GENERAL PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF WICHITA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DISTURBED AREAS ARE TO RECEIVED FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. TOTAL LAND AREA IS 0.753 ACRES. BUILDING AREA IS 2,927 SF
5. THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS LC.

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
2. CONTRACTOR WILL BE REQUIRED TO PROVIDE NOTICE TO UTILITY COMPANIES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, AS FOLLOWS:

   KANSAS ONE-CALL (316) 687-2470

   THE CONTRACTOR MUST NOTIFY THE FALLOWING IN CASE OF AN EMERGENCY:

COX COMMUNICATIONS	(888)249-3530
WESTAR ENERGY	(316)261-6734
KANSAS GAS & ELECTRIC COMPANY	(316)831-5616
AT&T	(316)268-2245
CITY OF WICHITA WATER DEPARTMENT	(316)268-4555
CITY OF WICHITA SEWER DEPARTMENT	(316)268-4555
CITY OF WICHITA STORMWATER	(316)268-4090
BLACK HILLS GAS COMPANY	(316)941-1628

3. UTILITY SERVICE LINES, POLES, ETC. ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT BY THE CONTRACTOR OR UNLESS THE PLANS SPECIFICALLY IDENTIFY A UTILITY TO BE ADJUSTED BY ITS OWNER DURING CONSTRUCTION. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.
4. RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS, IN THE OPINION OF THE ENGINEER, THAT WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WILL REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS. OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WILL REQUIRE ADDITIONAL ARCHAEOLOGICAL IN INVESTIGATION UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
5. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE CITY ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.
6. THE CONTRACTOR SHALL GIVE ALL PROPERLY OWNERS AND/OR TENANTS OF DEVELOPED PROPERLY ABUTTING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO START OF CONSTRUCTION.
7. THE CON TRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERLY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERLY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STALE LAWS.
8. THE ENGINEERING DIVISION SHALL FIELD LOCATE WATER VALVES ONE TIME DURING CONSTRUCTION WHEN REQUESTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE SUCH FIELD LOCATIONS DURING THE CONSTRUCTION PROCESS. WATER VALVES, VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT HIS OWN EXPENSE. VALVE BOXES AND WATER METERS WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED LO MATCH FINAL GRADES BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL NOTIFY THE INSPECTING ENGINEER AND TOM MASON AT 316-268-4574 WITH THE CITY OF WICHITA WITH THE ANTICIPATED CONSTRUCTION START DATE AND NOTIFY THEM OF PROJECT COMPLETION. STAKING AND INSPECTION FOR THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. IF TRAFFIC WILL BE IMPACTED BY CONSTRUCTION, A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY TRAFFIC ENGINEER, BRIAN COON AT TRAFFIC@WICHITA.GOV BEFORE CONSTRUCTION CAN BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES TO FACILITATE CONSTRUCTION.
    ALL CONSTRUCTION ZONE MARKINGS AND SIGNAGE SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS PUBLISHED BY THE US DEPT. OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION. ALL COSTS ASSOCIATED WITH CONSTRUCTION MARKINGS AND SIGNAGE SHALL BE THE CONTRACTORS RESPONSIBILITY.
11. ALL ELEVATIONS SHOWN ARE NAVD 88.
12. ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.
13. ANY SIDEWALK, DRIVE APPROACH, OR STREET PAVEMENT REMOVED TO CONSTRUCT PROJECT MUST HAVE A PAVEMENT CUT PERMIT AND BE REPLACED BY THE CITY CONTRACTOR. PERMITS CAN BE OBTAINED BY CALLING 316-268-4501 OR 316-268-4480.
14. CITY MAINTENANCE OF STORM SEWER ENDS AT THE LAST STRUCTURE IN THE EASEMENT OR RIGHT-OF-WAY.
15. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUND SHALL BE CONSTRUCTED WITH NEW DEVELOPMENT A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP TO THE MANHOLE.
16. GEOTECHNICAL REPORT AVAILABLE UPON REQUEST.
17. CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPENINGS OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
18. THE INSPECTING FIRM SHALL SUBMIT TO THE CITY STORMWATER MAINTENANCE DIVISION A DIGITAL COPY OF THE CCTV INSPECTION OF THE CONDUITS AND STRUCTURES FOLLOWING CONSTRUCTION. THE DIGITAL FILE FORMATION SHALL BE COMPATIBLE WITH THE CITY INPUT TEMPLATE. A COPY OF THE TEMPLATE IS AVAILABLE UPON REQUEST AT 316-268-4090.

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

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

GENERAL SITE NOTES CON'T:

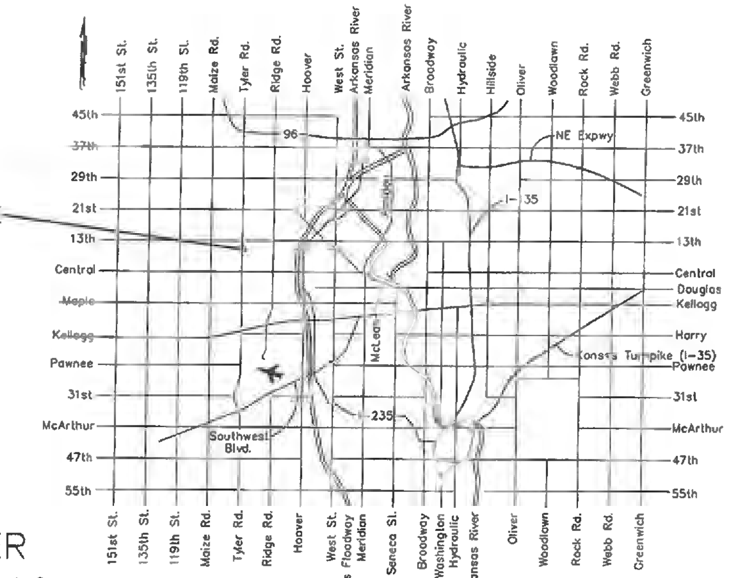
19. THE CONTRACTOR SHALL PROTECT FROM DAMAGE AND SUPPORT EXISTING UTILITIES THROUGH CONSTRUCTION AS APPROVED BY THE UTILITY OWNER AND THE ENGINEER AT THE CONTRACTORS EXPENSE.
20. ANY PROPOSED SIGNS ARE TO BE PERMITTED SEPARATELY I.E. SUBDIVISION ENTRANCE SIGNS, MONUMENTS AND ALL COMMERCIAL SIGNS.
21. CONSTRUCTION TRAILERS ARE TO BE PERMITTED SEPARATELY. VERDAD AND THEIR CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST AND PLAN FOR THE PROPOSED LOCATION OF SUCH JOB TRAILERS, PRIOR TO CONSTRUCTION, AND THE TYLER ROAD, LLC WILL REVIEW LOCATIONS AND PROVIDE WRITTEN COMMENTS AND/ OR APPROVALS.
22. ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) ARE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
23. EACH DWELLING UNIT AND PLACE OF BUSINESS SHALL HAVE POSTED AND MAINTAINED IN A PROMINENT PLACE ON THE PROPERTY, VISIBLE FROM THE STREET PROVIDING PUBLIC ACCESS THE ADDRESS OF THE DWELLING UNIT OR PLACE OF BUSINESS.
24. PARKING AREA LIGHTING SHALL BE ENVIRONMENTALLY SENSITIVE, SHOE BOX LUMINARIES FITTED WITH NON-GLARE LENSES AND CUT-OFF SHIELDS TO PREVENT ILLUMINATION FROM PENETRATING OUTSIDE THE BOUNDARIES OF THE SUBJECT PROPERTY.
25. SECURITY LIGHTING ON THE REAR OF THE BUILDINGS SHALL BE WALL PACKS, HOODED, ENVIRONMENTALLY SENSITIVE AND SHALL BE FITTED WITH NON-GLARE LENSES AND CUT-OFF SHIELDS TO PREVENT ILLUMINATION FROM PENETRATING OUTSIDE THE BOUNDARIES OF THE SUBJECT PROPERTY.
26. ALL DUMPSTERS SERVING THE PROPOSED DEVELOPMENT SHALL BE SCREENED WITH A MINIMUM SIX-FOOT HIGH ENCLOSURE CONSISTENT WITH THE ARCHITECTURAL STYLE AS AFOREMENTIONED ON THREE SIDES WITH AN OPAQUE GATE ON THE ACCESSIBLE SIDE WHICH SHALL REMAIN IN A CLOSED POSITION EXCEPT WHEN THE DUMPSTERS ARE BEING EMPTIED. ALL DUMPSTERS SHALL HAVE RUBBER LIDS TO MINIMIZE NOISE. DUMPSTER MUST BE CONSTRUCTED OF MASONRY WALLS AND LOUVERED METAL GATES. METAL GATES AND HARDWARE SHALL BE PAINTED SATIN BLACK.

PREPARED FOR:

VRE TYLER ROAD, LLC

Hardee's CHARBROILED THICKBURGERS

1320 NORTH TYLER ROAD
A CONTIGUOUS TRACT OF LAND LYING WITHIN LOT 3, BLOCK A, TYLER POINTE ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
0487 PPD



VICINITY MAP
N.T.S

STORMWATER CERTIFICATION:
NEW DEVELOPMENT
THESE CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CURRENT STORMWATER MANAGEMENT REGULATIONS AS SET FORTH IN THE CITY OF WICHITA'S STORMWATER MANAGEMENT ORDINANCE 16.32 AND THE POLICIES/GUIDELINES PRESENTED IN THE WICHITA/SEDGWICK COUNTY STORMWATER MANUAL.

DISTURBED AREA = 35,903 SF (.824 ACRES)
WATER QUALITY TREATMENT: REGIONAL POND
DOWNSTREAM CHANNEL PROTECTION: N/A
DETENTION: PROVIDED BY REGIONAL POND

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORM WATER DIVISION

ENGINEERING Julianne Kallman 12-1-17
STORMWATER Joe Hickle PE 12-1-17

APPROVED AS NOTED

INSPECTION AND TESTING FOR THIS PROJECT IS TO BE PROVIDED BY A LICENSED CONSULTING ENGINEERING FIRM UNDER CONTRACT WITH THE OWNER /DEVELOPER. SAID INSPECTION TO BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD CONSTRUCTION ENGINEERING PRACTICES AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF KANSAS. NO WORK SHALL BE PERFORMED THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED WITHOUT WRITTEN AUTHORIZATION BY CITY ENGINEERING. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CURRENT CITY OF WICHITA SPECIFICATIONS AND STANDARDS AND SPECIAL PROVISIONS. (ON FILE AND AVAILABLE AT WICHITA.GOV).

AN APPROVED COPY OF THESE PLANS SIGNED BY CITY STAFF ARE REQUIRED ON-SITE.

SHEET INDEX

BENCHMARKS:

BM#1: NORTHWEST CORNER OF LOT 6, BLOCK A, TYLER POINTE ADDITION, CHISELED "V" NOTCH - ELEVATION = 1356.51 NAVD88

BM#2: CITY OF WICHITA DISC LOCATED AT THE SOUTHWEST CORNER OF 13TH AND TYLER - ELEVATION = 1356.41 NAVD88

AS -BUILT - built per plan
Contractor - Sooter Excavating
Inspecting Firm: GSI Engineering
8-10-18

DEVELOPER
VRE TYLER ROAD, LLC
1211 SOUTH WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092

ENGINEERING
CIVIL CONSUTLING ENGINEERS INC.
122 CEDAR WOODS TRAIL
CANTON, GA 30114

PLANNING AND ZONING
455 N MAIN ST #10
WICHITA, KS 67202

TIMOTHY W. STACKHOUSE
LICENSE NO. 25288

ENGINEER OF RECORD
COA# E-2842

NOVEMBER 2017

24-HOUR EMERGENCY CONTACT DEREK BROWN (504) 557-2019

(2) REVISIONS:	11/20/17 CONFORMED TO CITY COVER SHEET STANDARDS, MODIFIED SHEETS C13 TO C18
(1) REVISIONS:	091217 ADDED SHEET: IR, AND SD3. LS REVISED IN TOTAL
PROJECT:	PROPOSED HARDEES
PROJECT ADDRESS:	1320 N. TYLER RD
PROJECT ADDRESS:	WICHITA, KS
CLIENT:	VRE TYLER ROAD, LLC
CLIENT ADDRESS:	1211 S. WHITE CHAPEL BLVD
CLIENT ADDRESS:	SOUTHLAKE, TX 76092
DATE: 08/16/2017	DWG: PRJI

Civil Consulting Engineers, Inc.
ceinc. 122 CEDAR WOODS TRAIL
CANTON, GA 30114
678-462-4072

COVER SHEET | C1

VICINITY MAP
N.T.S

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 20173C0329G, DATED DECEMBER 22, 2016.

LEGAL DESCRIPTION:

A CONTIGUOUS TRACT OF LAND LYING WITHIN LOT 3, BLOCK A, TYLER POINTE ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, SAID PORTION OF LOT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINE OF SAID LOT 3, ON A PLATTED BEARING OF N00°00'00"W, 198.56 FEET; THENCE N90°00'00"E, 181.25 FEET; THENCE S57°42'54"E, 41.90 FEET; THENCE S32°17'06"W, 200.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 14.16 FEET, SAID CURVE HAVING A RADIUS OF 14.06 FEET, A CHORD LENGTH OF 13.57 FEET AND A CHORD BEARING OF S61°08'33"W, TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S90°00'00"W, ALONG THE SOUTH LINE OF SAID LOT 3, 97.61 FEET TO THE POINT OF BEGINNING.

NOTES:

THERE ARE NO LAKES OR STREAMS LOCATED WITHIN 200 FEET OF THE PROPOSED PROPERTY.

ALL UTILITY EASEMENTS LOCATED ON PROPOSED PROPERTY SHOWN.

THERE ARE NO CEMETERIES LOCATED ON PROPOSED PROPERTY.

THERE ARE NO WETLANDS LOCATED WITHIN 200 FEET OF PROPOSED PROPERTY.

CONCRETE PAVING SHALL BE TINTED AND SEALED, SOLOMONS COLOR, SGS INTEGRAL COLOR #920 BLACK ONYX 1 SHALL BE USED AT A RATE OF 25 LB BAG PER A YARD OF CONCRETE. THE CONCRETE SEALER SHALL BE WR MEADOWS SEALER CS-309-30, 1 POUND OF CONCRETE DYE SHALL BE MIXED WITH EVERY 5 GALLONS OF SEALER.

LANDSCAPING NOTES.

LANDSCAPED AREAS ARE REQUIRED TO BE PROVIDED WITH A PERMANENT WATER SUPPLY, AND NOTES ON THE LANDSCAPE PLAN INDICATE THAT AN AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED. NOTES SPECIFY THAT THE SPRINKLER SYSTEM WILL BE EQUIPPED WITH AN AUTOMATIC RAIN-SENSING DEVICE, AS REQUIRED.

THE APPLICANT IS ADVISED THAT FINAL ACCEPTANCE OF THE LANDSCAPING IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ACCEPTANCE WILL BE BASED UPON THE LANDSCAPE PLAN AS APPROVED AT SITE PLAN REVIEW.

THE APPLICANT IS REQUIRED TO MAINTAIN LANDSCAPING IN GOOD CONDITION, INCLUDING REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES. EXISTING TREES WHICH ARE REMOVED DUE TO DISEASE OR DEATH SHALL BE REPLACED WITH THE SAME TYPE OR AS APPROVED BY THE ZONING ADMINISTRATOR.

ANY ALTERATIONS TO THE LANDSCAPE PLAN SUBSEQUENT TO SITE PLAN APPROVAL BY THE PLANNING COMMISSION SHALL BE SUBMITTED TO THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL. SUBSTANTIAL CHANGES TO THE PLAN REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION.

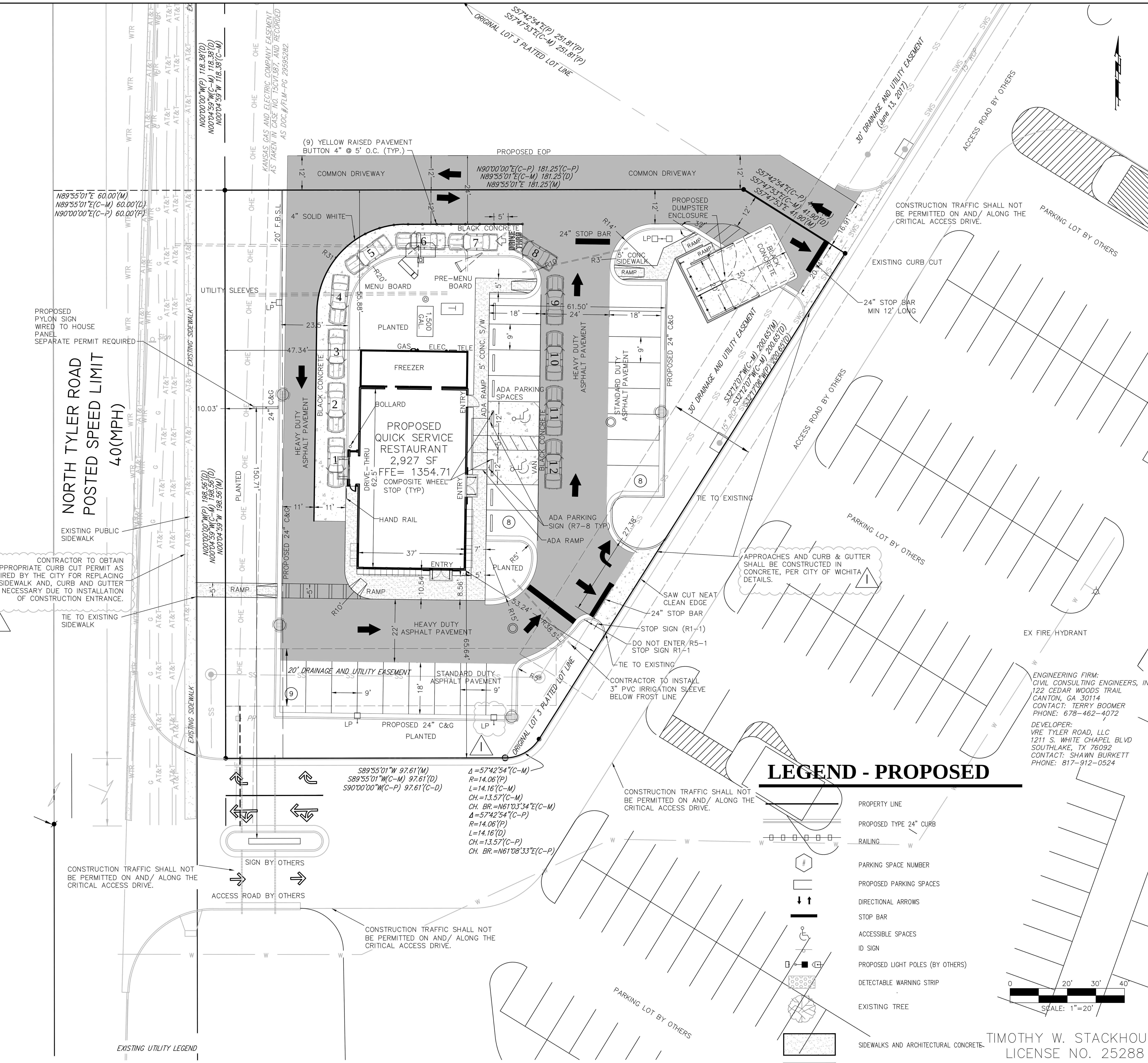
PSI'S SCOPE OF SERVICES DID NOT INCLUDE EXTENSIVE SAMPLING AND CBR TESTING OF EXISTING SUBGRADE OR POTENTIAL SOURCES OF IMPORTED FILL FOR THE SPECIFIC PURPOSE OF DETAILED PAVEMENT ANALYSIS. INSTEAD, THIS REPORT IS BASED ON PAVEMENT-RELATED DESIGN PARAMETERS THAT ARE CONSIDERED TO BE TYPICAL FOR THE AREA SOILS TYPES.
PAVEMENT SECTIONS CAN BE GRADE SUPPORTED ON A MINIMUM OF TWELVE (12) INCHES OF PROPERLY COMPACTED LOW PLASTICITY STRUCTURAL FILL. CLASS "C" FLYASH OR LIME-TREATMENT OF THE ONSITE HIGH PLASTIC CLAYS CAN ALSO BE PERFORMED. THE CRUSHED STONE BASE CAN BE INCLUDED IN THE 12 INCHES OF REMEDIATION RECOMMENDED IN THE AREAS OF UNDOCUMENTED FILL AND FAT CLAY. PROOF-ROLLING, AS DISCUSSED EARLIER IN THIS REPORT, SHOULD BE ACCOMPLISHED TO IDENTIFY SOFT OR UNSTABLE SOILS THAT SHOULD BE REMOVED FROM THE PAVEMENT AREA PRIOR TO FILL PLACEMENT AND/OR PAVEMENT CONSTRUCTION. THESE SOILS SHOULD BE REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL AS DESCRIBED EARLIER IN THIS REPORT.
PAVEMENT SECTIONS WERE EVALUATED USING PAVEMENT ASSESSMENT SOFTWARE (PAS), WHICH IS BASED ON THE 1993 AASHTO DESIGN EQUATIONS, A RELIABILITY OF 80%, AN ANNUAL GROWTH RATE OF 2%, AND A 20 YEAR EQUIVALENT 18-KIP SINGLE AXLE LOAD (ESAL) OF 30,000 FOR LIGHT DUTY PAVEMENTS AND 60,000 FOR HEAVY DUTY PAVEMENTS. FLEXIBLE PAVEMENTS WERE EVALUATED BASED ON AN INITIAL SERVICEABILITY OF 4.2

RECOMMENDED THICKNESSES (INCHES)		
PAVEMENT MATERIALS *	CAR PARKING	CAR DRIVE LANES
Asphaltic Surface Course	2	2
Asphaltic Binder Course	4	5
Newly placed low plasticity fill, placed as recommended. Subgrade should be proofrolled prior to paving.	-	-

*Pavement materials should conform to local and state guidelines, if applicable.

