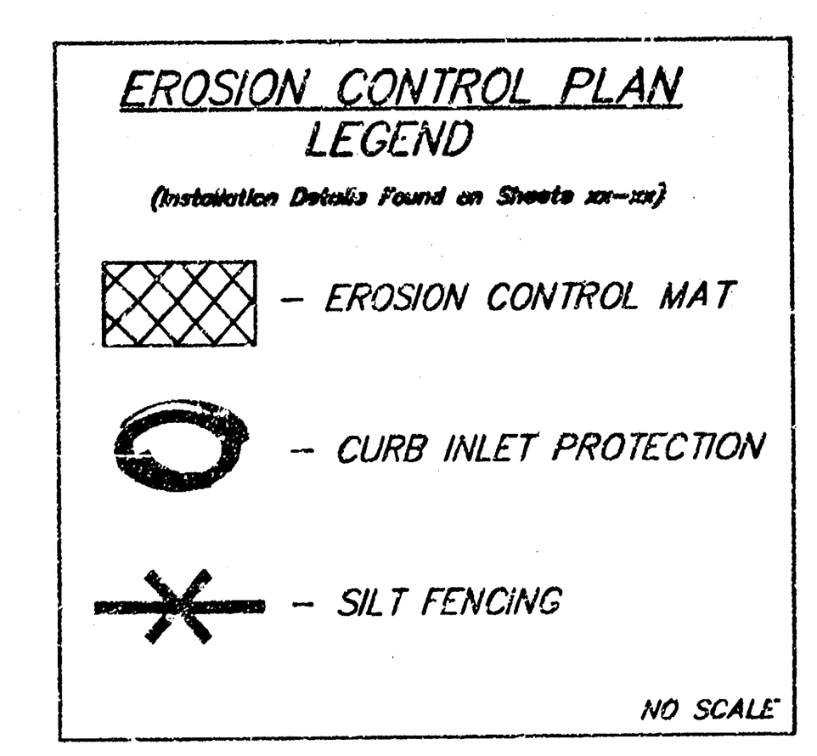
Scale: 1" = 50'







Typical Lot Section
No Scale



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

EARTH WORK TOTALS

	C.Y. Excavation	C.Y. Fill
Mass Grading	26,875	21,904
Pond Construction	(Quantities In Mass Grading)	
Total	26,875	21,904

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

EROSION CONTROL MEASURE	UNITS	QUANTITY
SILT FENCE (Pond)	L.F.	--
SILT FENCE (Site perimeter)	L.F.	2,240
RIPRAP	S.Y.	--
CUT-OFF TRENCH & BERM	L.F.	1,180
CURB INLET BARRIER	EA.	2
Construction Entrance	EA.	1

QUANTITIES ARE FOR INFORMATION ONLY! CONTRACTOR SHALL VERIFY QUANTITIES PER SPECIFIC ENGINEERING PLAN SHEET.

Baughman

Prairie Pond Plaza Addition

Grading Plan

Storm Water Drain Improvments

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 468-84014

REVISIONS:

DESIGN MWS

DRAWN MWS

APPROVED

DATE 07/05

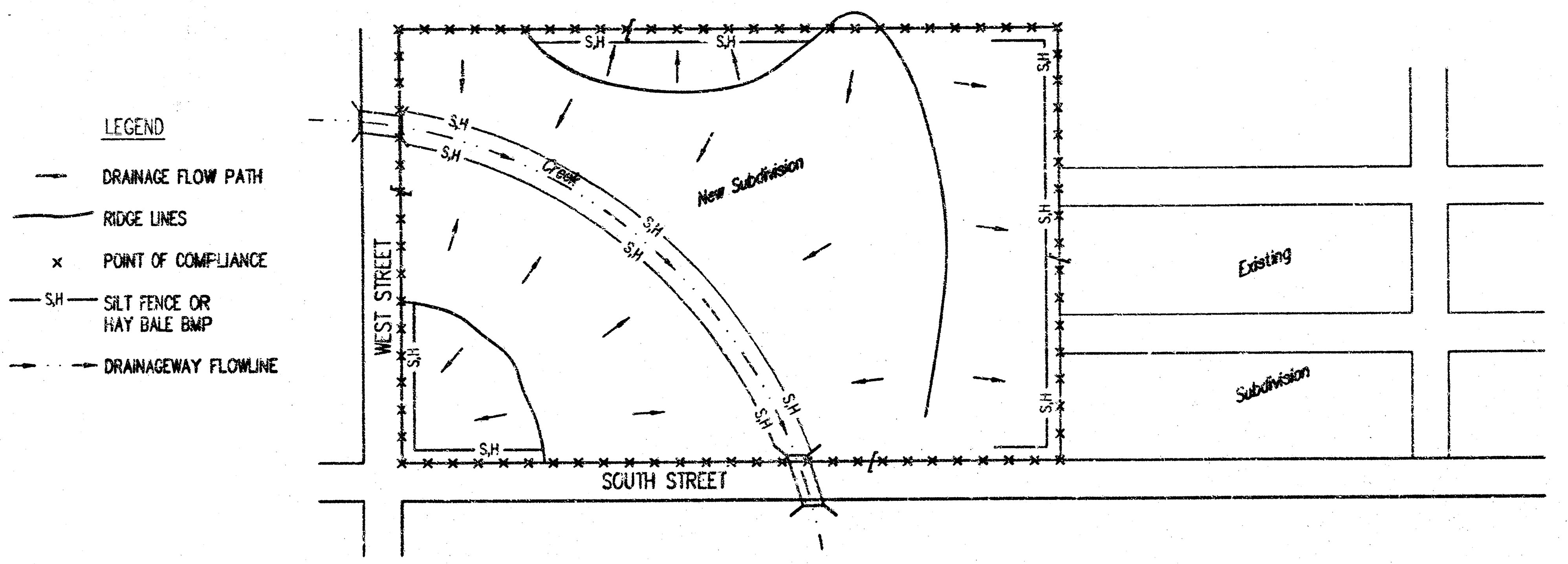
SCALE Noted

SHEET **6 OF 10**

E:\eng\Prairie Pond Plaza\mass.dwg

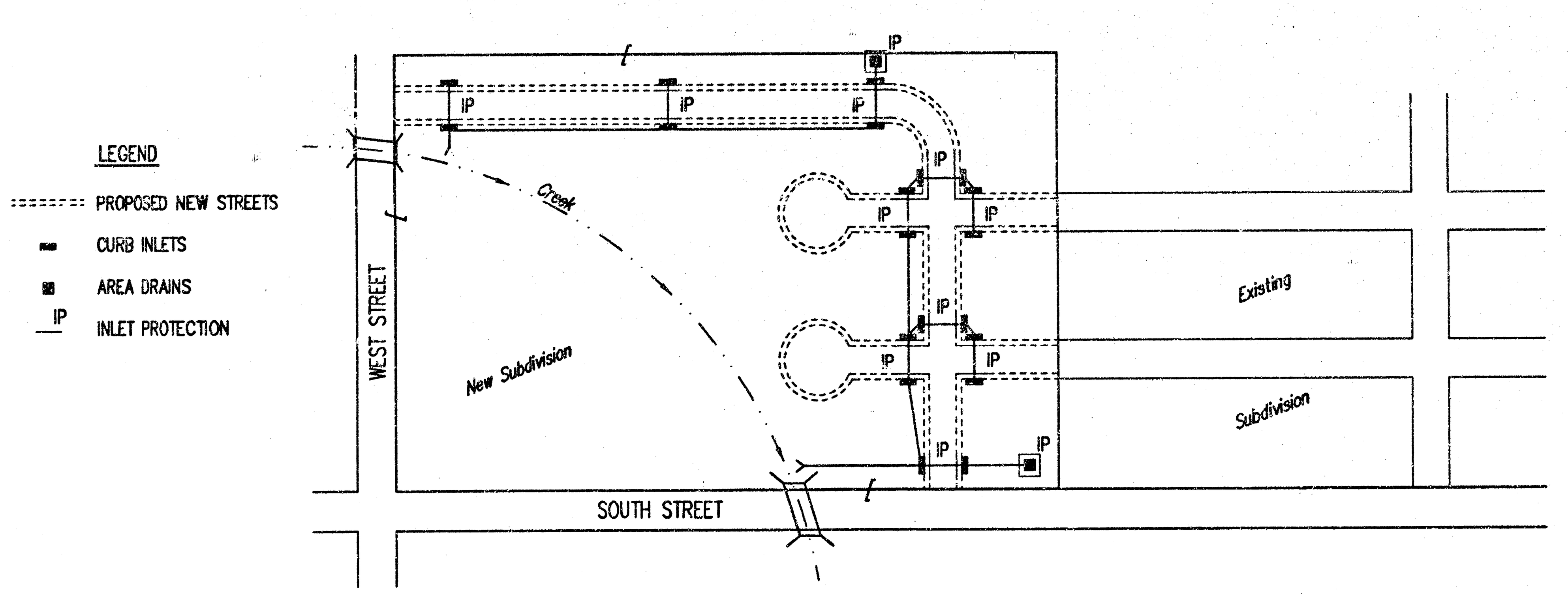
05-05-E248

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



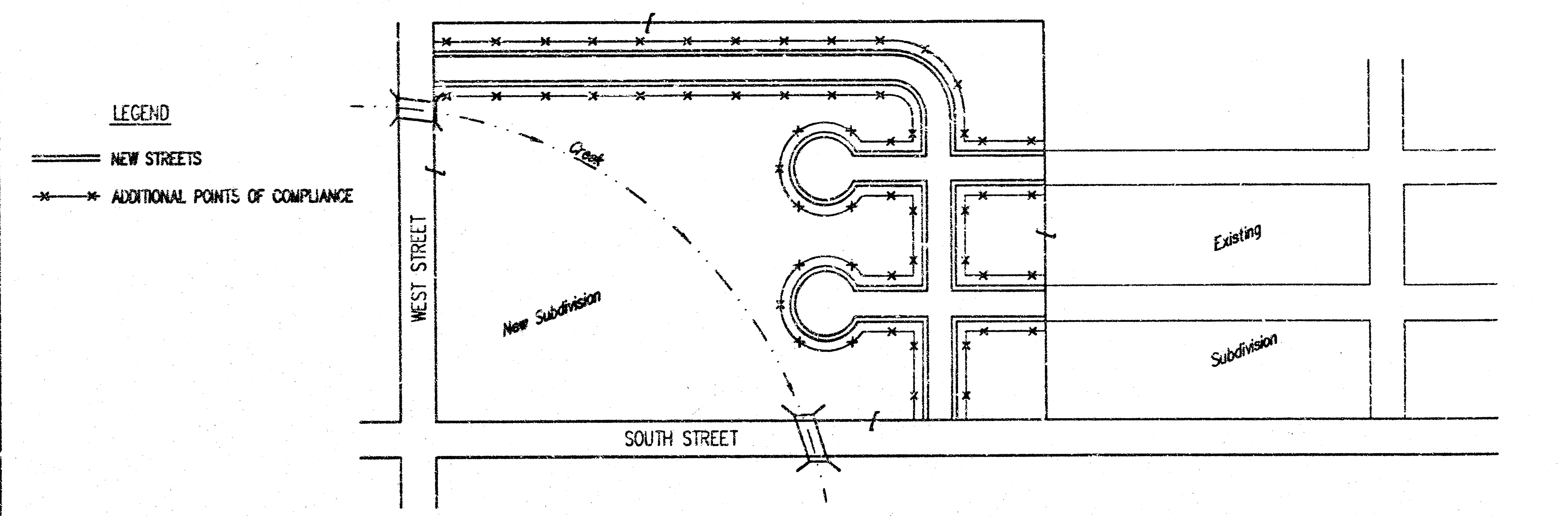
1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, THE POINTS OF COMPLIANCE ARE THE PERIMETER BOUNDARIES AND ANY DRAINAGE WAYS OR STORM SEWERS DRAINING THROUGH OR FROM THE SITE. SHOULD LAKES BE CONSTRUCTED WITHIN THE SUBDIVISION THAT WILL DISCHARGE DURING STORMS, THEY ARE ALSO A POINT OF COMPLIANCE.
2. 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 BOUNDRY 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 BOUNDRY 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 2 – INSTALLATION OF STORM SEWER