RECOMMENDED THICKNESSES (INCHES)		
PAVEMENT MATERIALS *	CAR PARKING	DRIVEWAYS
Asphaltic Surface Course	1½	1½
Asphaltic Binder Course	2	3½
Crushed stone (3/4-inch minus)	6	6
Or		
Portland Cement Concrete	5	6
Crushed stone (3/4-inch minus)	4	4

*Pavement materials should conform to local and state guidelines, if applicable.



EXISTING UTILITY LEGEND

- Gas Line
- Overhead Electric Line
- Underground Electric Line
- Sanitary Sewer Line
- Stormwater Sewer Line
- Telephone Line
- Water Line
- Fence Line

UTILITY OPERATING AUTHORITIES

Storm Water Sewer
City Hall – 455 N. Main St.
Wichita, KS 67202 (316) 268-4908

Water & Sanitary Sewer
Wichita Water & Sewer Department
City Hall – 455 N. Main St.
Wichita, KS 67202 (316) 268-4555

Black Hills Gas Company
2330 North Hoover Rd.
Wichita, KS 67205 (316) 941-1628

Kansas Gas Service
1021 East 26th Street North
Wichita, KS 67219 (316) 831-5616

Westar Energy
201 N. Market St.
Wichita, KS 67202 (316) 261-6734

A.T.&T.
154 North Broadway St.
Wichita, KS 67202 (316) 268-2245

LEGEND - PROPOSED

- PROPERTY LINE
- PROPOSED TYPE 24" CURB
- RAILING
- PARKING SPACE NUMBER
- PROPOSED PARKING SPACES
- DIRECTIONAL ARROWS
- STOP BAR
- ACCESSIBLE SPACES
- ID SIGN
- PROPOSED LIGHT POLES (BY OTHERS)
- DETECTABLE WARNING STRIP
- EXISTING TREE
- SIDEWALKS AND ARCHITECTURAL CONCRETE
- HEAVY DUTY ASPHALTIC CONCRETE
- STANDARD DUTY CONCRETE (COLORED BLACK PER SPECIFICATION)
- STANDARD DUTY ASPHALTIC CONCRETE
- HEAVY DUTY CONCRETE PAVEMENT (COLORED BLACK PER SPECIFICATION)

0 20' 30' 40
SCALE: 1"=20'

ENGINEERING FIRM:
CIVIL CONSULTING ENGINEERS, INC.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
CONTACT: TERRY BOOMER
PHONE: 678-462-4072

DEVELOPER:
VRE TYLER ROAD, LLC
1211 S. WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092
CONTACT: SHAWN BURKETT
PHONE: 817-912-0524

TIMOTHY W. STACKHOUSE
LICENSE NO. 25288

TIMOTHY STACKHOUSE LICENSED 25288 11/20/2017 KANSAS PROFESSIONAL ENGINEER

ENGINEER OF RECORD
COA# E-2842

SITE NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: BAUGHMAN

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.

7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

9 SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.

15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.

17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

MUNICIPALITY:
CITY OF WICHITA, KS
455 NORTH MAIN, 10TH FLOOR
WICHITA, KS 67202
PHONE: 316.268.4494

ZONED: COMMUNITY UNIT PLAN DP-329 HAS BEEN PREVIOUSLY APPROVED. THE ZONING CONDITIONS FOR ZONE (LC) SHALL APPLY TO THIS DEVELOPMENT. NEEDS A CUP MODIFICATION

SITE AREA: 32,811 SF/0.753 ACRES

IMPERVIOUS AREA = 22,578 SF 0.52 AC 69%

BUILDING AREA: 2,927 SF

PROTOTYPE: H24-66

FRONT SETBACK: 20 FEET
SIDE SETBACK: NONE
REAR SETBACK: NONE

REQUIRED LANDSCAPED STREET YARD
198.56 FEET PROPOSED LOT DEPTH x 8 SF PER LINEAR FOOT = 1,588.48 SF REQUIRED

TOTAL LANDSCAPE FRONTAGE (NORTH TYLER RD) = 3,971.2 SF

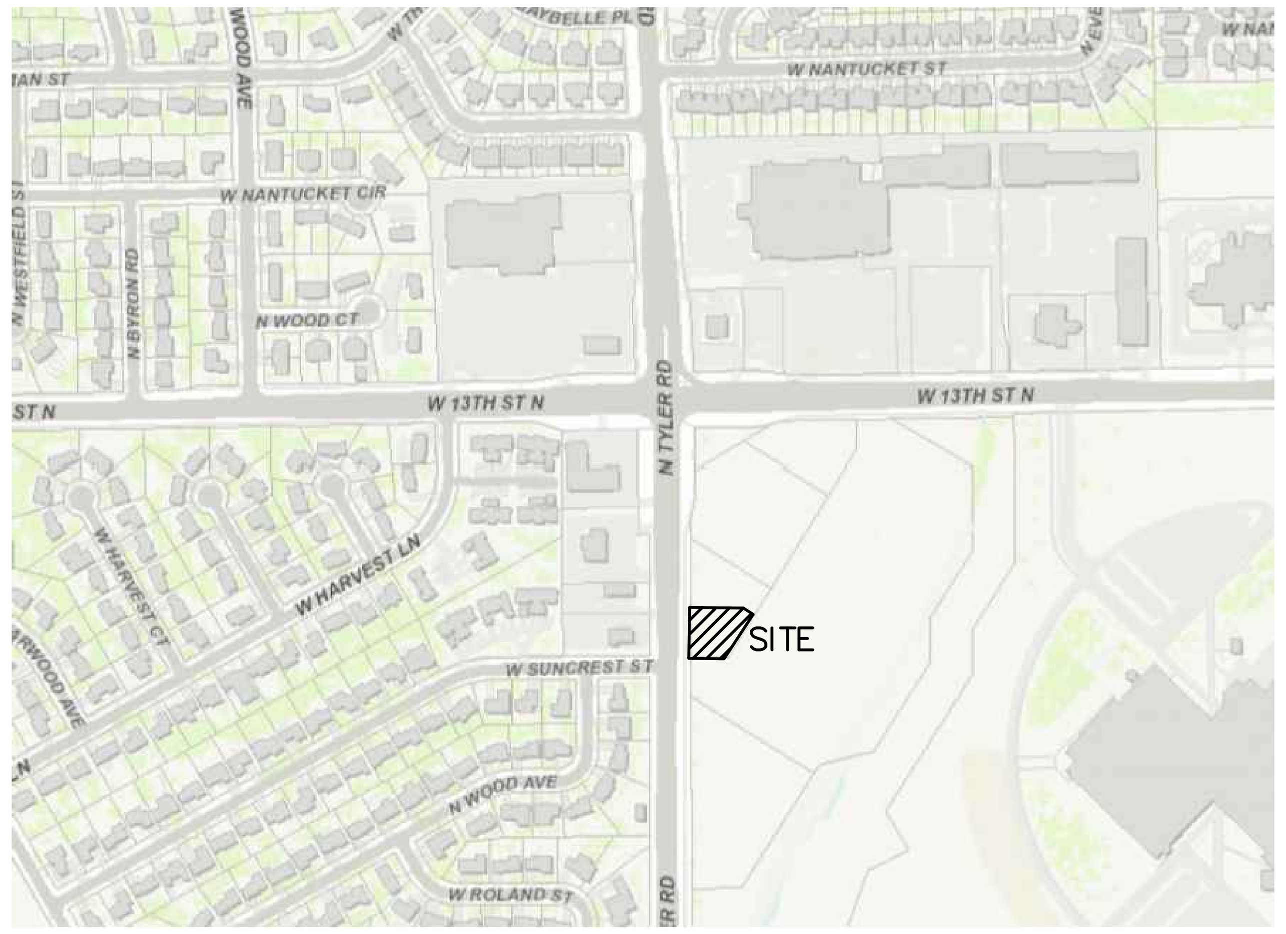
PARKING ANALYSIS:
RESTAURANT:
1 PER 3 SEATS
66 SEATS/3 = 22

TOTAL PARKING REQUIRED: 22
TOTAL PARKING PROVIDED: 25 PLUS 5 SHARED W/2 ADA SPACES = 30

REVISIONS:	11/20/17 MODIFIED PROPOSED LIGHT FIXTURE LOCATION & DRIVEWAY NOTES
PROJECT:	PROPOSED HARDEES
PROJECT ADDRESS:	1320 N. TYLER RD
PROJECT ADDRESS:	WICHITA, KS
CLIENT:	VRE TYLER ROAD, LLC
CLIENT ADDRESS:	1211 S. WHITE CHAPEL BLVD
CLIENT ADDRESS:	SOUTHLAKE, TX 76092
DATE: 08/16/2017	DWG: PRJI

Civil Consulting Engineers, Inc.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
678-462-4072

SITE PLAN | C2



VICINITY MAP
N.T.S

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 20173C0329G, DATED DECEMBER 22, 2016.

PAVEMENT SUBGRADE PREPARATION
PRIOR TO PAVING, THE PREPARED SUBGRADE SHOULD BE PROOF-ROLLED USING A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR TYPE OF PNEUMATIC TIRED EQUIPMENT WITH A MINIMUM GROSS WEIGHT OF NINE (9) TONS PER SINGLE AXLE.
LOCALIZED SOFT AREAS IDENTIFIED SHOULD BE REPAIRED PRIOR TO PAVING. MOISTURE CONTENT OF THE SUBGRADE SHOULD BE MAINTAINED BETWEEN -2% AND +3% OF THE OPTIMUM AT THE TIME OF PAVING. IT MAY REQUIRE REWORK WHEN THE SUBGRADE IS EITHER DESICCATED OR WET.
CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED TO PREVENT UNNECESSARY DISTURBANCE OF THE PAVEMENT SUBGRADE.
DISTURBED AREAS, AS VERIFIED BY PSI, SHOULD BE REMOVED AND REPLACED WITH PROPERLY COMPACTED MATERIAL.
THE EDGES OF COMPACTED FILL SHOULD EXTEND A MINIMUM TWO (2) FEET BEYOND THE EDGES OF THE PAVEMENT, OR A DISTANCE EQUAL TO THE DEPTH OF FILL BENEATH THE PAVEMENT, WHICHEVER IS GREATER. THE MEASUREMENT SHOULD BE TAKEN FROM THE OUTSIDE EDGE OF THE PAVEMENT TO THE TOE OF THE EXCAVATION PRIOR TO SLOPING.
PAVEMENT DRAINAGE & MAINTENANCE
PSI RECOMMENDS PAVEMENTS BE SLOPED TO PROVIDE RAPID SURFACE DRAINAGE. WATER ALLOWED TO POND ON OR ADJACENT TO THE PAVEMENT COULD SATURATE THE SUBGRADE, CAUSE PREMATURE DETERIORATION OF THE PAVEMENTS, AND MAY REQUIRE REMOVAL AND REPLACEMENT. PSI RECOMMENDS THE SUBGRADE BE SLOPED TO DRAIN PRIOR TO PLACING THE CRUSHED STONE BASE. CONSIDERATION SHOULD BE GIVEN TO THE USE OF INTERCEPTOR DRAINS TO COLLECT AND REMOVE WATER COLLECTING IN THE CRUSHED STONE BASE. THE INTERCEPTOR DRAINS COULD BE INCORPORATED WITH THE STORM DRAINS OF OTHER UTILITIES LOCATED IN THE PAVEMENT AREAS.

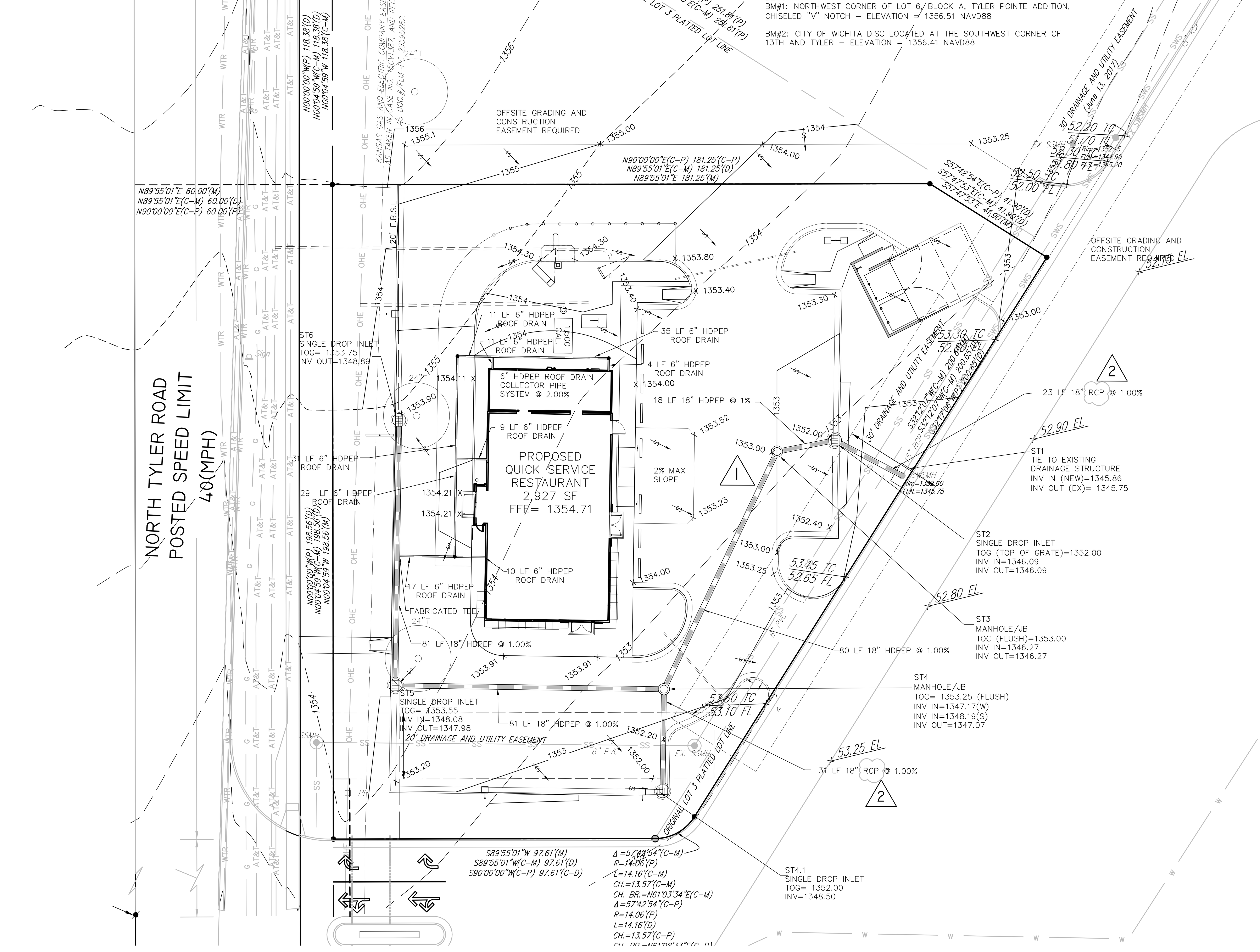
ENGINEERING FIRM:
CIVIL CONSULTING ENGINEERS, INC.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
CONTACT: TERRY BOOMER
PHONE: 678-462-4072

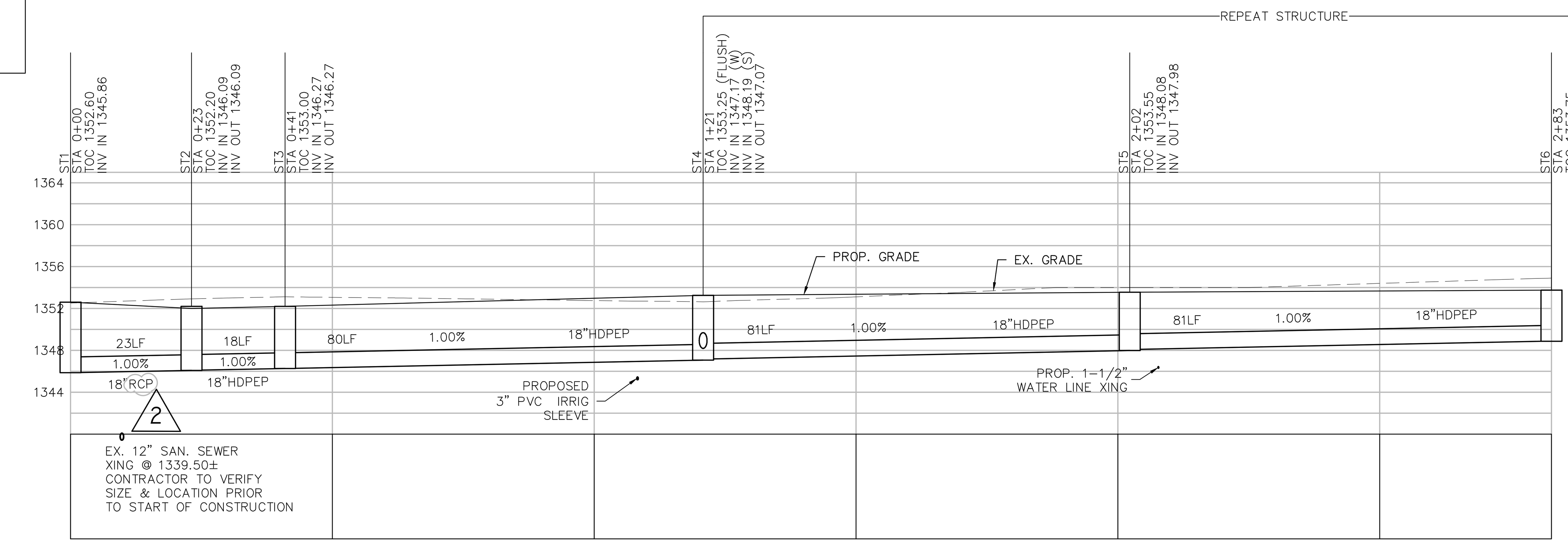
DEVELOPER:
VRE TYLER ROAD, LLC
1211 S. WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092
CONTACT: SHAWN BURKETT
PHONE: 817-912-0524

UNDER NO CIRCUMSTANCES SHALL LOT 4 BE UTILIZED AS A CONSTRUCTION STAGING SIGHT. ANY DAMAGES OR NECESSARY REMEDIATION TO ADJACENT PROPERTIES, CAUSED BY CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER OF LOT 3, TYLER ROAD LLC TO CORRECT AND REMEDIATE.

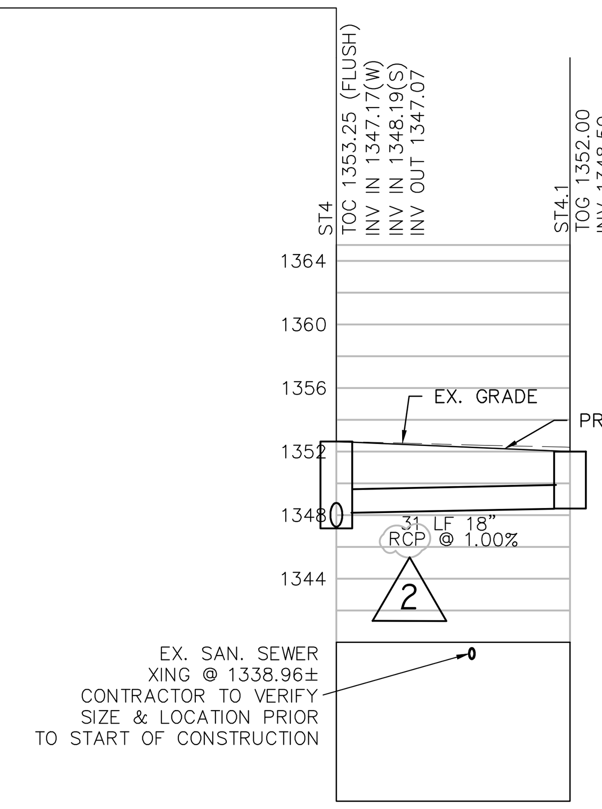
BENCHMARK:
BM#1: NORTHWEST CORNER OF LOT 6, BLOCK A, TYLER POINTE ADDITION, CHISELED "V" NOTCH – ELEVATION = 1356.51 NAVD88

BM#2: CITY OF WICHITA DISC LOCATED AT THE SOUTHWEST CORNER OF 13TH AND TYLER – ELEVATION = 1356.41 NAVD88





STORM SEWER PROFILE
SCALE: 1"=10'(V) 1"=20'(H)



STORM SEWER PROFILE
SCALE: 1"=10'(V) 1"=20'(H)

TIMOTHY W. STACKHOUSE
LICENSE NO. 25288

ENGINEER OF RECORD
COA# E-2842

GRADING NOTES:

1. INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER AND ENGINEER.

3. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.

4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.

5.ADS N-12 ST IB PIPE PER ASTM F2648) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4- THROUGH 60-INCH (100 TO 1500 MM) SHALL MEET ASTM F2648. MANNING'S "N" VALUE FOR USE IN DESIGN SHALL BE 0.012.

6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.

7. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO; SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.

9. WHEN CURB AND GUTTER IS REPLACED, REPLACEMENT MUST BE FOR THE WHOLE CURB AND GUTTER. NO CUTS SHALL BE MADE AT THE FLOW LINE.

10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.

11. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS, ON AND OFFSITE DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

12. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOWABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. SPOIL FROM FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM SITE. NO SPOILS SHALL BE STOCK PILED ON THE ADJACENT PROPERTY.

14. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS.

15. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHOULD BE A CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL GRADATION ANALYSIS SHOULD BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHOULD BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES IN THICKNESS, AT MOISTURE CONTENTS WITHIN THREE PERCENT OPTIMUM, AND COMPACTED TO MINIMUM DENSITY OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR

MUNICIPALITY:
CITY OF WICHITA, KS
455 NORTH MAIN, 10TH FLOOR
WICHITA, KS 67202
PHONE: 316.268.4494

BENCHMARK:
BM#1: NORTHWEST CORNER OF LOT 6, BLOCK A, TYLER POINTE ADDITION, CHISELED "V" NOTCH – ELEVATION = 1356.51 NAVD

BM#2: CITY OF WICHITA DISC LOCATED AT THE SOUTHWEST CORNER OF 13TH AND TYLER – ELEVATION = 1356.41 NAVD88

0 20' 30' 40'
SCALE: 1"=20'

2 REVISIONS:	11/20/17 MODIFIED STORMWATER PIPE MATERIAL, ADDED PROFILES TO THIS SHEET
1 REVISIONS:	10/13/17 REVISED STORM SEWER
PROJECT:	PROPOSED HARDEES
PROJECT ADDRESS:	1320 N. TYLER RD
PROJECT ADDRESS:	WICHITA, KS
CLIENT:	VRE TYLER ROAD, LLC
CLIENT ADDRESS:	1211 S. WHITE CHAPEL BLVD
CLIENT ADDRESS:	SOUTHLAKE, TX 76092
DATE: 08/16/2017	DWG: PRJ1

Civil Consulting Engineers, Inc.
122 CEDAR WOODS TRAIL
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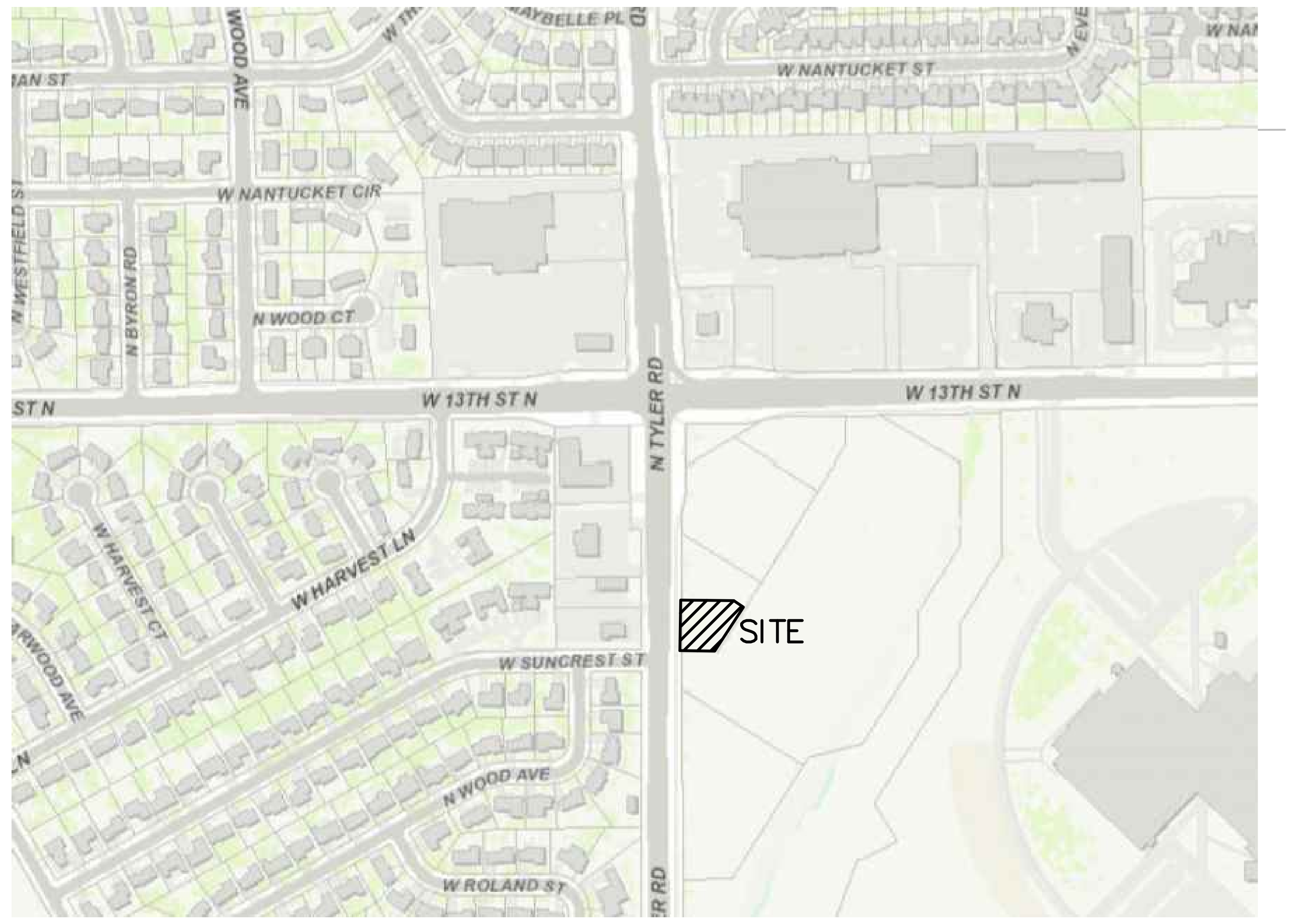
678-462-4072

GRADING PLAN & PIPE PROFILES | C3



VICINITY MAP
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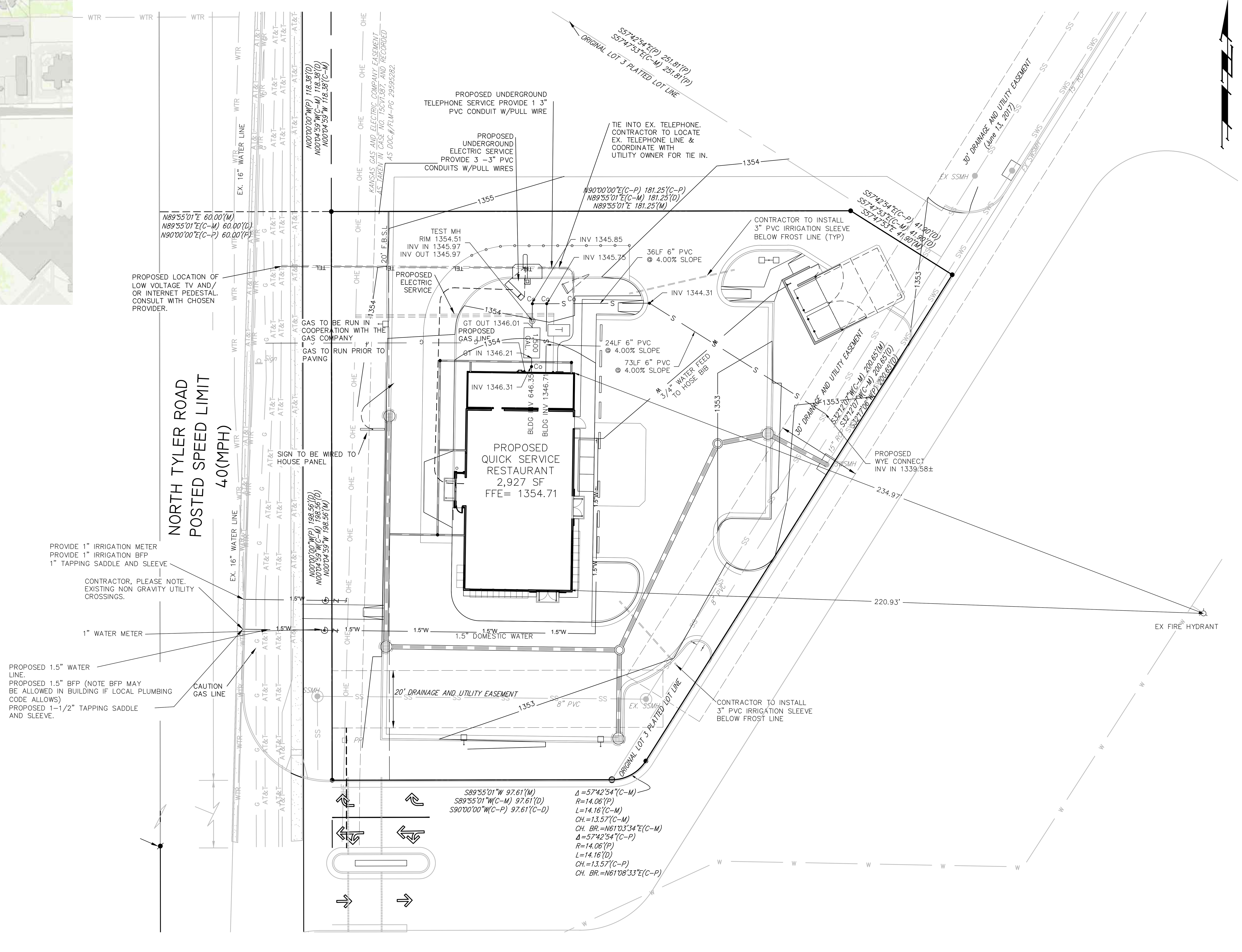

UTILITY NOTES:

1. STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER MAIN CONSTRUCTION.

2. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL TRANSFORMER PADS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSFORMER TO THE BUILDING.

3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.

4. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

5. SANITARY SEWER PIPE SHALL BE PVC SDR 35 ASTM 3034 FOR PIPES LESS THAN 12' DEEP. PVC PIPE SHALL BE BELL & SPICOT TYPE WITH INTEGRAL BELL AND RUBBER GASKETS. DUCTILE IRON CLASS 52 AWA C150, ANSI: A21.S1 WITH PUSH ON OR MECHANICAL JOINTS MAY BE SUBSTITUTED FOR PVC PIPE.

6. SANITARY SEWER PIPE SHALL HAVE A MINIMUM DEPTH OF 6' FEET. PERCENTAGE OF GRADES LISTED FOR SANITARY SEWER LINES WERE CALCULATED FROM THE CENTERLINE OF ONE MANHOLE TO THE CENTERLINE OF THE NEXT MANHOLE.

7. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS, ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION. SEWER SERVICE LATERALS ARE TO BE PERMANENTLY MARKED ON THE CURB.

8. ALL MANHOLES REQUIRE KOR-N-SEAL OR EQUAL RUBBER BOOTS.

9. THE MANHOLE IN THE NORTHWEST CORNER OF THE SITE SHALL BE ADJUSTED TO THE FINISHED GRADE OF THE NEW PARKING LOT AND A TRAFFIC BEARING COVER INSTALLED.

10. ALL WATER PIPE 4" DIAMETER AND LARGER SHALL BE C900, CLASS 150 PVC WATER PIPE WITH 150 PSI PRESSURE RATING CONFORMING TO AWWA, AND UNIBELL PLASTIC PIPE STANDARD SPECIFICATIONS. FITTINGS 4" AND LARGER SHALL BE CAST IRON OR DUCTILE IRON CONFORM WITH WWA STANDARD SPECIFICATIONS.

11. ALL WATER PIPE 3" AND SMALLER SHALL BE TYPE K COPPER OR SDR 21 PER ANSI 16.22.

12. CONTRACTOR SHALL MAINTAIN A MINIMUM 4 FEET OF COVER FOR ALL WATER LINES.

13. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH WATER DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPARATUS INCLUDING: WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.

14. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS (10') TEN FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS (18") EIGHTEEN INCHES.

15. ALL FIRE HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.

16. ALL DOMESTIC WATER LEADS SHALL HAVE REDUCED PRESSURE VALVES AS DIRECTED BY THE OWNER'S ARCHITECT.

17. EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.

18. ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.

19. CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.

20. PRIMARY ELECTRIC SERVICE IS PROVIDED BY THE POWER COMPANY. THIS INCLUDES THE TRANSFORMER AND PAD, TRENCHING, BACKFILL AND COMPACTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH POWER SERVICE AS WELL AS SECONDARY SERVICE.

21. GAS LINES ARE INDICATED FOR COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH GAS SERVICE.

22. GAS AND UNDERGROUND ELECTRIC LINES ARE SHOWN FOR COORDINATION ONLY. EXACT LOCATION WILL BE FIELD DETERMINED DURING CONSTRUCTION.

0 20' 30' 40'
SCALE: 1"=20'

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TIMOTHY W. STACKHOUSE
LICENSE NO. 25288

TIMOTHY STACKHOUSE LICENSED 25288 11/20/2017 KANSAS PROFESSIONAL ENGINEER

ENGINEER OF RECORD
COA# E-2842

REVISIONS:	
PROJECT: PROPOSED HARDEES	
PROJECT ADDRESS: 1320 N. TYLER RD	
PROJECT ADDRESS: WICHITA, KS	
CLIENT: VRE TYLER ROAD, LLC	
CLIENT ADDRESS: 1211 S. WHITE CHAPEL BLVD	
CLIENT ADDRESS: SOUTHLAKE, TX 76092	
DATE: 08/16/2017	DWG: PRJ1

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122 CEDAR WOODS TRAIL
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UTILITY PLAN	C4

VICINITY MAP
N.T.S

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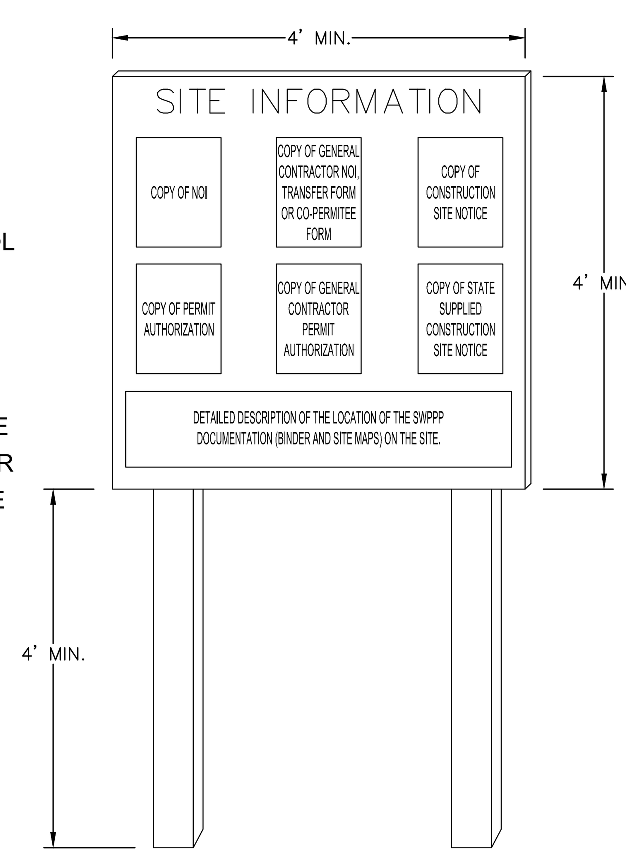
ANTICIPATED ACTIVITY SCHEDULE							
ACTIVITY		DEC 2017	JAN 2018	FEB 2018	MAR 2018	APRIL 2018	MAY 2018
1	INSTALL SEDIMENT CONTROLS AND DETENTION FACILITIES						
2	CLEARING AND GRADING						
3	STORM DRAIN INSTALLATION						
4	SANITARY SEWER INSTALLATION						
5	GRASS (TEMP.) (PERM.)						
6	UTILITY INSTALLATION						
7	MAINTAIN EROSION CONTROL						
8	BLDG. CONST. AND PAVING						
9	FINAL LANDSCAPING						
10	CLEAN UP						

PHASE 1

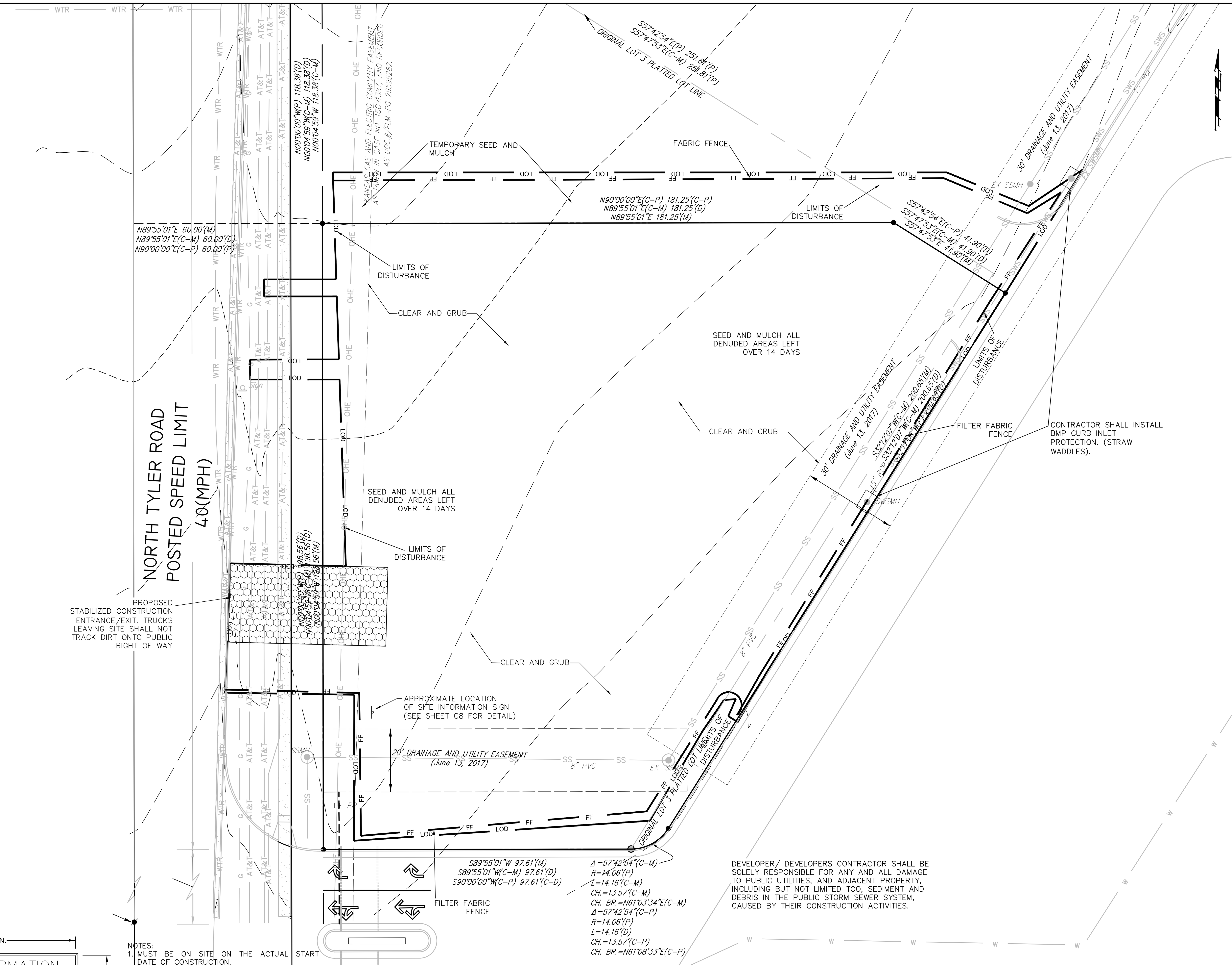
1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, THE POINTS OF COMPLIANCE ARE THE PERIMETER BOUNDARIES AND ANY DRAINAGE WAYS OR STORM SEWERS DRAINING THROUGH OR FROM THE SITE. SHOULD LAKES BE CONSTRUCTED WITHIN THE SUBDIVISION THAT WILL DISCHARGE DURING STORMS, THEY ARE ALSO A POINT OF COMPLIANCE.
2. SILT FENCE MUST BE CONSTRUCTED ALONG THE PROPERTY LINE WHERE ON SITE WATER CAN DRAIN OFF THE PROPERTY. THESE EROSION CONTROL DEVICES WILL ALSO BE INSTALLED ALONG ANY DRAINAGE DITCH THAT CAN DISCHARGE. INLET PROTECTION OF EXISTING DRAINAGE STRUCTURES ON OR NEAR SITE AS INDICATED SHALL BE INSTALLED.
3. SHOULD SILT OR SEDIMENT ENTER THE DITCHES OR STREETS ON THE ADJACENT BOUNDARY STREETS, APPROPRIATE EROSION CONTROL DEVICES WILL BE PLACED WITHIN THE SUBDIVISION TO PREVENT THIS.
4. ANY MUD TRACKED ONTO ADJACENT STREETS WILL BE REMOVED WITHIN 24 HOURS OR BY FRIDAY AT 6:00 PM, WHICHEVER IS EARLIER.
5. CONTRACTORS WORKING WITHIN THE SITE WILL NOT BE REQUIRED TO USE INDIVIDUAL EROSION CONTROL DEVICES AS LONG AS THOSE SPECIFIED ABOVE ARE IN PLACE AND EFFECTIVE. CONTRACTORS WORKING ON THE BOUNDARY LINE STREETS OR ON ADJACENT PROPERTIES TO EXTEND UTILITIES ARE EXPECTED TO USE EROSION CONTROL DEVICES AT THEIR WORK LOCATIONS, AS NEEDED.
6. UTILIZE STABILIZED CONSTRUCTION ENTRANCE AT ENTRANCE AND EXIT ONTO ANY EXISTING PUBLIC STREETS.
7. IF THE INITIAL EARTH WORK AND UTILITIES ARE DONE AS PART OF A PUBLIC IMPROVEMENT PROJECT, THESE EROSION CONTROL DEVICES WILL BE INSTALLED BY THE CONTRACTOR AS SPECIFIED IN THE INDIVIDUAL PROJECT CONTRACTS. THE CONTRACTOR WILL MAINTAIN THE DEVICES UNTIL COMPLETION OF THE CONTRACT, AT WHICH TIME THE DEVELOPER WILL ASSUME MAINTENANCE RESPONSIBILITIES. IF THESE CONTRACTS ARE NOT PUBLIC IMPROVEMENT PROJECTS, THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THESE DEVICES.
8. WITHIN 14 DAYS OF COMPLETION OF EARTHWORK ACTIVITIES IN ANY GIVEN AREA, THAT AREA SHALL BE TEMPORARILY OR PERMANENTLY SEEDED AND MULCHED.