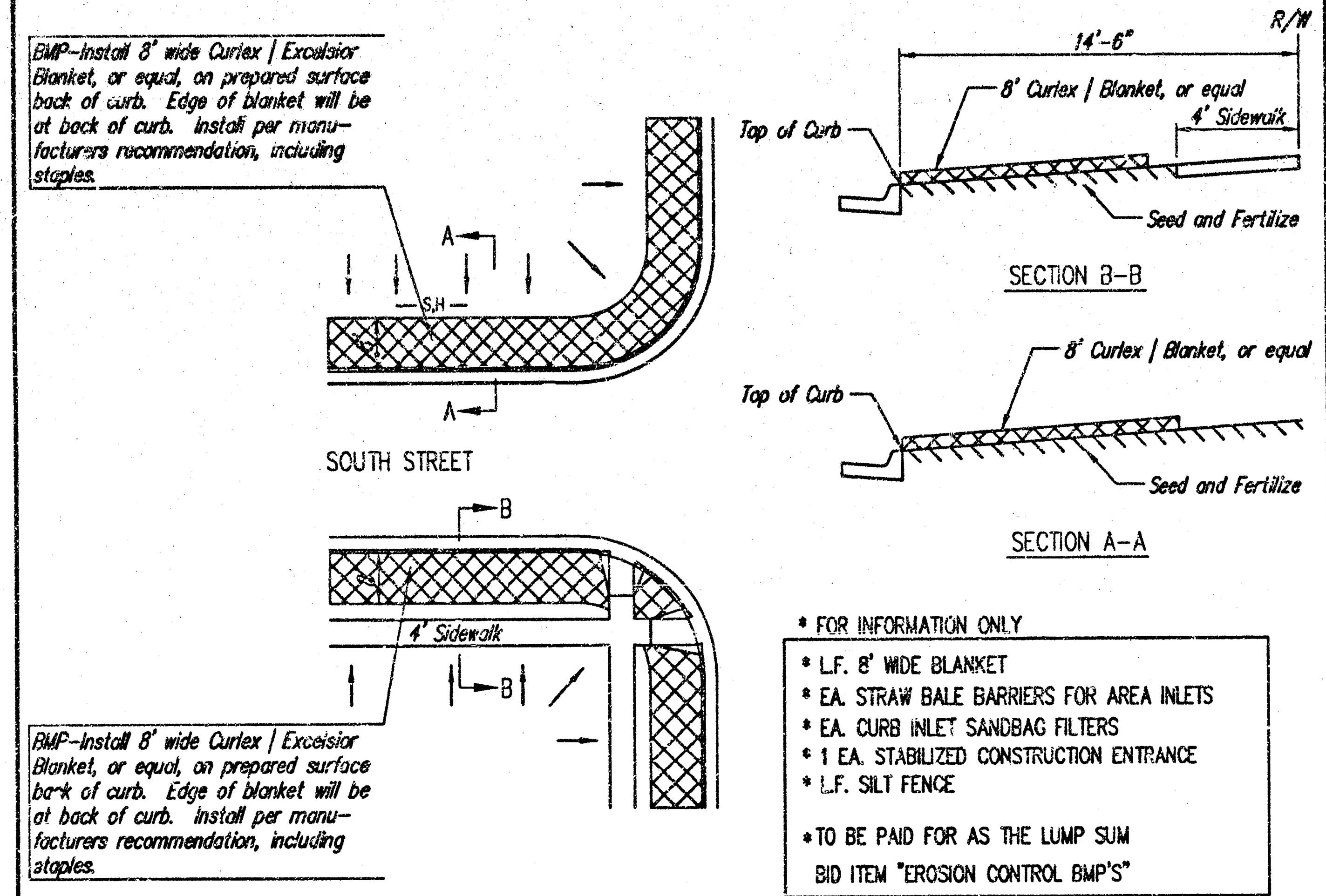


1. DURING THIS PHASE OF SUBDIVISION DEVELOPMENT, ALL BMP'S REQUIRED IN PHASE 1 SHALL REMAIN IN PLACE AND BE MAINTAINED.
2. AS NEW STORM SEWERS, WITH INLETS, ARE INSTALLED, THE STORM SEWERS MUST NOW BE PROTECTED SO ALL NEW INLETS BECOME POINTS OF COMPLIANCE.
3. AREA DRAINS – AS SOON AS WATER CAN FLOW 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.