SITE INFORMATION SIGN DETAIL

SCALE: NONE

NOTES:
1. MUST BE ON SITE ON THE ACTUAL START DATE OF CONSTRUCTION.
2. SIGN MUST IDENTIFY THE CONSTRUCTION SITE, THE PERMITTEE(S), AND THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S).
3. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
4. THE SITE INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
5. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SITE INFORMATION SIGN.



EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, OR CITY.

2. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

3. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.

4. PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE SITE. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY, THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

5. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS. IF WETLAND EXIST ON-SITE ANY CLEARING MUST BE IN ACCORDANCE WITH THE WETLANDS PERMIT.

6. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

7. DEVELOPER AND/OR CONTRACTOR AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

9. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FORM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

10. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY ENGINEER, CITY, AND/OR VRE TYLER POINTE, LLC REPRESENTATIVE.

11. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE SEDIMENTATION POND, SILT SHALL BE REMOVED WHEN A DEPTH OF 18" HAS ACCUMULATED AT THE OUTLET STRUCTURE.

12. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.

13. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

14. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 4.5 SQUARE YARDS OF 50-LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS. THE PLACEMENT OF RIP-RAP AT THE DOWNSTREAM HEADWALLS SHALL BE PLACED IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.

15. ANY DISTURBED ON OR OFFSITE AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

16. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

17. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE, INSTALLATION, MAINTENANCE AND REMOVAL AS REQUIRED BY THE REGULATIONS OF THE STATE. THE INSTALLATION OF THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.

18. CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

19. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.

TOTAL SITE AREA: .753 AC
TOTAL DISTURBED AREA: .82 AC

0 20' 30' 40'
SCALE: 1"=20'

ENGINEERING FIRM:
CIVIL CONSULTING ENGINEERS, INC.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
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TIMOTHY W. STACKHOUSE
LICENSE NO. 25288

TIMOTHY STACKHOUSE LICENSED 25288 KANSAS PROFESSIONAL ENGINEER

ENGINEER OF RECORD
COA# E-2842

REVISIONS:	
PROJECT: PROPOSED HARDEES	
PROJECT ADDRESS: 1320 N. TYLER RD	
PROJECT ADDRESS: WICHITA, KS	
CLIENT: VRE TYLER ROAD, LLC	
CLIENT ADDRESS: 1211 S. WHITE CHAPEL BLVD	
CLIENT ADDRESS: SOUTHLAKE, TX 76092	
DATE: 08/16/2017	DWG: PRJI

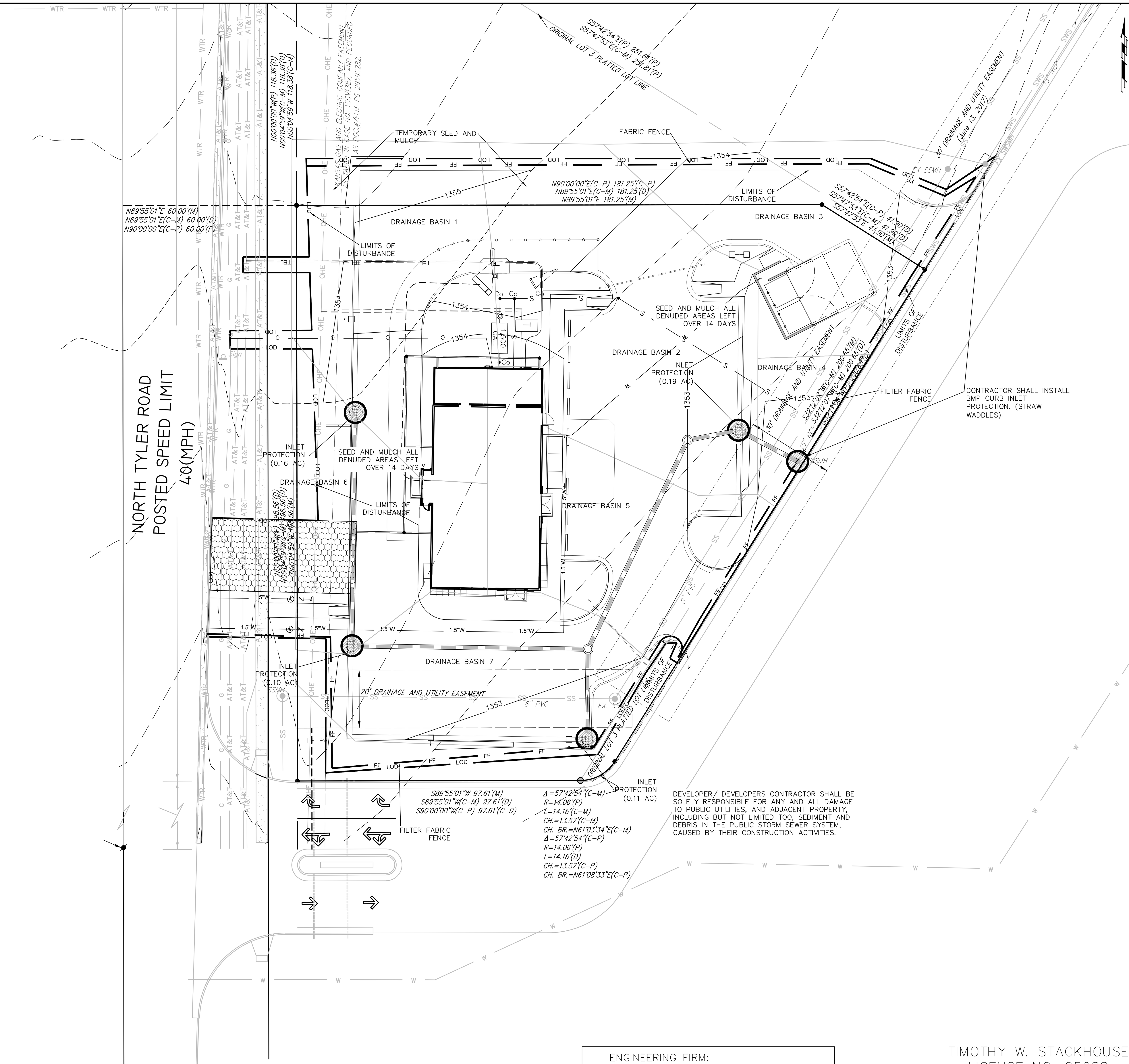
Civil Consulting Engineers, Inc.

122 CEDAR WOODS TRAIL
CANTON, GA 30114
678-462-4072

EROSION CONTROL PLAN I	C5

VICINITY MAP
N.T.S

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 20173C0329G, DATED DECEMBER 22, 2016.



ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APRIL 2018	MAY 2018
1	INSTALL SEDIMENT CONTROLS AND DETENTION FACILITIES						
2	CLEARING AND GRADING						
3	STORM DRAIN INSTALLATION						
4	SANITARY SEWER INSTALLATION						
5	GRASS (TEMP.) (PERM.)						
6	UTILITY INSTALLATION						
7	MAINTAIN EROSION CONTROL						
8	BLDG. CONST. AND PAVING						
9	FINAL LANDSCAPING						
10	CLEAN UP						

PHASE 2

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

6. THE DEVELOPER OF LOT 3 WILL MAINTAIN THESE EROSION CONTROL DEVICES ONCE INSTALLED.
7. ALL DISTURBED GROUND WILL BE FINAL GRADED AND TEMPORARILY OR PERMANENTLY SEEDED WITHIN 14 DAYS IF COMPLETION OF WORK IN ANY GIVEN PART OF THE SUBDIVISION.
8. ONCE ALL DISTURBED GROUND DRAINING TO AN INLET HAS BEEN RESTABILIZED WITH GRASS OR SOD, THE DEVELOPER OF LOT 3 WILL BE RESPONSIBLE FOR PERMANENTLY REMOVING THE INLET PROTECTION.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, OR CITY.

2. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

3. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.

4. PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE SITE. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY, THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

5. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS. IF WETLAND EXIST ON-SITE ANY CLEARING MUST BE IN ACCORDANCE WITH THE WETLANDS PERMIT.

6. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

7. DEVELOPER AND/OR CONTRACTOR AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

9. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FORM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

10. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY ENGINEER, CITY, AND/OR VRE TYLER POINTE, LLC REPRESENTATIVE.

11. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE SEDIMENTATION POND, SILT SHALL BE REMOVED WHEN A DEPTH OF 18" HAS ACCUMULATED AT THE OUTLET STRUCTURE.

12. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.

13. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

14. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 4.5 SQUARE YARDS OF 50-LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS. THE PLACEMENT OF RIP-RAP AT THE DOWNSTREAM HEADWALLS SHALL BE PLACED IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.

15. ANY DISTURBED ON OR OFFSITE AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

16. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

17. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE, INSTALLATION, MAINTENANCE AND REMOVAL AS REQUIRED BY THE REGULATIONS OF THE STATE. THE INSTALLATION OF THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.

18. CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

19. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.

TOTAL SITE AREA: .753 AC
TOTAL DISTURBED AREA: .82 AC

0 20' 30' 40'
SCALE: 1"=20'

ENGINEERING FIRM:
CIVIL CONSULTING ENGINEERS, INC.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
CONTACT: TERRY BOOMER
PHONE: 678-462-4072

DEVELOPER:
VRE TYLER ROAD, LLC
1211 S. WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092
CONTACT: SHAWN BURKETT
PHONE: 817-912-0524

TIMOTHY W. STACKHOUSE
LICENSE NO. 25288

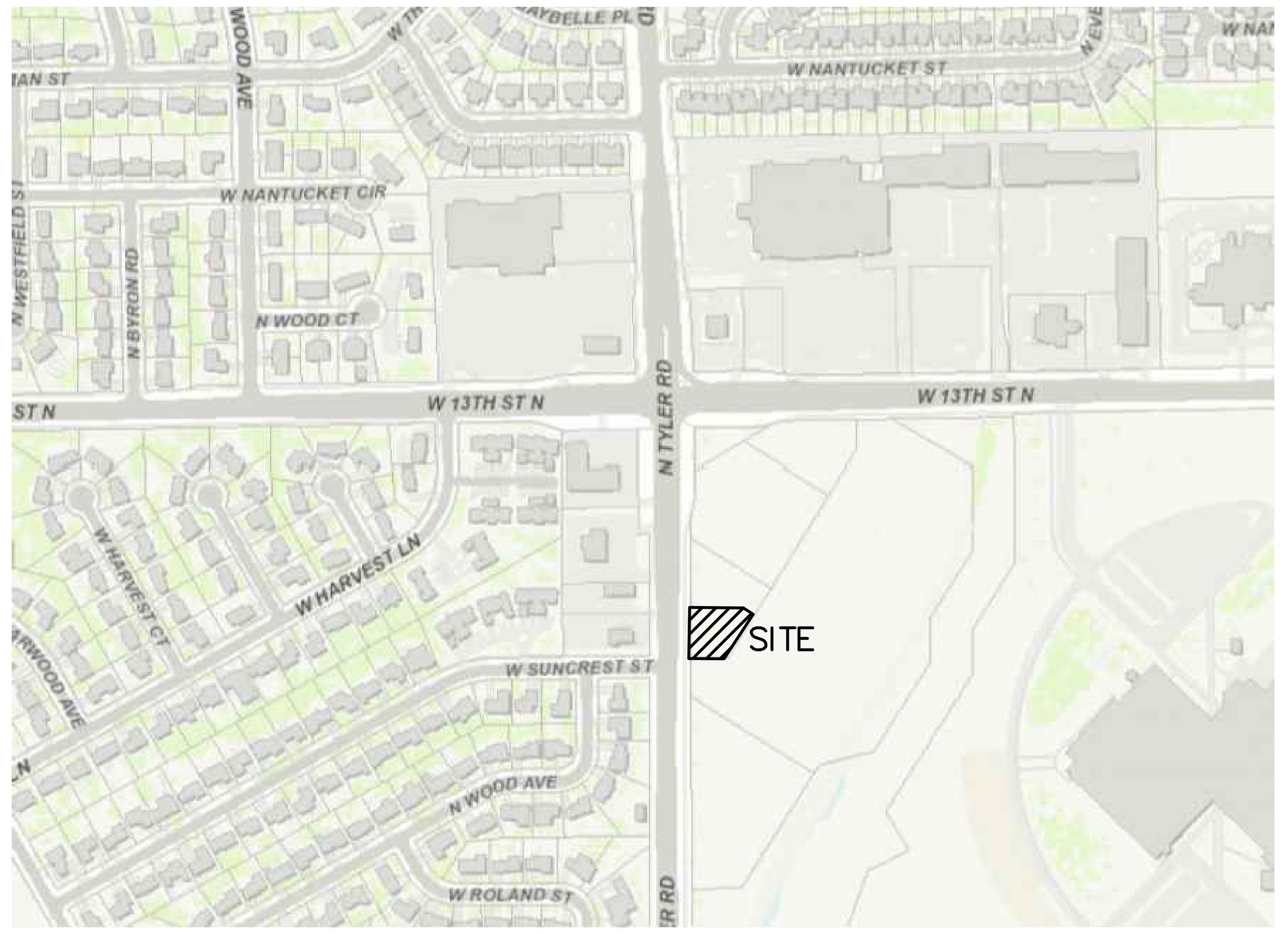
TIMOTHY STACKHOUSE LICENSED PROFESSIONAL ENGINEER 25288 KANSAS

ENGINEER OF RECORD
COA# E-2842

REVISIONS:	
PROJECT: PROPOSED HARDEES	
PROJECT ADDRESS: 1320 N. TYLER RD	
PROJECT ADDRESS: WICHITA, KS	
CLIENT: VRE TYLER ROAD, LLC	
CLIENT ADDRESS: 1211 S. WHITE CHAPEL BLVD	
CLIENT ADDRESS: SOUTHLAKE, TX 76092	
DATE: 08/16/2017	DWG: PRJI

Civil Consulting Engineers, Inc.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
678-462-4072

EROSION CONTROL PLAN II | C6



VICINITY MAP
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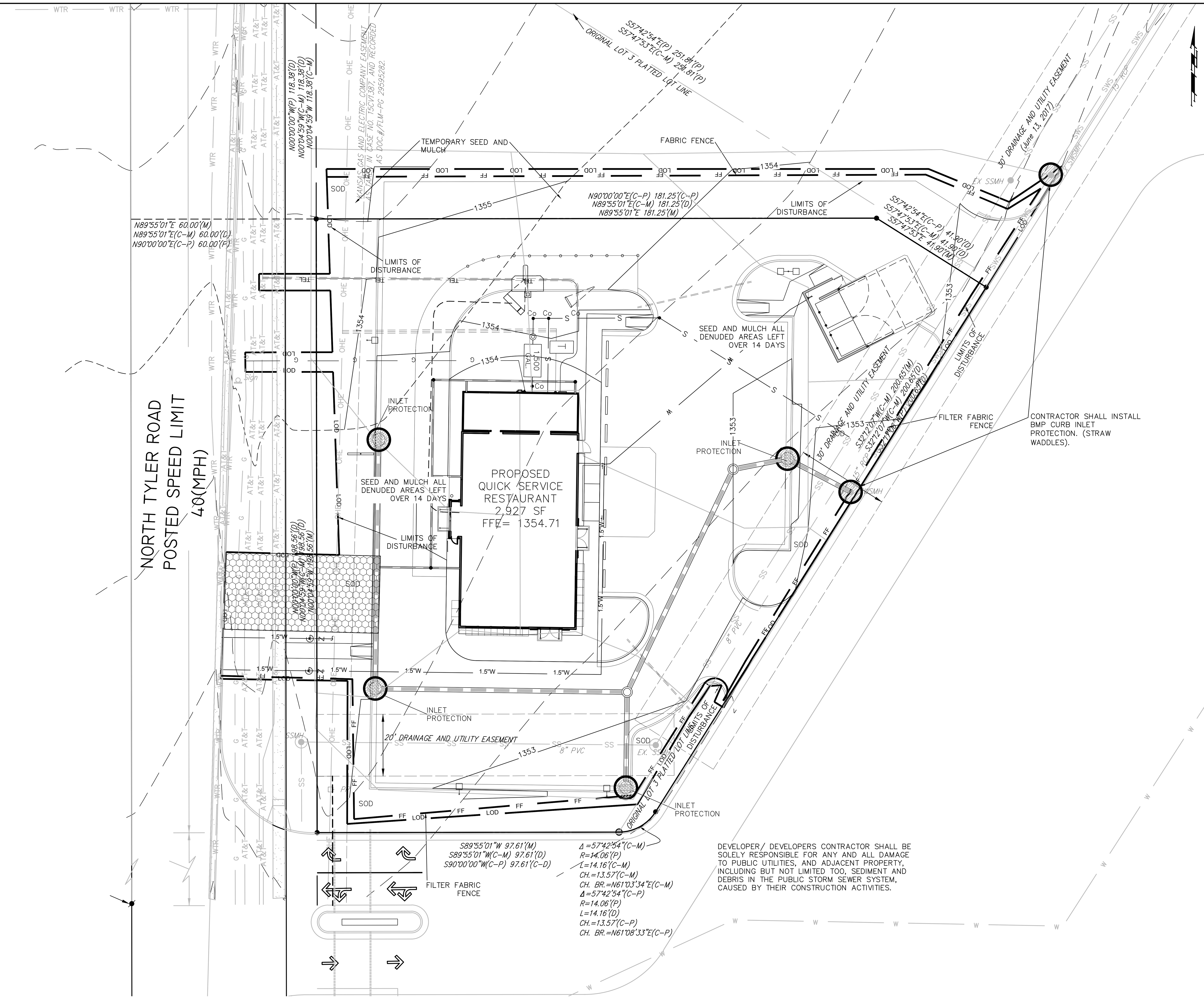

ANTICIPATED ACTIVITY SCHEDULE							
ACTIVITY		DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018
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PHASE 3

1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, NEW STREETS ARE INSTALLED. ALL EROSION CONTROL DEVICES INSTALLED DURING PHASE 1 AND 2 MUST STILL BE MAINTAINED. THE POINT OF COMPLIANCE NOW SHIFTS TO THE BACK OF CURB ALONG EACH STREET.
2. CURB OPENING INLET PROTECTION:
   A. SUMP AREAS - INLET PROTECTION SHALL BE PROVIDED WHEN STREET SUBGRADE WORK IS COMPLETED.
   B. NON-SUMP LOCATIONS - PROVIDE INLET PROTECTION AS SOON AS BASE COURSE ASPHALT IS INSTALLED, BEFORE THE SURFACE COURSE LIFT.
3. EROSION CONTROL DEVICES WILL BE REQUIRED BACK OF CURB WHEREVER WATER CAN FLOW OVER THE CURB AND THE CURB HAS BEEN BACKFILLED TO WITHIN 3" OR LESS OF THE TOP OF CURB (SEE CURB BACKFILL DETAIL). FOR CURBS NOT YET ENTIRELY BACKFILLED (3" OR MORE BELOW TOP OF CURB), ADDITIONAL DEVICES WILL BE REQUIRED AT POINTS WHERE WATER BREAKS OVER CURB WHICH COULD RESULT IN THE PLACEMENT OF SEDIMENT IN THE GUTTER.
4. SEE DETAIL SHEET FOR BACK OF CURB PROTECTION.
5. THE BACK OF CURB PROTECTION SPECIFIED ON THIS PLAN MAY HAVE TO BE SUPPLEMENTED WITH HAY BALE OR SILT FENCE EROSION CONTROL DEVICES AT LOCATIONS WHERE CONCENTRATED FLOW RESULTS IN SEDIMENT BEING CARRIED OVER THE EXCELSIOR MATS.
6. THE STREET CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING BACK OF CURB EROSION CONTROL DEVICES.
7. THE INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE BACK OF CURB EROSION CONTROL DEVICES IN FRONT OF THEIR LOTS UNTIL SUCH TIME AS ADJACENT DISTURBED EARTH IS STABILIZED WITH GRASS OR SOD.

EROSION CONTROL NOTES:

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2. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

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TOTAL SITE AREA: .753 AC
TOTAL DISTURBED AREA: .82 AC

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SCALE: 1"=20'

ENGINEERING FIRM:
CIVIL CONSULTING ENGINEERS, INC.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
CONTACT: TERRY BOOMER
PHONE: 678-462-4072

DEVELOPER:
VERDAD REAL ESTATE
1211 S. WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092
CONTACT: SHAWN BURKETT
PHONE: 817-912-0524

TIMOTHY W. STACKHOUSE
LICENSE NO. 25288

TIMOTHY STACKHOUSE LICENSED 25288 8/20/2017 KANSAS PROFESSIONAL ENGINEER

ENGINEER OF RECORD
COA# E-2842

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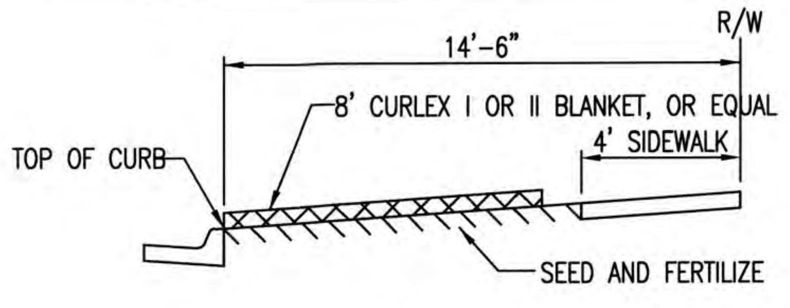
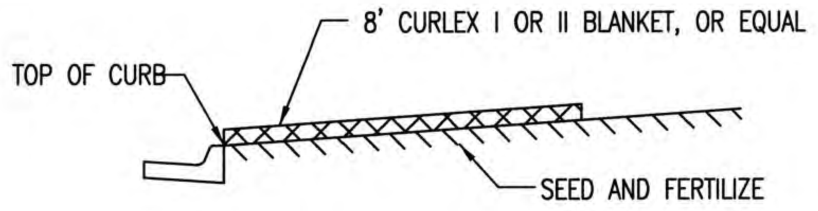
CLIENT ADDRESS: SOUTHLAKE, TX 76092	
DATE: 08/16/2017	DWG: PRJ1

Civil Consulting Engineers, Inc.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
678-462-4072

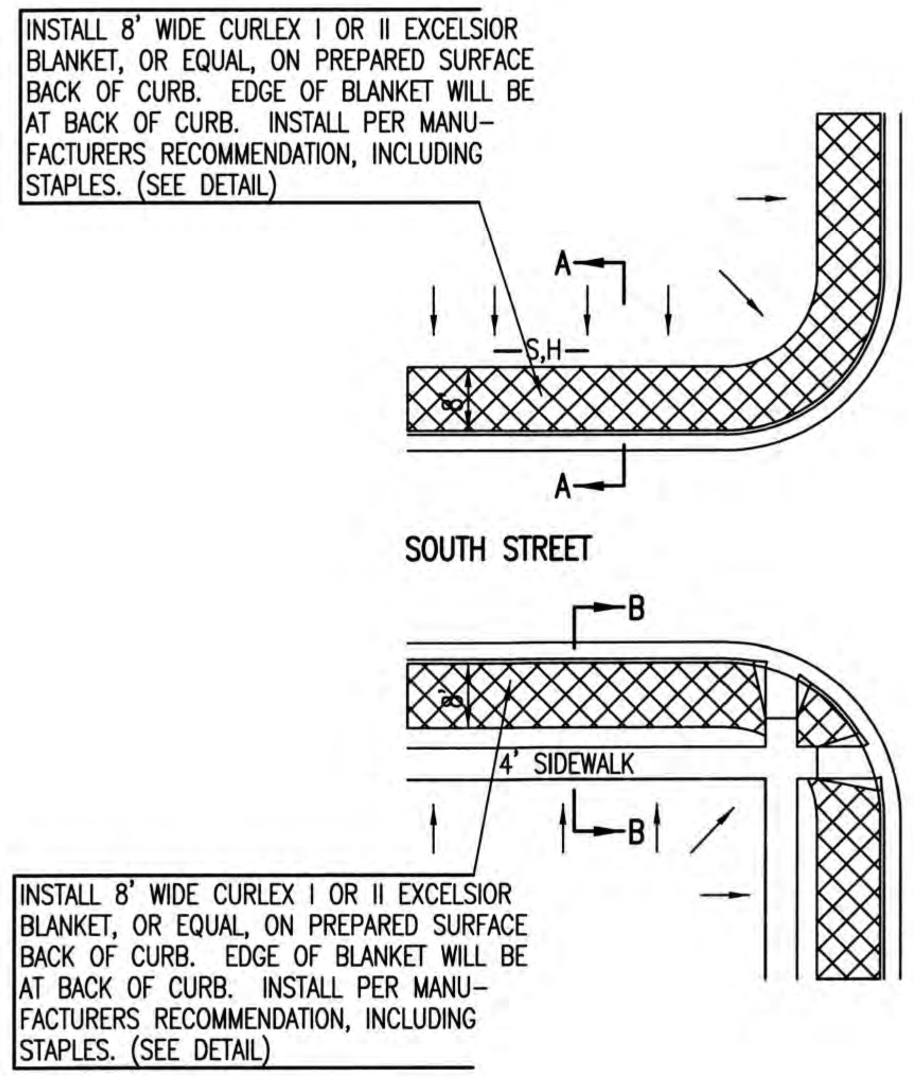
EROSION CONTROL PLAN III	C7



SECTION B-B



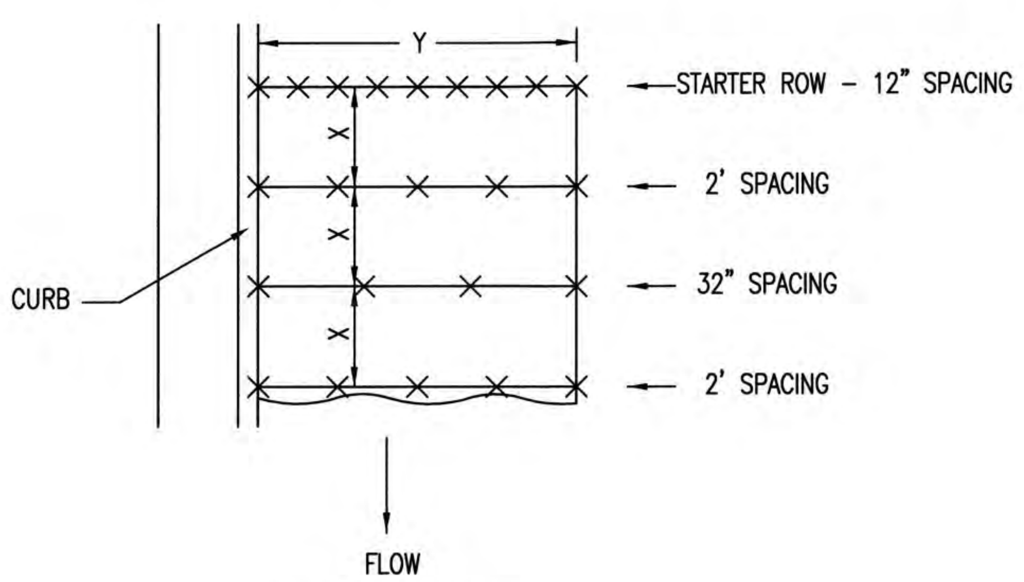
SECTION A-A



GENERAL NOTES

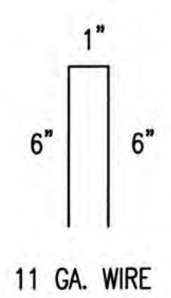
1. EXCELSIOR MAT TO BE INSTALLED WHEN SOD IS NOT SPECIFIED ON PROJECT.
2. EXCELSIOR BLANKET TO BE INSTALLED OVER SEED AND FERTILIZER, AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
3. AFTER INSTALLATION OF EXCELSIOR BLANKET, AT LOCATIONS WHERE CONCENTRATED FLOW CARRIES SEDIMENT OVER THE CURB AND INTO THE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

BACK OF CURB PROTECTION DETAIL



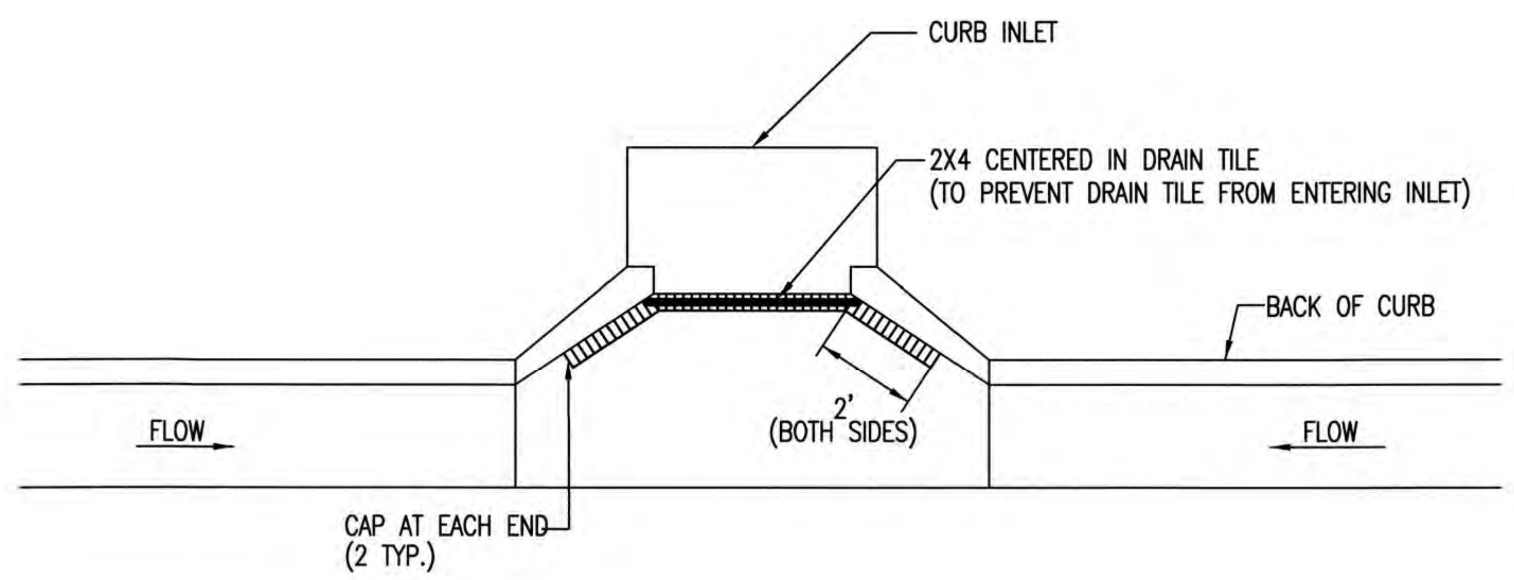
STAPLE PATTERN

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



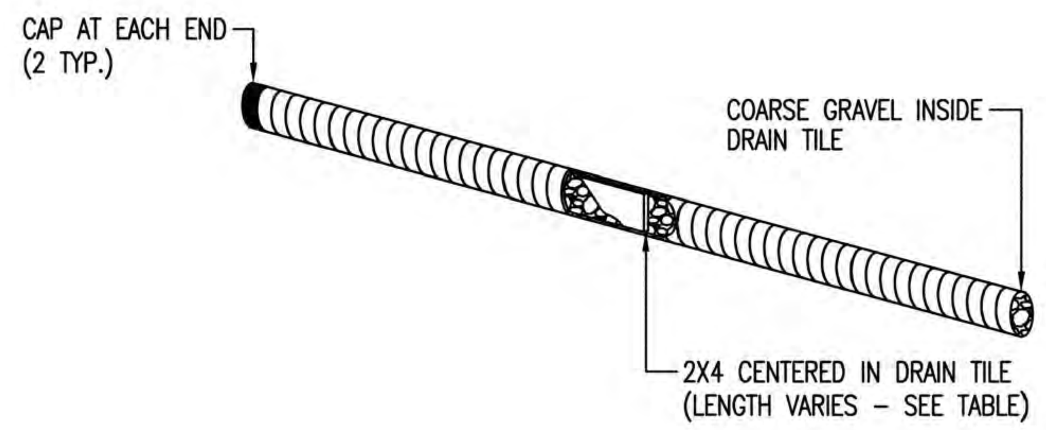
STAPLE

DETAILS FOR APPROVED EROSION CONTROL MAT



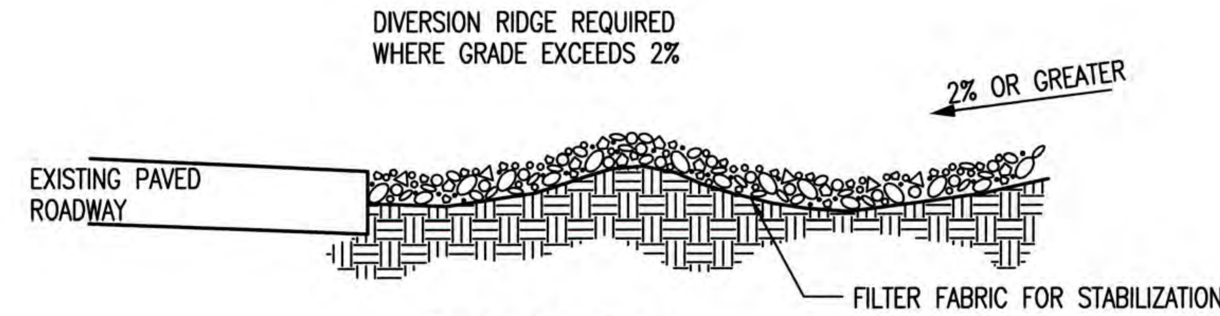
NOTE:
PLACE 4" PERFORATED PVC PIPE, FILLED WITH 1/2"-1" DIA. GRAVEL, IN FRONT OF CURB INLET AS SHOWN.

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

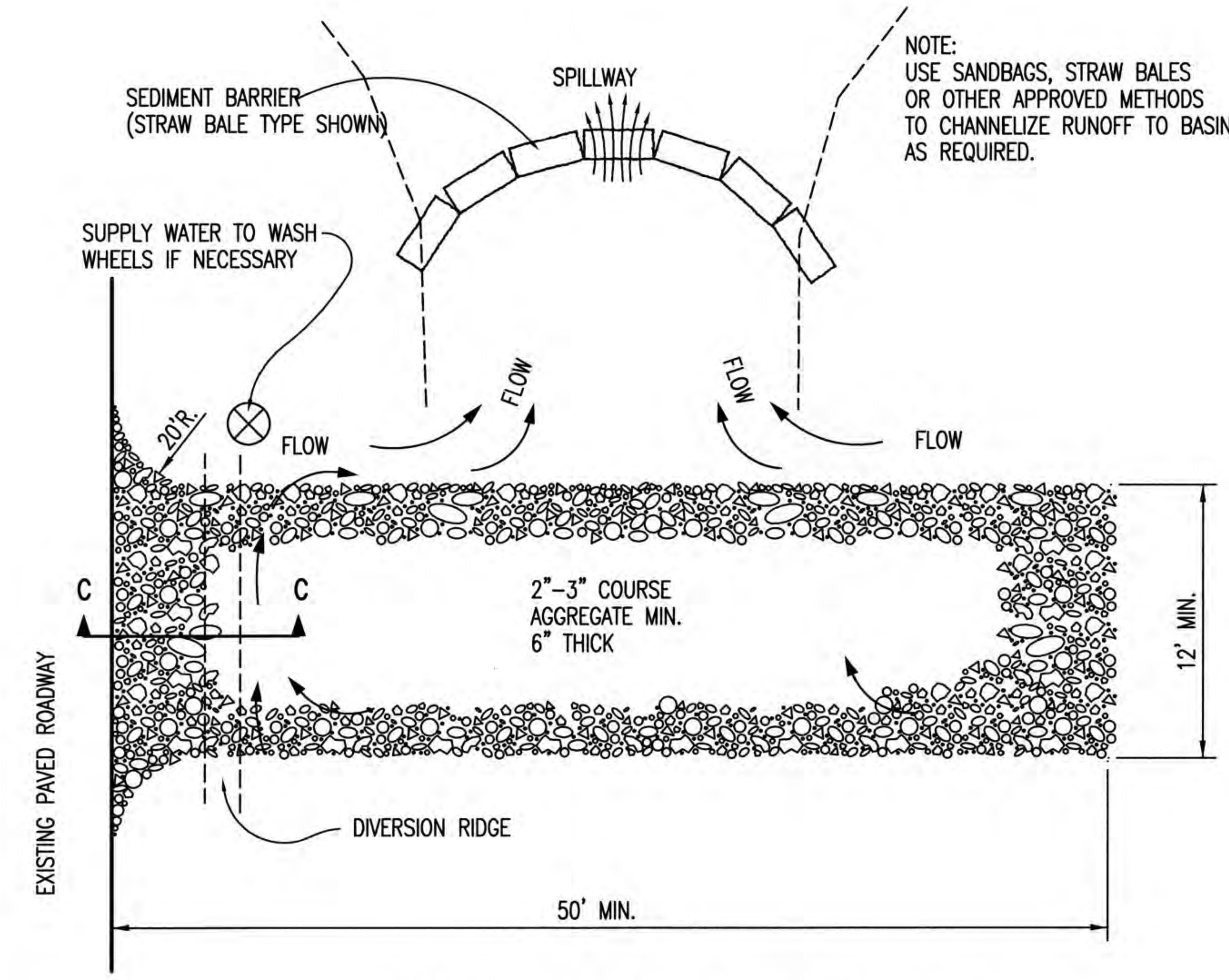


CURB INLET PROTECTION

4" PERFORATED PIPE W/ GRAVEL



SECTION C-C



STABILIZED CONSTRUCTION ENTRANCE

GENERAL NOTES

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.

REVISION DATE: MAY 2013

GARY L. JANZEN
LICENSED
16294
KANSAS
PROFESSIONAL ENGINEER
05/30/13

CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

BACK OF CURB PROTECTION, CURB INLET PROTECTION AND CONSTRUCTION ENTRANCE

CITY ENGINEER
GARY JANZEN, P.E.