PHASE 3 – STREET CONSTRUCTION



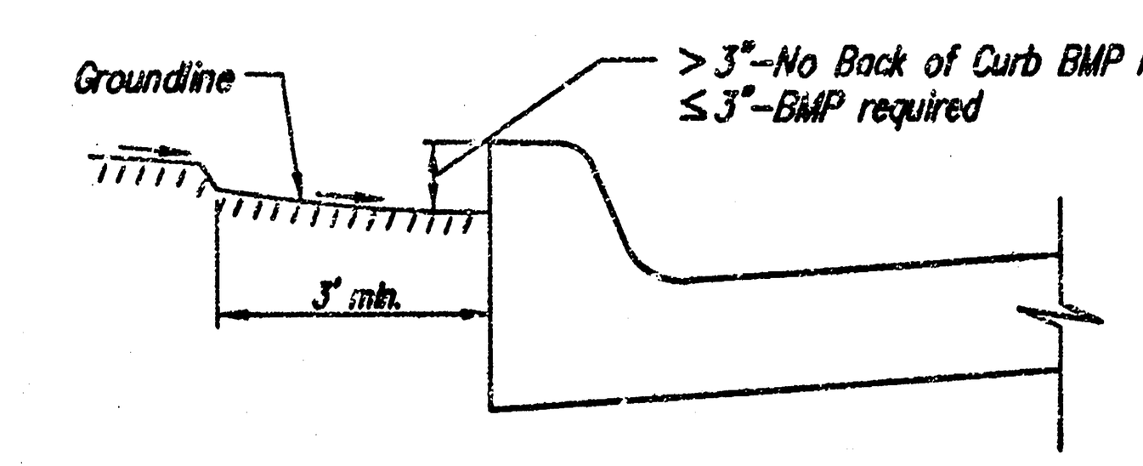
1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, NEW STREETS ARE INSTALLED. ALL BMP'S INSTALLED DURING PHASE 1 AND 2 MUST STILL BE MAINTAINED. THE POINT OF COMPLIANCE NOW SHIFTS TO THE BACK OF CURB ALONG EACH STREET.
2. CURB OPENING INLET PROTECTION:
   A. SUMP AREAS – INLET PROTECTION SHALL BE PROVIDED 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 SUPPLIMENTED 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.



* FOR INFORMATION ONLY
* L.F. 8' WIDE BLANKET
* EA. STRAW BALE BARRIERS FOR AREA INLETS
* EA. CURB INLET SANDBAG FILTERS
* 1 EA. STABILIZED CONSTRUCTION ENTRANCE
* L.F. SILT FENCE

*TO BE PAID FOR AS THE LUMP SUM BID ITEM "EROSION CONTROL BMP'S"

BACK OF CURB PROTECTION DETAIL



CURB BACKFILL DETAIL

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.

Baughman

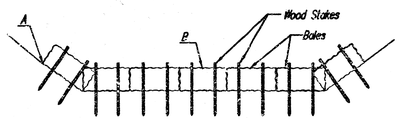
Erosion Control Details

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 468-84014	DESIGN Staff / DRAWN Staff
REVISIONS	APPROVED / DATE 08/04
	SCALE None
	SHEET 7 OF 10

E:\eng\Prairie Pond Plaza\erosion-control_pond.dwg 05-05-E248

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	
Ditch grade (%)	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 tranch-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:

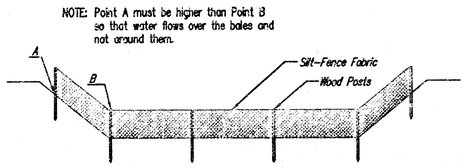
Do not place a bale ditch check directly in front of a culvert outlet. It will not stand up to the concentrated flow.
Do not place bale ditch checks in ditches that will likely experience high flows. They will not stand up to concentrated flow.
Follow prescribed ditch-check spacing guidelines. If spacing 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:

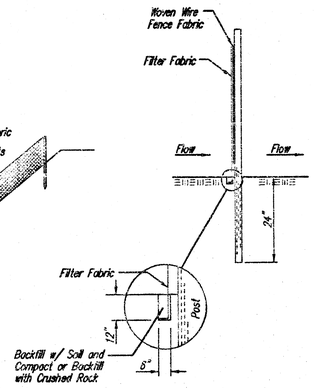
Does water flow around the ditch check?
Does water flow under the ditch check?
Does water flow through spaces between abutting bales?
Are any bales and/or scour aprons (optional) dislodged?
Are bales decomposing due to age and/or water damage?
Does sediment need to be removed from behind the ditch check?

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



ELEVATION

SILT FENCE DITCH CHECKS
(STREAM PROTECTION)



ANCHOR TRENCH DETAIL

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 Spacing	
Ditch grade (%)	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.

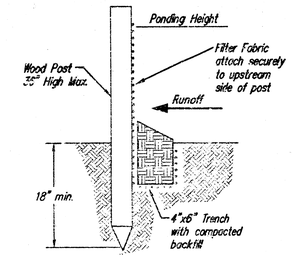
List of common placement/installation mistakes to avoid:

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.

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?



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?