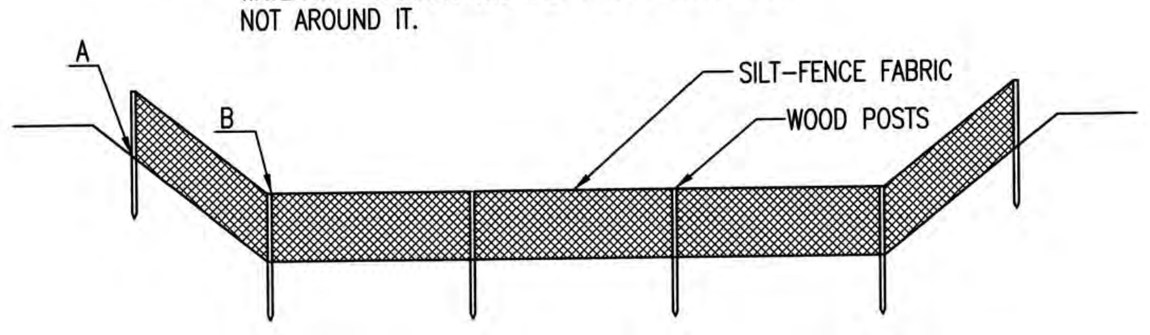
PROJECT NUMBER	OCA NUMBER	DATE
		11/20/17

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

SHEET
C8

SW-501

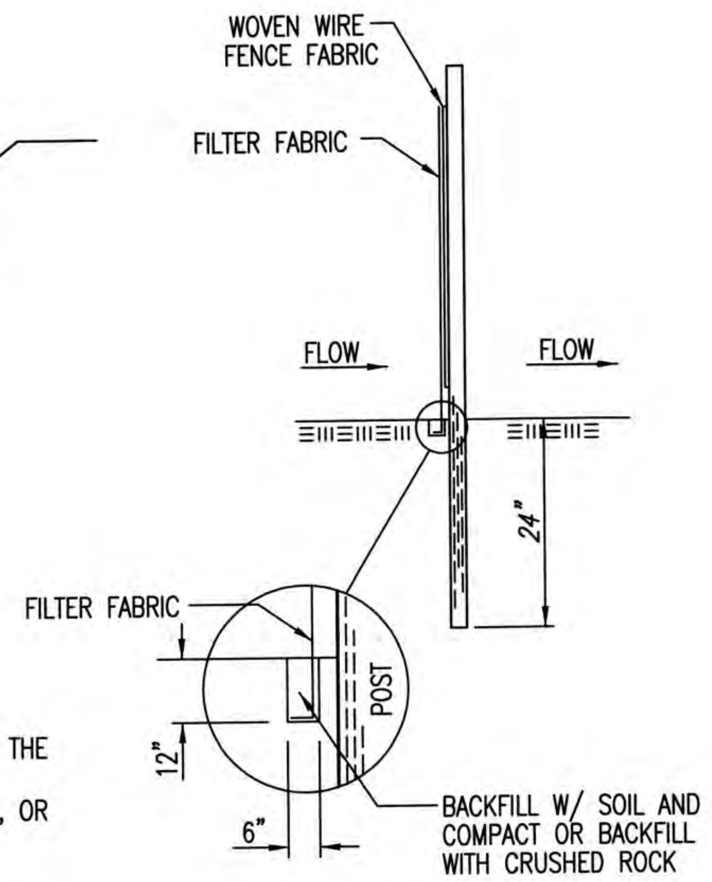
NOTE: POINT A MUST BE HIGHER THAN POINT B SO THAT WATER FLOWS OVER THE SILT FENCE FABRIC AND NOT AROUND IT.



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.
SILT FENCE DITCH CHECKS SHOULD NOT BE PLACED IN DITCHES WHERE HIGH FLOWS ARE EXPECTED. ROCK CHECKS SHOULD BE USED INSTEAD.
SILT FENCE SHOULD BE PLACED IN DITCHES WITH SLOPES OF 6% OR LESS. FOR SLOPES STEEPER THAN 6%, ROCK CHECKS SHOULD BE USED.

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

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

PROPER INSTALLATION METHOD:

EXCAVATE A TRENCH PERPENDICULAR TO THE DITCH FLOWLINE THAT IS AT LEAST 12" DEEP BY 6" WIDE.
EXTEND THE TRENCH IN A STRAIGHT LINE ALONG THE ENTIRE LENGTH OF THE PROPOSED DITCH CHECK.
PLACE THE SOIL ON THE UPSTREAM SIDE OF THE TRENCH FOR LATER USE.
ROLL OUT A CONTINUOUS LENGTH OF SILT FENCE FABRIC ON THE 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.

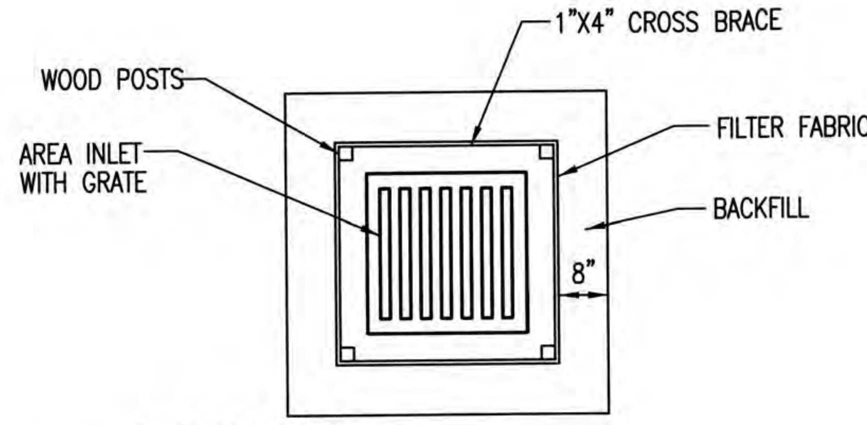
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

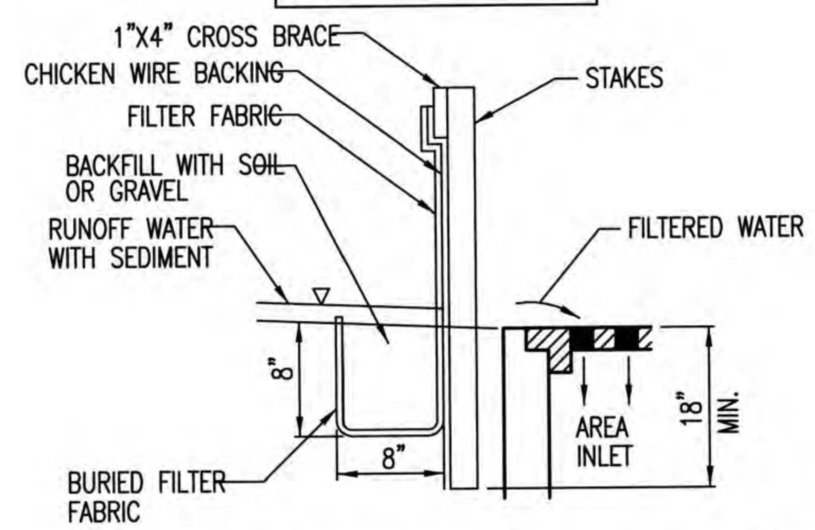
WATER SHOULD FLOW THROUGH A SILT FENCE DITCH CHECK-NOT OVER IT. PLACE SILT FENCE IN DITCHES WHERE IT IS UNLIKELY THAT IT WILL BE OVERTOPPED. SILT FENCE INSTALLATIONS QUICKLY DETERIORATE WHEN WATER OVERTOPS THEM.
DO NOT PLACE SILT FENCE POSTS ON THE UPSTREAM SIDE OF THE SILT FENCE FABRIC. IN THIS CONFIGURATION, 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 FOR AREA INLETS

(INLET PROTECTION)

MATERIAL SPECIFICATION:

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

PLACEMENT:

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

PROPER INSTALLATION METHOD:

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

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

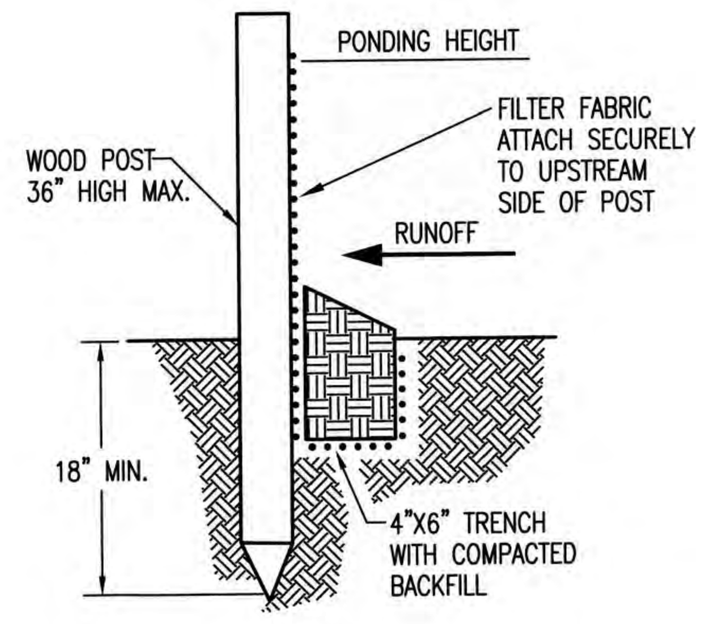
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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

INSPECTION AND MAINTENANCE:

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

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



SILT FENCE BARRIERS

MATERIAL SPECIFICATION:

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

PLACEMENT:

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

PROPER INSTALLATION METHOD:

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

LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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

INSPECTION AND MAINTENANCE:

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

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

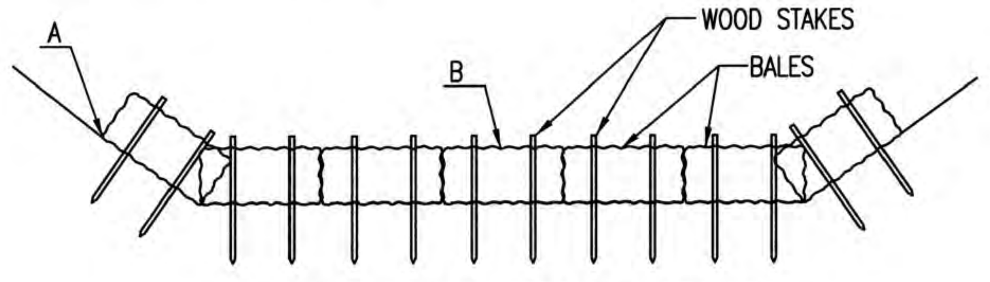
REVISION DATE: MAY 2013

GARY L. JANZEN LICENSED 16294 KANSAS PROFESSIONAL ENGINEER
05/20/13

CITY OF WICHITA PUBLIC WORKS & UTILITIES ENGINEERING DIVISION	SILT FENCE DITCH CHECK AND BARRIER DETAILS	
	CITY ENGINEER GARY JANZEN, P.E.	
	PROJECT NUMBER / OCA NUMBER	DATE 11/20/17
	CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501	SHEET C9

SW-502

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.
STRAW BALE DITCH CHECKS SHOULD NOT BE PLACED IN DITCHES WHERE HIGH FLOWS ARE EXPECTED. ROCK CHECKS SHOULD BE USED INSTEAD.
BALES SHOULD BE PLACED IN DITCHES WITH SLOPES OF 6% OR LESS. FOR SLOPES STEEPER THAN 6%, ROCK CHECKS SHOULD BE USED.
THE FOLLOWING TABLE PROVIDES CHECK SPACING FOR A GIVEN DITCH GRADE:

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

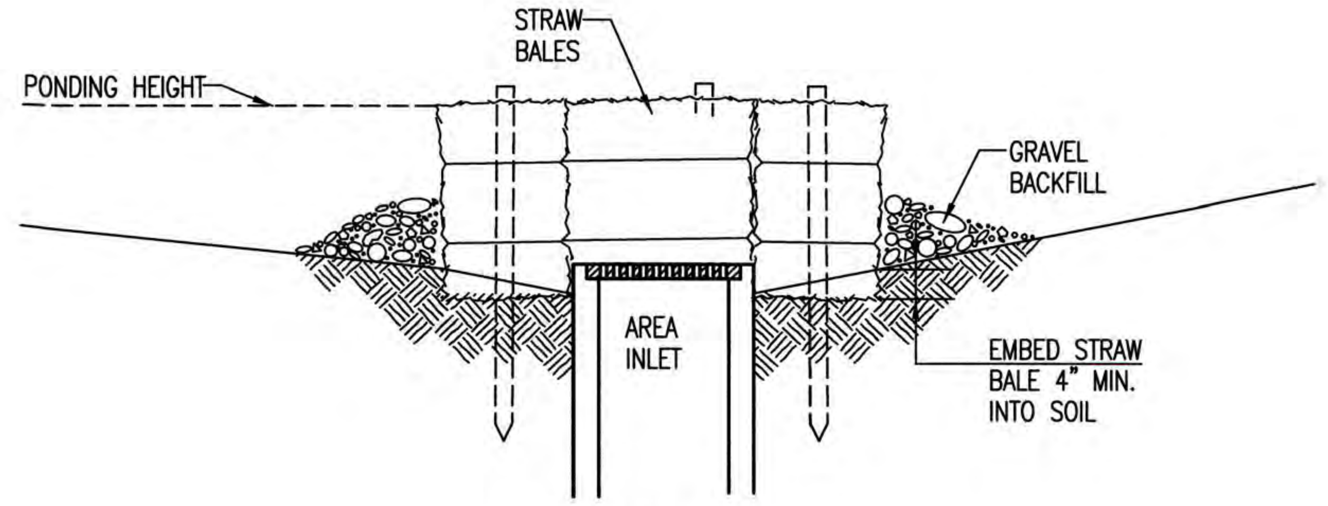
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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

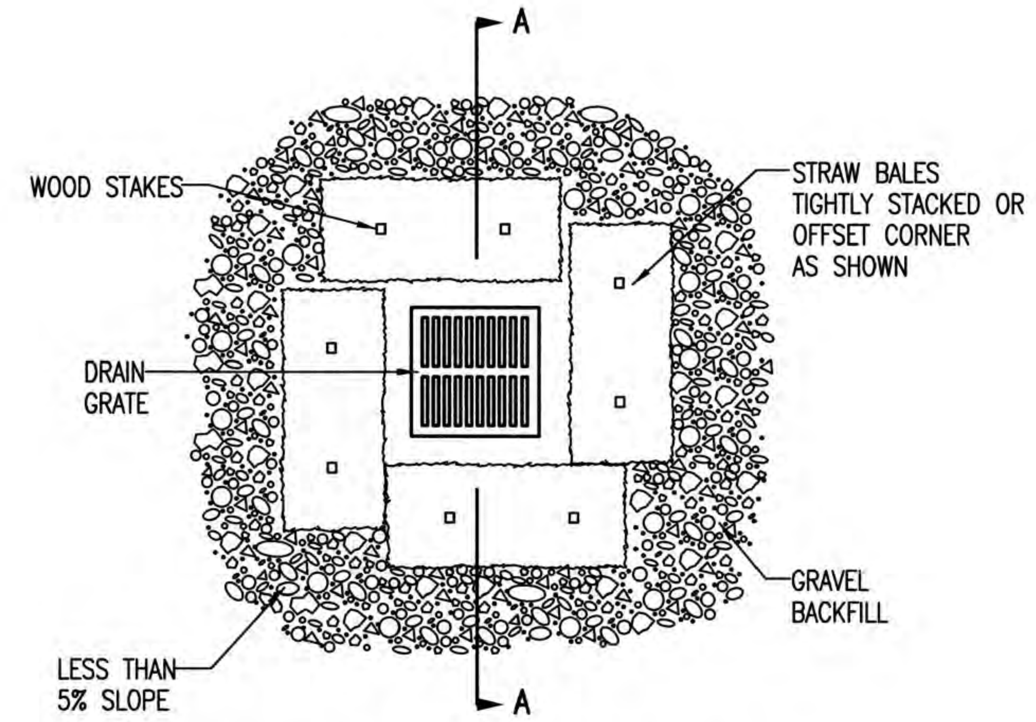
INSPECTION AND MAINTENANCE:

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

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



SECTION A-A



STRAW BALE BARRIERS FOR AREA INLETS

(INLET PROTECTION)

MATERIAL SPECIFICATION:

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

PLACEMENT:

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

PROPER INSTALLATION METHOD:

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

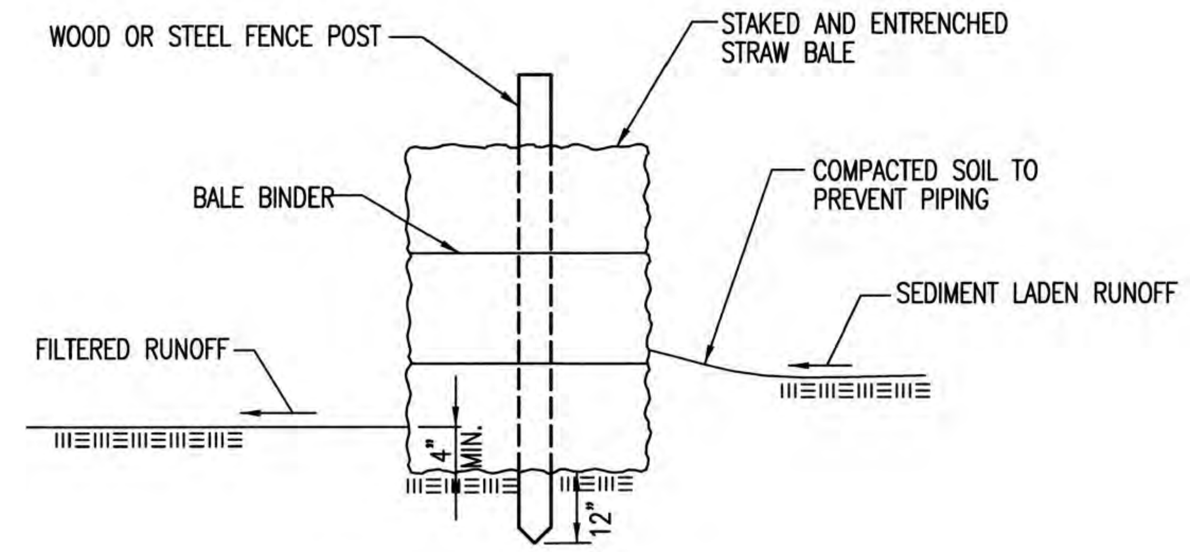
LIST OF COMMON PLACEMENT INSTALLATION MISTAKES TO AVOID:

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

INSPECTION AND MAINTENANCE:

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

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



STRAW BALE BARRIERS

MATERIAL SPECIFICATION:

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

PLACEMENT:

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

PROPER INSTALLATION METHOD:

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

LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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

INSPECTION AND MAINTENANCE:

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

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

REVISION DATE: MAY 2013

05/30/13

CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

STRAW BALE DITCH CHECK AND BARRIER DETAILS

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE
		11/20/17

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

SHEET
C10

SW-503

GENERAL NOTES

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

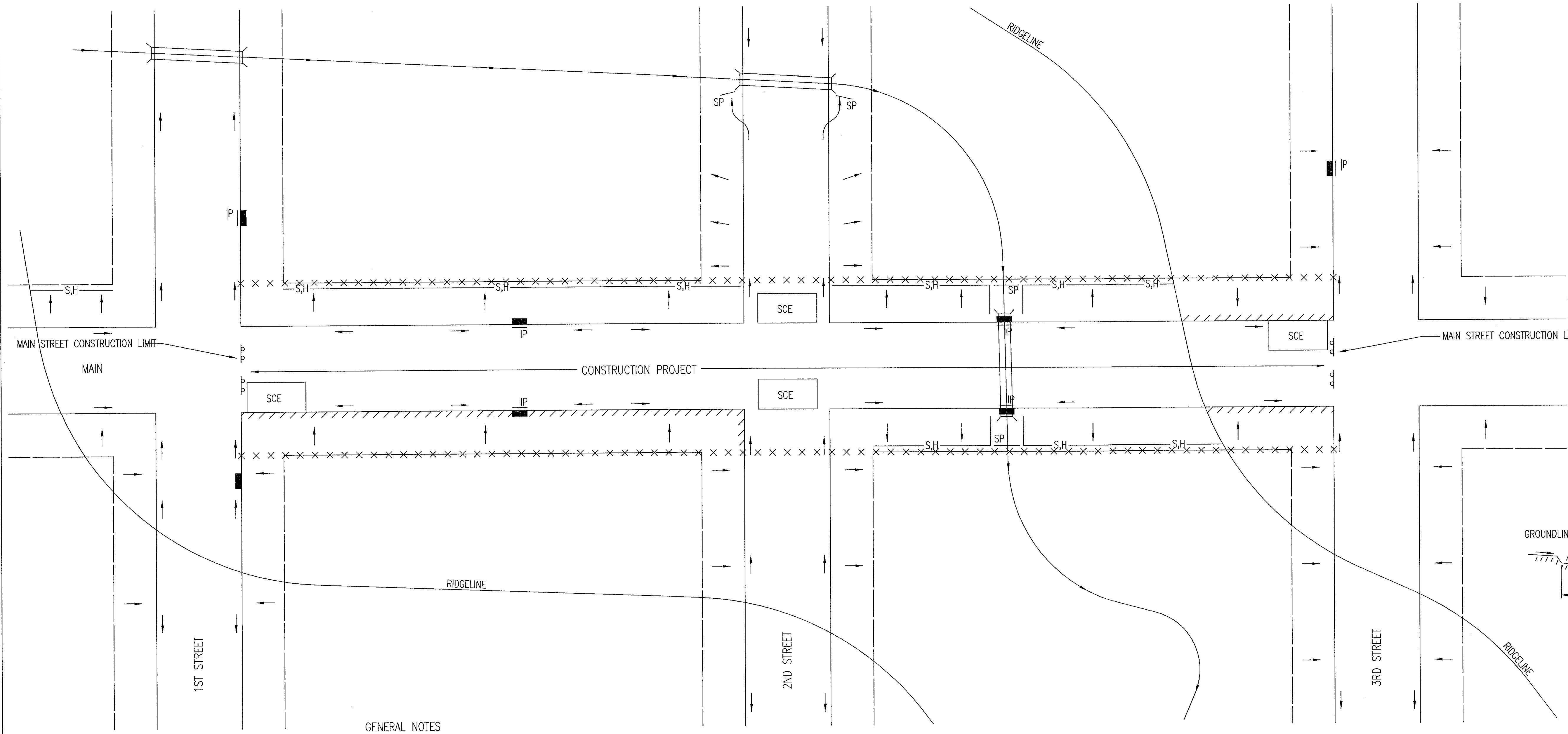
2. EROSION CONTROL DEVICES MUST BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL THE DISTURBED EARTH IS RESTABILIZED.

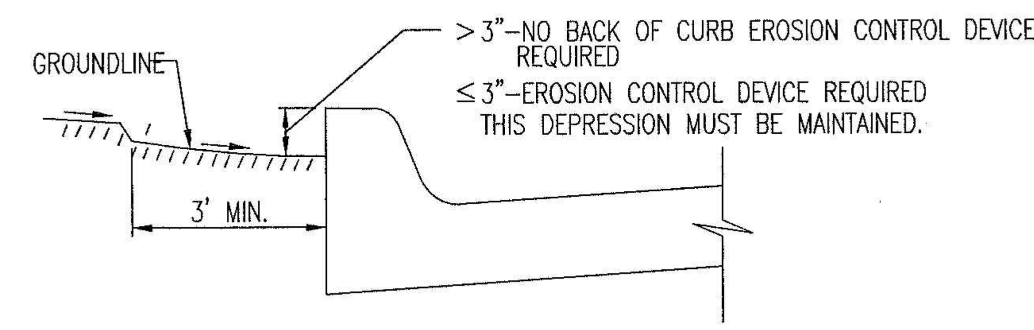
3. IF THE PROJECT WILL DISTURB 1 ACRE OR MORE, A FEDERAL/STATE NPDES STORMWATER PERMIT IS REQUIRED. A DETAILED STORMWATER POLLUTION PREVENTION PLAN, IS REQUIRED. THE EROSION CONTROL DEVICES SHOWN ON THIS SHEET ARE CONSIDERED TO BE THE MINIMUM TO BE SHOWN IN THE POLLUTION PREVENTION PLAN.

4. FOR PROJECTS DISTURBING LESS THAN 1 ACRE, CONTRACTORS ARE ENCOURAGED TO PREPARE STORMWATER POLLUTION PREVENTION PLANS PRIOR TO CONSTRUCTION. EROSION CONTROL DEVICES MUST BE USED ON ALL PROJECTS.

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

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





CURB BACKFILL DETAIL

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

LEGEND

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

GENERAL NOTES

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

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

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

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

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

6. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED, AS NEEDED, TO PREVENT MUD FROM TRACKING ONTO STREETS NOT UNDER CONSTRUCTION AND ON STREETS WITHIN THE PROJECT LIMITS IF TRAFFIC IS BEING MAINTAINED THROUGH THE PROJECT.

7. ANY MUD TRACKED ONTO STREETS MUST BE REMOVED AT THE END OF EACH WORK DAY.

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

GARY L. JANZEN
LICENSED
16294
KANSAS
PROFESSIONAL ENGINEER
06/05/15

REVISION: JUNE 2015

CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

STREET IMPROVEMENT PROJECTS

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE
		11/20/17

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

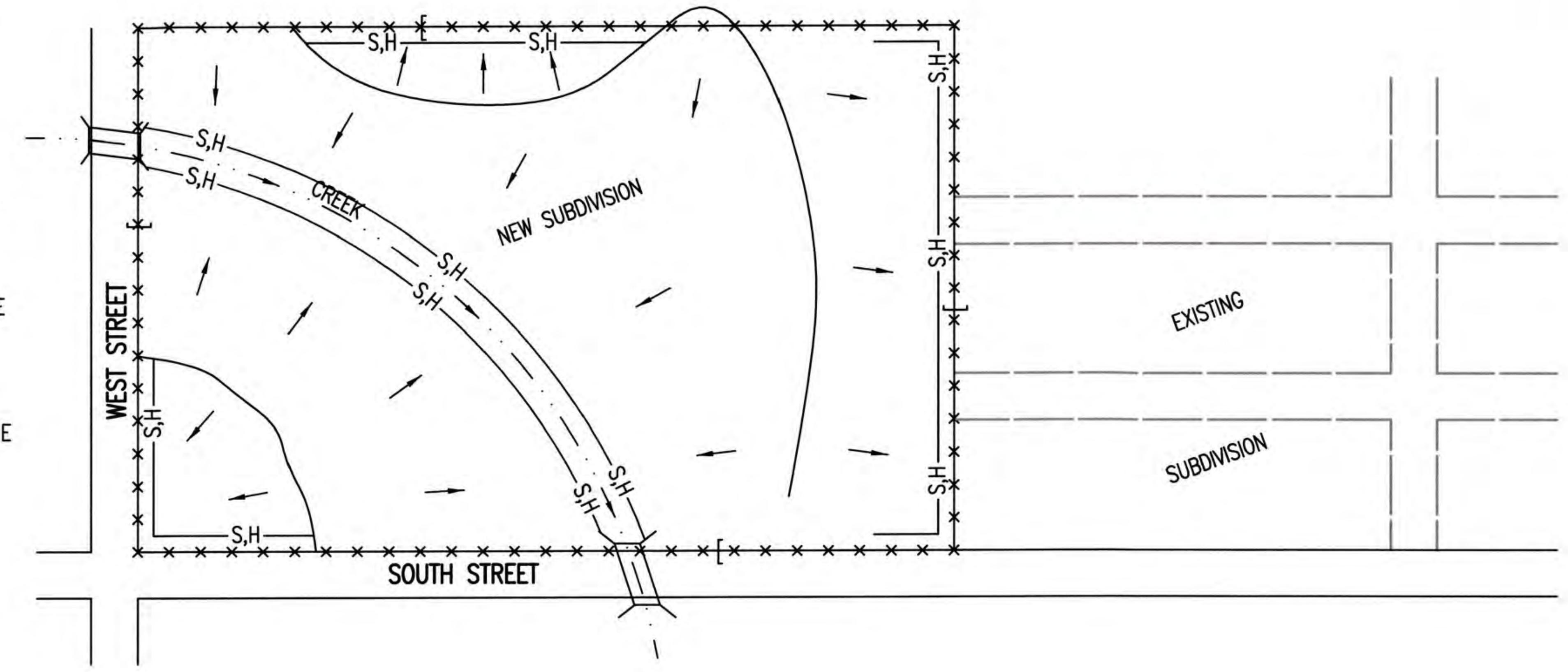
SHEET C11

SW-504

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

LEGEND

- DRAINAGE FLOW PATH
- RIDGE LINES
- × POINT OF COMPLIANCE
- S,H SILT FENCE OR HAY BALE BARRIER
- DRAINAGEWAY FLOWLINE

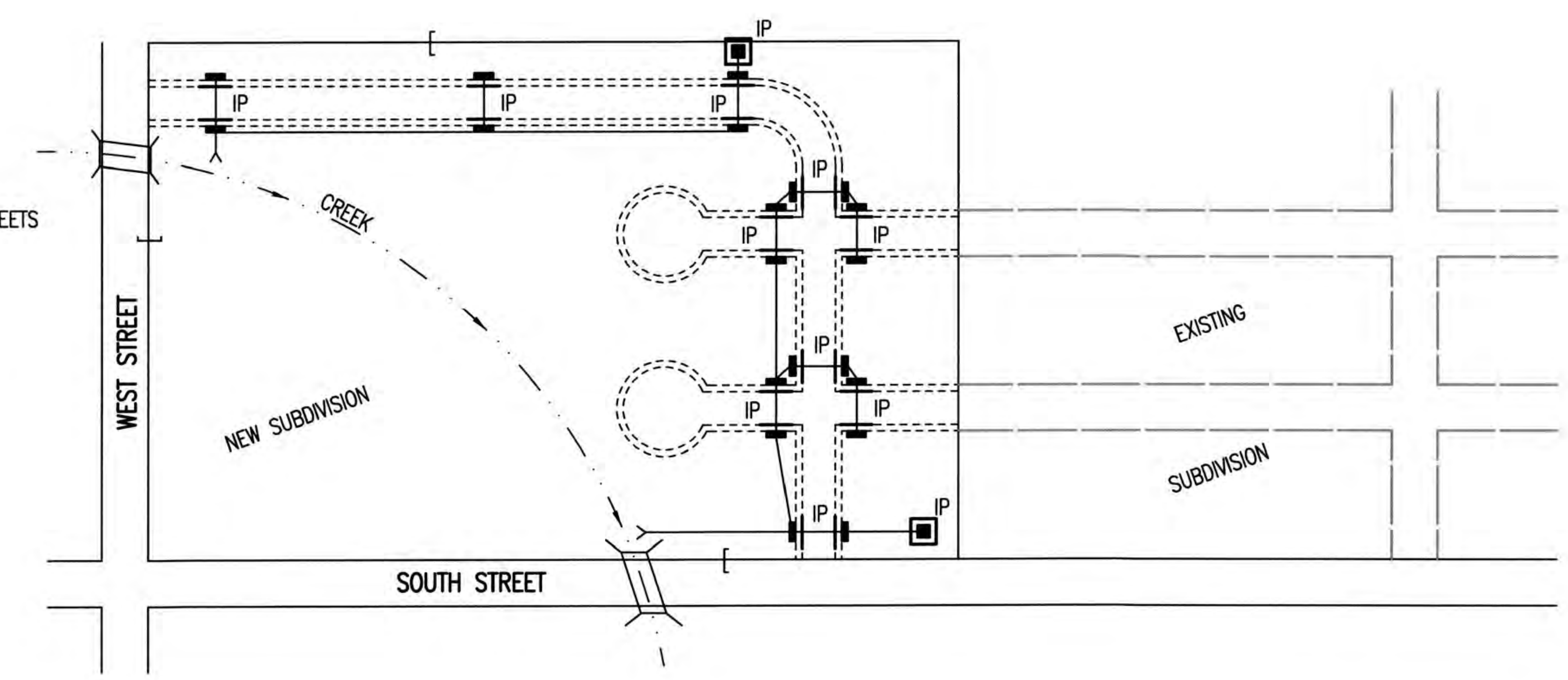


1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, THE POINTS OF COMPLIANCE ARE THE PERIMETER BOUNDARIES AND ANY DRAINAGE WAYS OR STORM SEWERS DRAINING THROUGH OR FROM THE SITE. SHOULD LAKES BE CONSTRUCTED WITHIN THE SUBDIVISION THAT WILL DISCHARGE DURING STORMS, THEY ARE ALSO A POINT OF COMPLIANCE.
2. HAY BALES OR SILT FENCE MUST BE CONSTRUCTED ALONG THE PROPERTY LINE WHERE ON SITE WATER CAN DRAIN OFF THE PROPERTY. THESE EROSION CONTROL DEVICES WILL ALSO BE INSTALLED ALONG ANY DRAINAGE DITCH OR LAKE THAT CAN DISCHARGE.
3. SHOULD SILT OR SEDIMENT ENTER THE DITCHES OR STREETS ON THE ADJACENT BOUNDARY STREETS, APPROPRIATE EROSION CONTROL DEVICES WILL BE PLACED WITHIN THE SUBDIVISION TO PREVENT THIS.
4. ANY MUD TRACKED ONTO ADJACENT STREETS WILL BE REMOVED WITHIN 48 HOURS OR BY FRIDAY AT 6:00 PM, WHICHEVER IS EARLIER.
5. CONTRACTORS WORKING WITHIN THE SITE WILL NOT BE REQUIRED TO USE INDIVIDUAL EROSION CONTROL DEVICES AS LONG AS THOSE SPECIFIED ABOVE ARE IN PLACE AND EFFECTIVE. CONTRACTORS WORKING ON THE BOUNDARY LINE STREETS OR ON ADJACENT PROPERTIES TO EXTEND UTILITIES ARE EXPECTED TO USE EROSION CONTROL DEVICES AT THEIR WORK LOCATIONS, AS NEEDED.
6. UTILIZE STABILIZED CONSTRUCTION ENTRANCE AT ENTRANCE AND EXIT ONTO ANY EXISTING PUBLIC STREETS.
7. IF THE INITIAL EARTH WORK AND UTILITIES ARE DONE AS PART OF A PUBLIC IMPROVEMENT PROJECT, THESE EROSION CONTROL DEVICES WILL BE INSTALLED BY THE CONTRACTOR AS SPECIFIED IN THE INDIVIDUAL PROJECT CONTRACTS. THE CONTRACTOR WILL MAINTAIN THE DEVICES UNTIL COMPLETION OF THE CONTRACT, AT WHICH TIME THE DEVELOPER WILL ASSUME MAINTENANCE RESPONSIBILITIES. IF THESE CONTRACTS ARE NOT PUBLIC IMPROVEMENT PROJECTS, THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THESE DEVICES.
8. WITHIN 14 DAYS OF COMPLETION OF EARTHWORK ACTIVITIES IN ANY GIVEN AREA, THAT AREA SHALL BE TEMPORARILY OR PERMANENTLY SEEDED AND MULCHED.

PHASE 2 – INSTALLATION OF STORM SEWER

LEGEND

- PROPOSED NEW STREETS
- CURB INLETS
- AREA DRAINS
- IP INLET PROTECTION

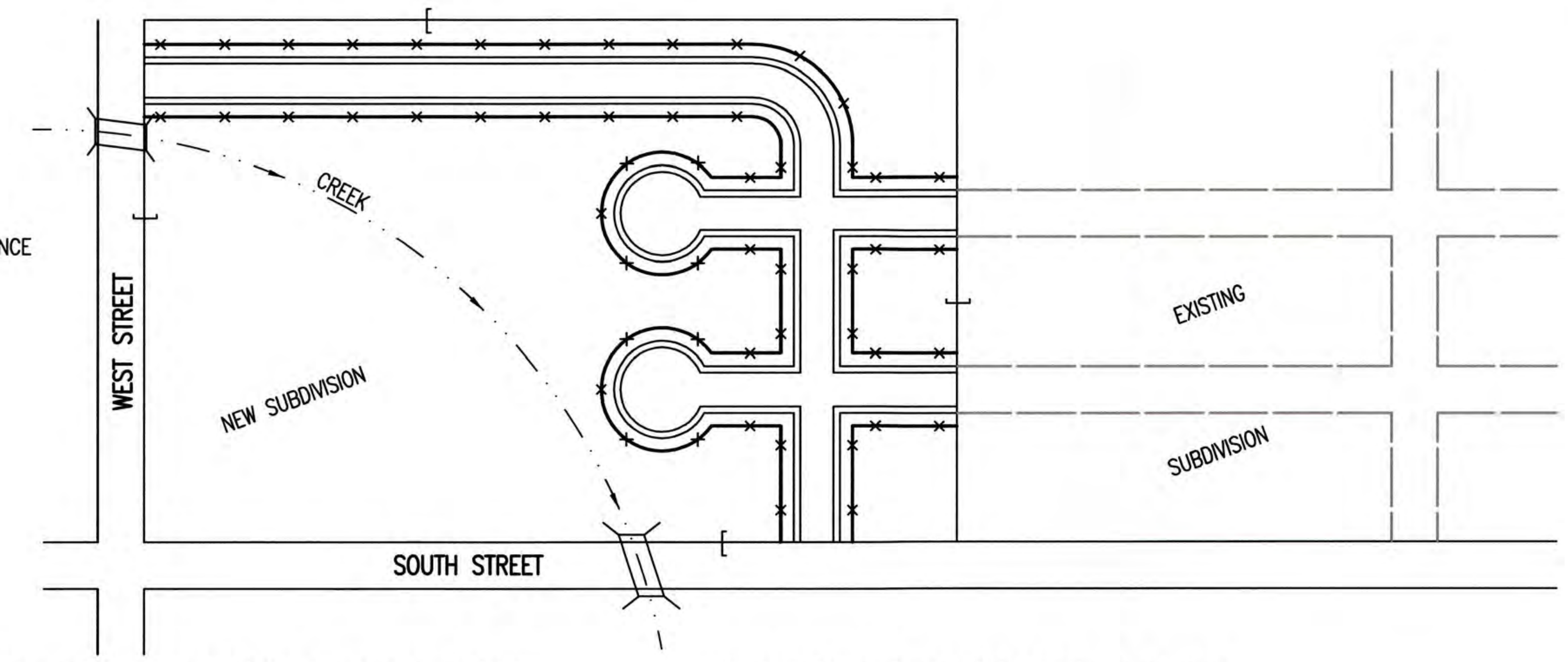


1. DURING THIS PHASE OF SUBDIVISION DEVELOPMENT, ALL EROSION CONTROL DEVICES REQUIRED IN PHASE 1 SHALL REMAIN IN PLACE AND BE MAINTAINED.
2. AS NEW STORM SEWERS, WITH INLETS, ARE INSTALLED, THE STORM SEWERS MUST NOW BE PROTECTED SO ALL NEW INLETS BECOME POINTS OF COMPLIANCE.
3. AREA DRAINS – AS SOON AS WATER CAN FLOW INTO THESE DRAINS, HAY BALE OR SILT FENCE PROTECTION WILL BE INSTALLED AROUND THEM.
4. CURB OPENING INLETS – AS SOON AS WATER CAN FLOW INTO THESE DRAINS, INLET PROTECTION DEVICES MUST BE INSTALLED. IF WATER CANNOT FLOW INTO CURB INLETS UNTIL STREET CONSTRUCTION IS COMPLETE, THEN STREET CONTRACTOR WILL INSTALL INLET PROTECTION. SEE PHASE 3 – STREET CONSTRUCTION.
5. THE STORM SEWER CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THESE DEVICES.
6. THE SUBDIVISION DEVELOPER WILL MAINTAIN THESE EROSION CONTROL DEVICES ONCE INSTALLED.
7. ALL DISTURBED GROUND WILL BE FINAL GRADED AND TEMPORARILY OR PERMANENTLY SEEDED WITHIN 14 DAYS IF COMPLETION OF WORK IN ANY GIVEN PART OF THE SUBDIVISION.
8. ONCE ALL DISTURBED GROUND DRAINING TO AN INLET HAS BEEN RESTABILIZED WITH GRASS OR SOD, THE SUBDIVISION DEVELOPER WILL BE RESPONSIBLE FOR PERMANENTLY REMOVING THE INLET PROTECTION.

PHASE 3 – STREET CONSTRUCTION

LEGEND

- NEW STREETS
- ADDITIONAL POINTS OF COMPLIANCE

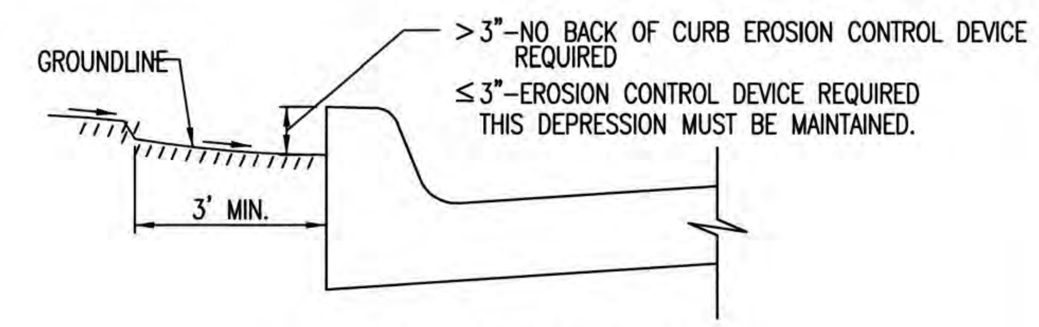


1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, NEW STREETS ARE INSTALLED. ALL EROSION CONTROL DEVICES INSTALLED DURING PHASE 1 AND 2 MUST STILL BE MAINTAINED. THE POINT OF COMPLIANCE NOW SHIFTS TO THE BACK OF CURB ALONG EACH STREET.
2. CURB OPENING INLET PROTECTION:
   A. SUMP AREAS – INLET PROTECTION SHALL BE PROVIDED WHEN STREET SUBGRADE WORK IS COMPLETED.
   B. NON-SUMP LOCATIONS – PROVIDE INLET PROTECTION AS SOON AS BASE COURSE ASPHALT IS INSTALLED, BEFORE THE SURFACE COURSE LIFT.
3. EROSION CONTROL DEVICES WILL BE REQUIRED BACK OF CURB WHEREVER WATER CAN FLOW OVER THE CURB AND THE CURB HAS BEEN BACKFILLED TO WITHIN 3" OR LESS OF THE TOP OF CURB (SEE CURB BACKFILL DETAIL). FOR CURBS NOT YET ENTIRELY BACKFILLED (3" OR MORE BELOW TOP OF CURB), ADDITIONAL DEVICES WILL BE REQUIRED AT POINTS WHERE WATER BREAKS OVER CURB WHICH COULD RESULT IN THE PLACEMENT OF SEDIMENT IN THE GUTTER.
4. SEE DETAIL SHEET FOR BACK OF CURB PROTECTION.
5. THE BACK OF CURB PROTECTION SPECIFIED ON THIS PLAN MAY HAVE TO BE SUPPLEMENTED WITH HAY BALE OR SILT FENCE EROSION CONTROL DEVICES AT LOCATIONS WHERE CONCENTRATED FLOW RESULTS IN SEDIMENT BEING CARRIED OVER THE EXCELSIOR MATS.
6. THE STREET CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING BACK OF CURB EROSION CONTROL DEVICES.
7. THE INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE BACK OF CURB EROSION CONTROL DEVICES IN FRONT OF THEIR LOTS UNTIL SUCH TIME AS ADJACENT DISTURBED EARTH IS STABILIZED WITH GRASS OR SOD.