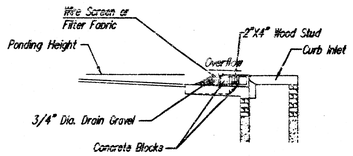
Baughman

Erosion Control Details

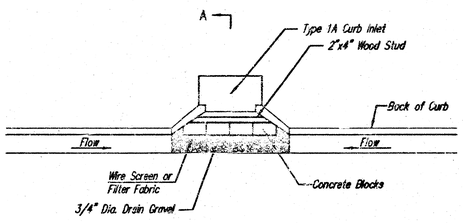
Baughman Company, P.A. 315 Ellis St. Wichita KS 67211 P 316.262.2221 F 316.262.2149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 468846114	DESIGN Staff / DRAWN Staff
REVISIONS	APPROVED / DATE 08/04
	SCALE None
	SHEET 8 OF 10

F:\eng\Prairie Pond Plats\erosion-control_pond.dwg 05-05-E248



SECTION A-A



CURB INLET GRAVEL FILTERS
(INLET PROTECTION-RESIDENTIAL STREETS ONLY)

NOTE: Other types of curb inlet protection may be approved by the city so long as equal protection is provided.

A gravel inlet filter shall be installed at sump locations on residential streets. This type of protection is not to be used on arterial or collector streets at any time that it would pose an undue traffic hazard.

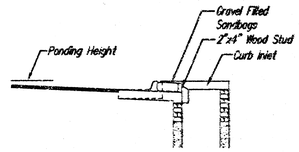
Instructions for Installing:

STEP 1: Place concrete blocks around the inlet as shown on drawing. Insert 2x4 board as shown.
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 installation is the use of gravel bags supported by a 2"x4" board to prevent collapsing.

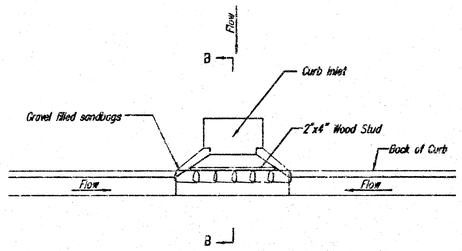
Use of rock with diameters smaller than 1" in the bag may result in clogging of pores and reduce the amount of water flowing into an inlet.

Maintenance:

All curb inlet gravel filters shall be inspected and repaired after each runoff event. Sediment deposits are to be removed once material is within 8 cm (3 inches) of the top of any block. Periodically, the gravel shall be raked to increase infiltration and filtering of runoff waters. Accumulated sediment is to be removed immediately from roads and streets.

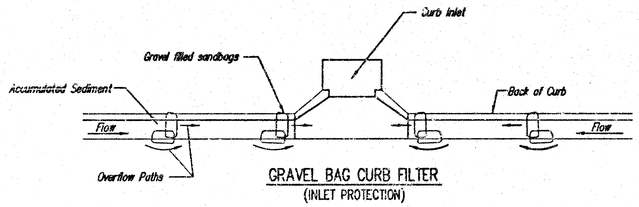


SECTION B-B



CURB INLET SANDBAG FILTERS
(INLET PROTECTION)

NOTE: Other types of curb inlet protection may be approved by the City so long as equal protection is provided.



GRAVEL BAG CURB FILTER
(INLET PROTECTION)

NOTE: Place two or more sets of bags in a manner that results in maximum support. The flow line bag must be lower than top of curb.

CURB SEDIMENT TRAPS

When inlets are located on streets having a grade (i.e., sump conditions do not exist), installing gravel (or sand) bags in the gutter flow line to create small sediment traps can be considered. Gravel bags are recommended over sand bags to allow for drainage.

If the spacing between bags becomes too large, little sediment may be trapped. Spacing of bags should be completed using the table or graph that illustrates placement distances based upon street slope. When installed in the gutter, bag tops must be lower than the sidewalk.

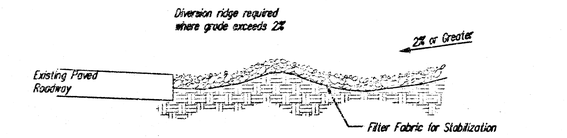
Spacing:

Gravel bags are to be placed according to street grades using the following table or graph that appears below.

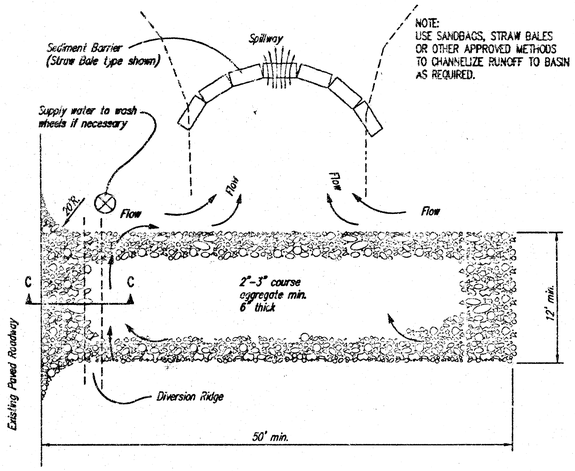
GRADE (%)	SPACING (FEET)
0.5	75
1.0	45
2.0	18
3.0	12
4.0	9
5.0	6

Maintenance:

Collected sediment shall be removed after every runoff event. Bags that are destroyed by vehicular traffic or through natural deterioration are to be immediately replaced.



SECTION C-C



STABILIZED CONSTRUCTION ENTRANCE

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.

Baughman

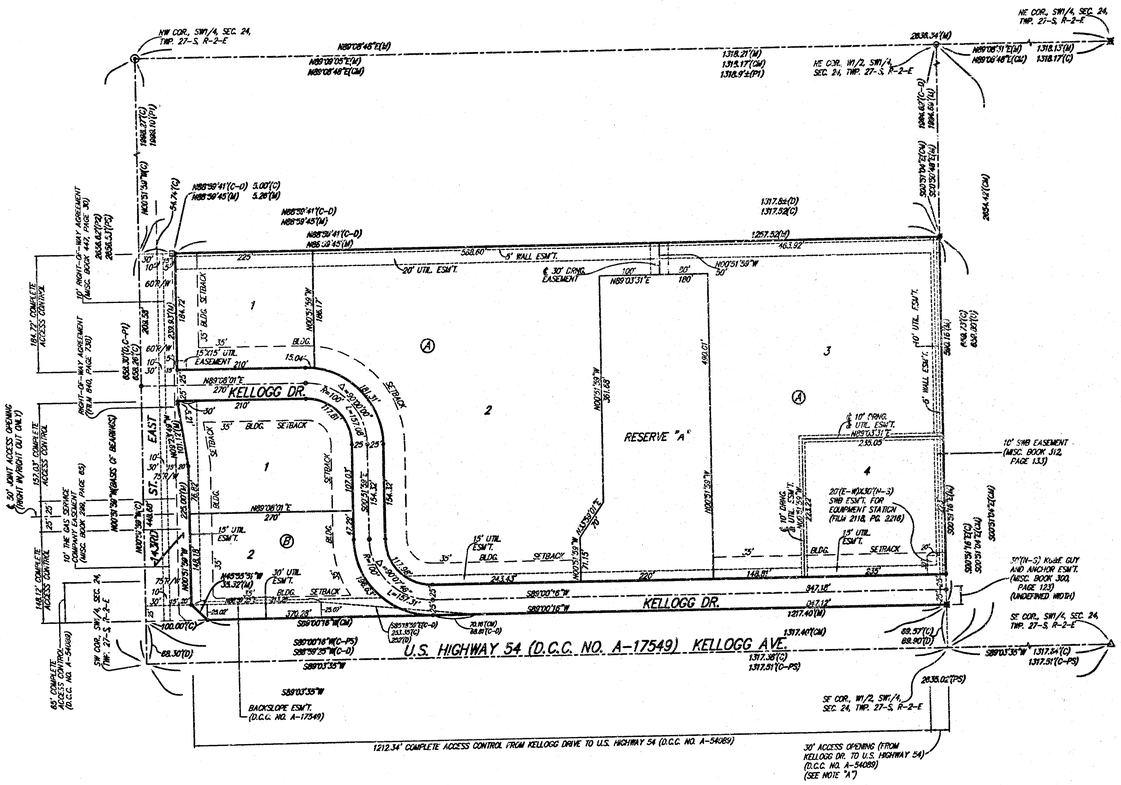
Erosion Control Details

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316.267.7771 F 316.267.0169
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 468-84014	DESIGN Staff / DRAWN Staff
REVISIONS	APPROVED / DATE 08/04
	SCALE None
	SHEET 9 OF 10

E:\eng\Prairie Pond Plan\erosion-control_pond.dwg 05-05-E248

PRAIRIE POND PLAZA ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "PRAIRIE POND PLAZA ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the W1/2 of the SW1/4 of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SW corner of the SW1/4 of said Sec. 24; thence north along the west line, 658.30 feet; thence east, 1,317.80 feet, more or less, to a point on the east line of the W1/2 of said SW1/4, which is 659.80 feet north of the SE corner of the W1/2 of said SW1/4; thence south, 659.50 feet; thence west along the south line of said SW1/4 to the point of beginning, EXCEPT that part taken for highway right-of-way in Condemnation Case A-17549.

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, a Block, Streets, and a Reserve to be known as "PRAIRIE POND PLAZA ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, berms, drainage purposes, lakes, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the lot owners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Taylor Enterprises, Inc., a Kansas corporation

_____, President
Daniel J. Taylor

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, ____, by Daniel J. Taylor, President of Taylor Enterprises, Inc., a Kansas corporation, on behalf of the corporation.

_____, Notary Public

My App't. Exp. _____

This plat of "PRAIRIE POND PLAZA ADDITION", 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_____, ____.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Morris K. Dunlap

_____, 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_____, ____.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, ____.

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

Entered on transfer record this_____day of_____, ____.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, ____at____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

NOTE:
THE KANSAS DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO CLOSE THE CROSSOVER MEDIAN IN U.S. HIGHWAY 54 AT THE EAST LINE OF COMMUNITY UNIT PLAN DP-273 AT SUCH TIME AS THEY DEEM NECESSARY.

NOTE "A":
AT SUCH TIME AS THE PROPOSED KELLOGG DRIVE IS CONSTRUCTED FROM 143RD STREET EAST TO 159TH STREET EAST, THE KANSAS DEPARTMENT OF TRANSPORTATION SHALL HAVE THE RIGHT TO CLOSE THE 30 FOOT ACCESS OPENING, (PER D.C.C. NO. A-54089), ALONG THE EAST LINE OF COMMUNITY UNIT PLAN DP-273 FROM U.S. HIGHWAY 54.

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

NOTE:
KG&E GUY AND ANCHOR EASEMENT IN THE SW1/4 OF SEC. 24, TWP. 27-S, R-2-E FOR MULTIPLE SUPPORTS OF AN E-W TRANSMISSION LINE LOCATED IN U.S. HIGHWAY 54 RIGHT-OF-WAY (UNDEFINED WIDTHS AND LOCATIONS) (MISC. BOOK 93, PAGE 419)

NOTE:
KG&E TREE TRIMMING PERMIT ALLOWING ACCESS TO LAND ADJOINING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54 FOR THE PURPOSE OF TRIMMING TREES AND MEANS AS NECESSARY TO PREVENT CONTACT WITH AN E-W TRANSMISSION LINE LOCATED IN SAID U.S. HIGHWAY 54 RIGHT-OF-WAY. (TRIANGULAR AREA OF UNDEFINED WIDTH) (MISC. BOOK 93, PAGE 62)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOTS	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
2, 3	A	141.0	1328.40

BENCHMARKS:
"□" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD ST. E.
ELEV. = 1318.61 NGVD29 (131.21 CITY DATUM)

"□" CUT, TOP OF WEIR AT W. END OF HEADWALL, 730'± E. OF ℄ 143RD ST. E. & 112'± N. OF THE S. LINE OF THE SW1/4 OF SEC. 24, TWP. 27-S, R-2-E.
ELEV. = 1328.74 NGVD29 (139.34 CITY DATUM)

● = ⌀4 REBAR W/ "BAUGHMAN" CAP (SET)
⊙ = ⌀5 REBAR (FOUND)
⌀ = 1/2" PINCHED IRON (FOUND)
□ = ⌀4 REBAR W/ "ILLEGIBLE" CAP (FOUND)
⊠ = ⌀4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 1/2" IRON (FOUND)
△ = LEAD PLUG W/ TACK (FOUND)

(M) = MEASURED
(C) = CALCULATED
(D) = DESCRIBED
(PS) = PREVIOUS SURVEY
(CM) = CALCULATED PER MEASURED INFO.
(P1) = PLATTED PER PRAIRIE POND PLAZA EAST
(P2) = PLATTED PER MEADOWLAND ADD.
(C-P1) = CALCULATED PER PRAIRIE POND PLAZA EAST PLAT
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-PS) = CALCULATED PER PREVIOUS SURVEY

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-273.

Baughman Company, P.A.
315 E. 8th St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\PRAIRIE POND PLAZA ADDITION\DWG\PRAIRIEPONDPLAZAF.DWG MGC

18-03-03-05