GENERAL NOTES

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

SEE DETAIL SHEET FOR BACK OF CURB PROTECTION DETAIL



CURB BACKFILL DETAIL (STREET CONSTRUCTION ONLY)

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

REVISION DATE: MAY 2013

GARY L. JANZEN LICENSED 16294 KANSAS PROFESSIONAL ENGINEER

05/20/13

CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

SUBDIVISION DEVELOPMENT PROCESS

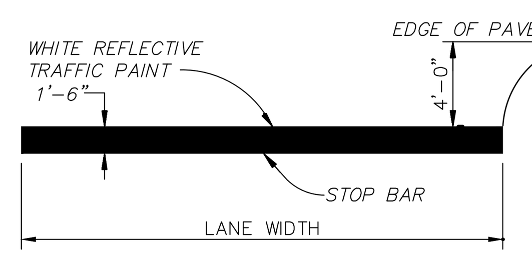
CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE
		11/20/17

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

SHEET C12

SW-505

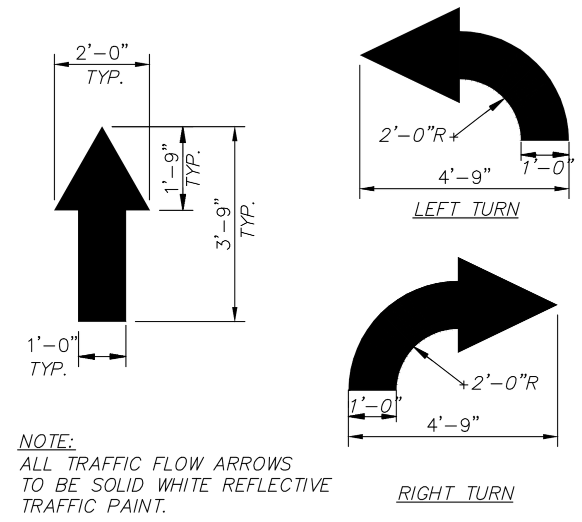


STOP BAR

N.T.S.

S35

CITY OF WICHITA STANDARD DETAIL
AND/OR APPROVED EQUIVALENT

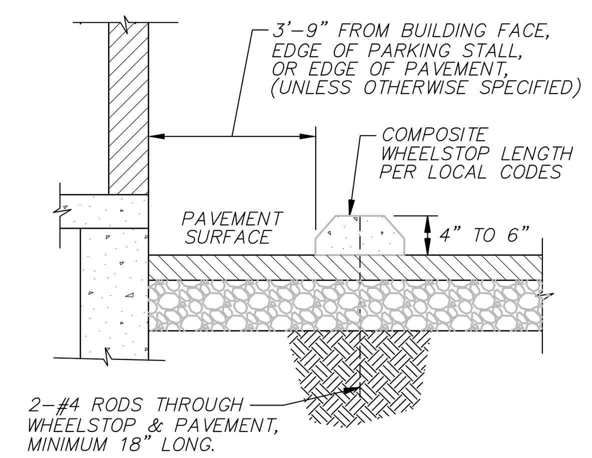


PARKING LOT FLOW ARROW

N.T.S.

S34

CITY OF WICHITA STANDARD DETAIL
AND/OR APPROVED EQUIVALENT

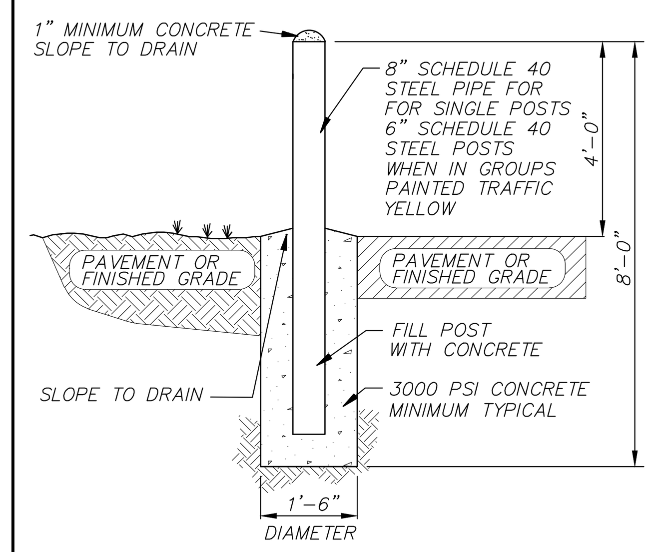


COMPOSITE WHEELSTOP

N.T.S.

S23

CITY OF WICHITA STANDARD DETAIL
AND/OR APPROVED EQUIVALENT



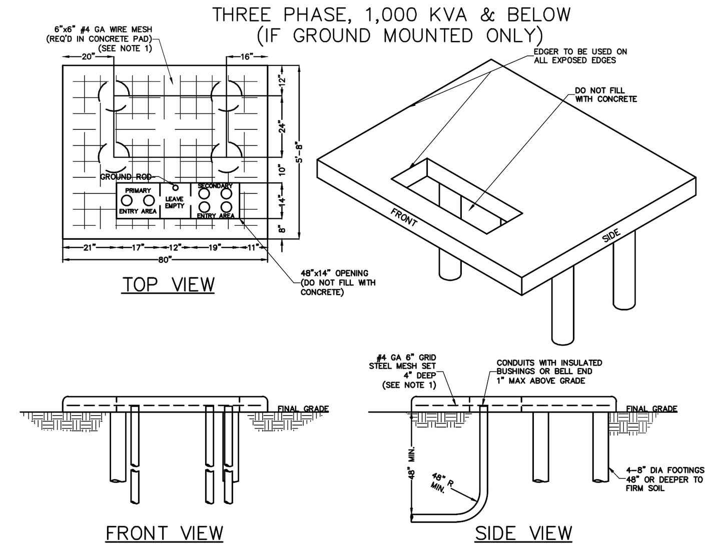
GUARD POST

N.T.S.

S24

CITY OF WICHITA STANDARD DETAIL
AND/OR APPROVED EQUIVALENT

TRANSFORMER PAD
THREE PHASE, 1,000 KVA & BELOW
(IF GROUND MOUNTED ONLY)



NOTES:

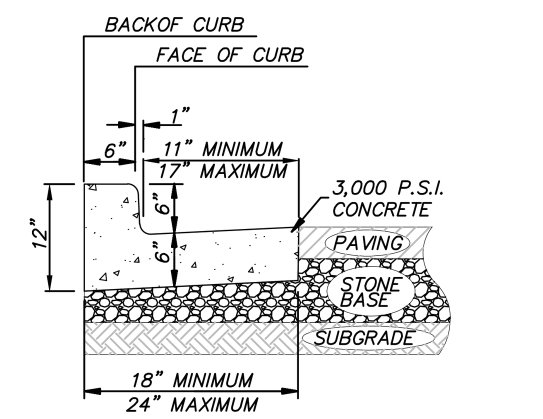
1. Pad to be poured in place with concrete testing no less than 3000 P.S.I. (6 bag mix). Ground under pad shall be level, at final grade and firm to avoid settling. No frozen backfill to be used and minimum compaction of soil to be 90%. If specifying concrete meeting F.H.W.A. with long-strand fiberglass, use of wire mesh and rebar is optional.

2. Minimum Clearance Around Pad:
Back=36"
Sides=36"
Front=120" (for hot stick maintenance)
Pad locations must also meet National Electrical Safety Code, Section 15, Article 152-A-2.Refer to guidelines for outdoor location of oil insulated equipment near buildings in Section D.

3. Transformers located in areas exposed to vehicular traffic shall be protected with suitable pipe or "I" beams on all exposed sides supplied & installed by the customer as per drawing C-12.

4. Customer to furnish all conduit and conductor beyond the point of delivery.

CITY OF WICHITA STANDARD DETAIL
AND/OR APPROVED EQUIVALENT



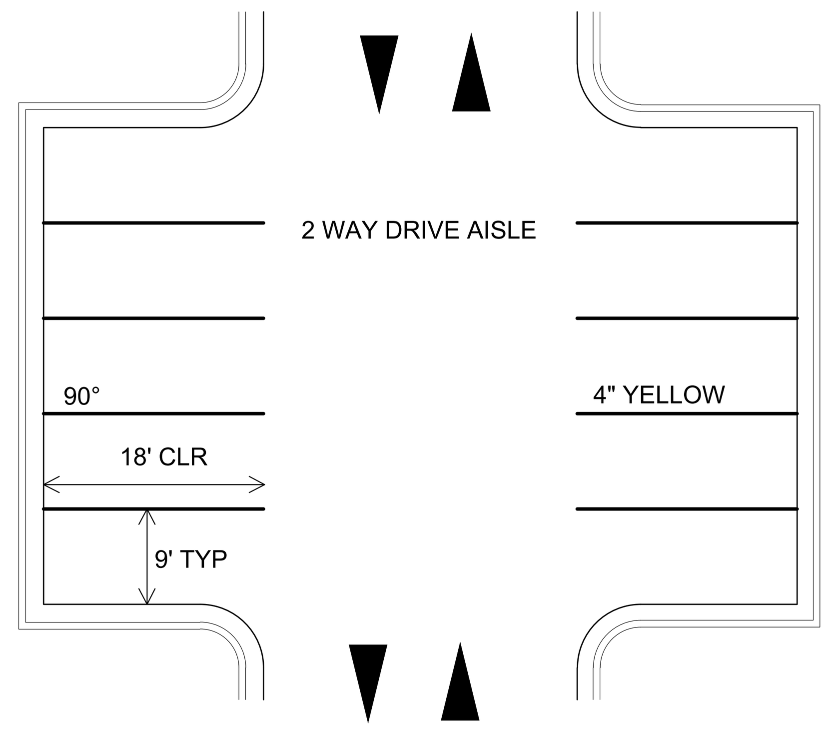
NOTES
1) EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS. 25 FOOT MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS.
2) 3,000 PSI CONCRETE WITH SMOOTH FINISH.
3) COMPACT SUBGRADE TO 98% PROCTOR.

STANDARD CONCRETE CURB & GUTTER

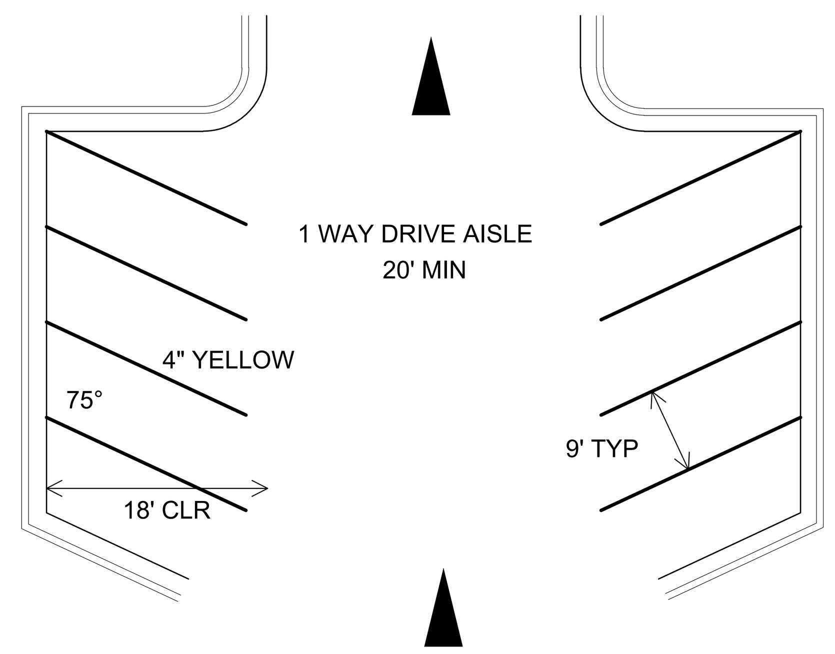
N.T.S.

S1

CITY OF WICHITA STANDARD DETAIL
AND/OR APPROVED EQUIVALENT

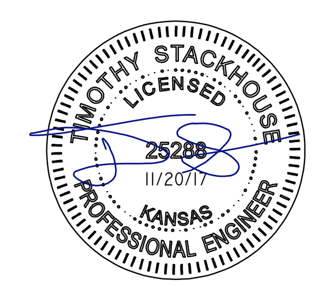


PARKING STRIPE DETAIL
(TYPICAL SEE SITE PLAN FOR LAYOUT)



PARKING STRIPE DETAIL
(TYPICAL SEE SITE PLAN FOR LAYOUT)

TIMOTHY W. STACKHOUSE
LICENSE NO. 25288

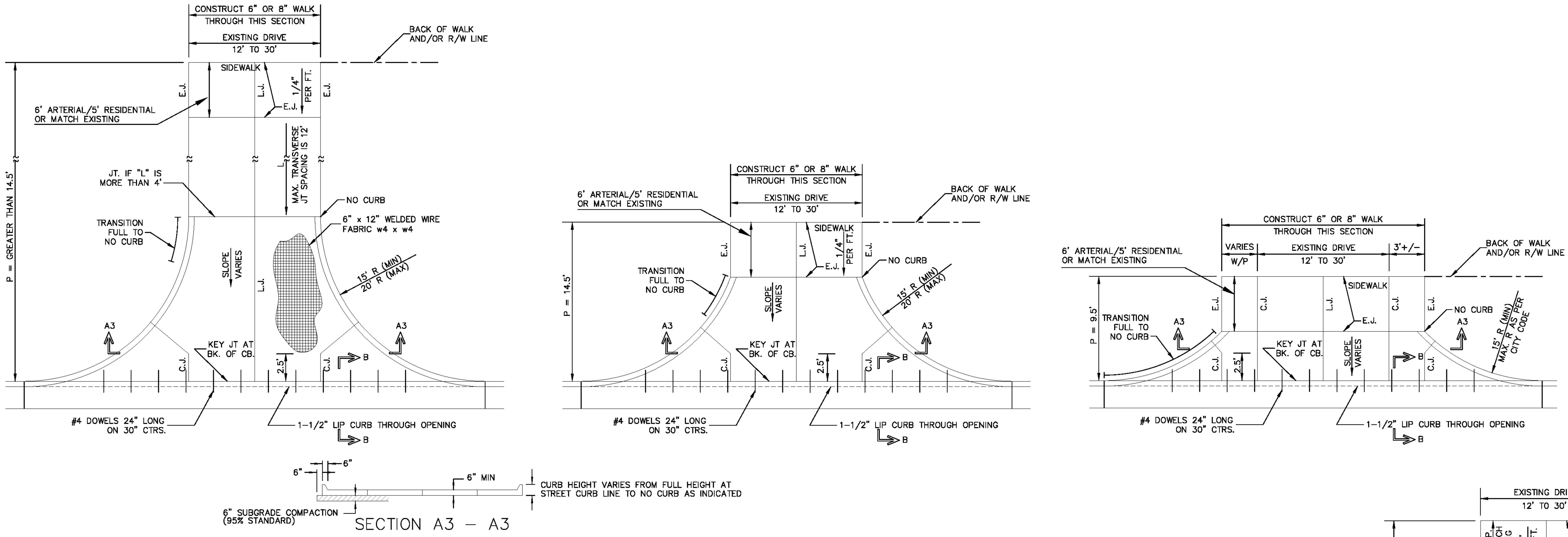


ENGINEER OF RECORD

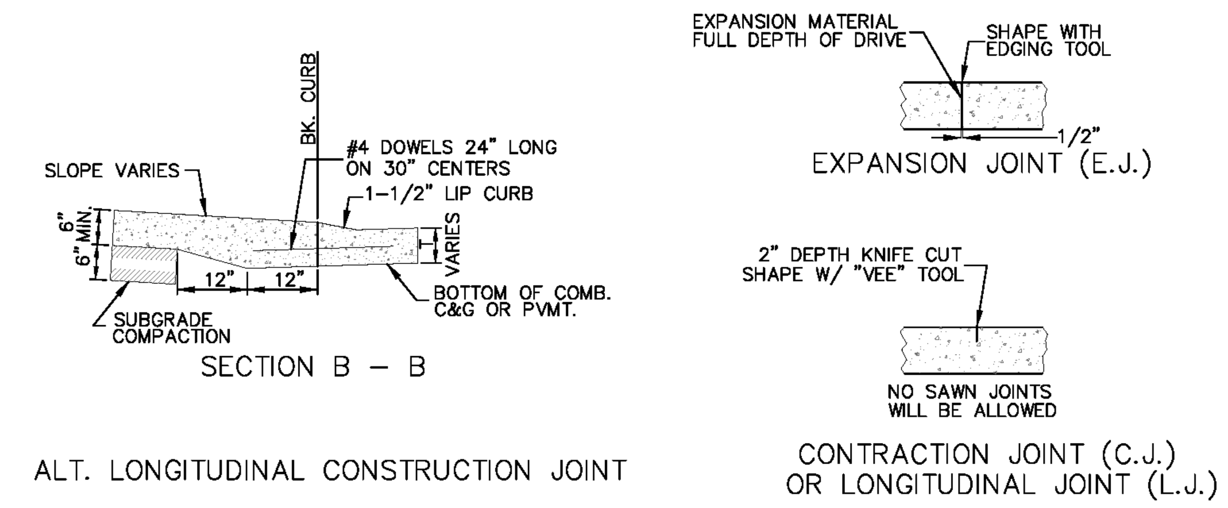
REVISIONS:	
PROJECT: PROPOSED HARDEES	
PROJECT ADDRESS: 1320 N. TYLER RD	
PROJECT ADDRESS: WICHITA, KS	
CLIENT: VRE TYLER ROAD, LLC	
CLIENT ADDRESS: 1211 S. WHITE CHAPEL BLVD	
CLIENT ADDRESS: SOUTHLAKE, TX 76092	
DATE: 08/16/2017	DWG: PRJ1

Civil Consulting Engineers, Inc.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
678-462-4072

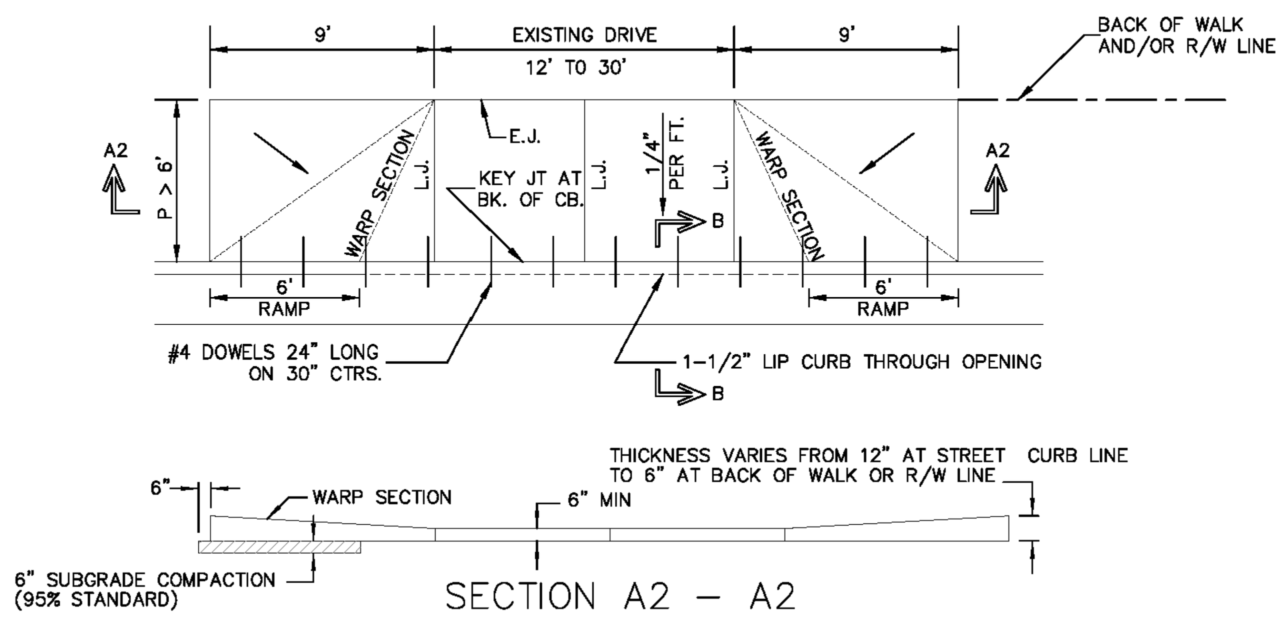
MISC. CONSTRUCTION DETAILS | C13



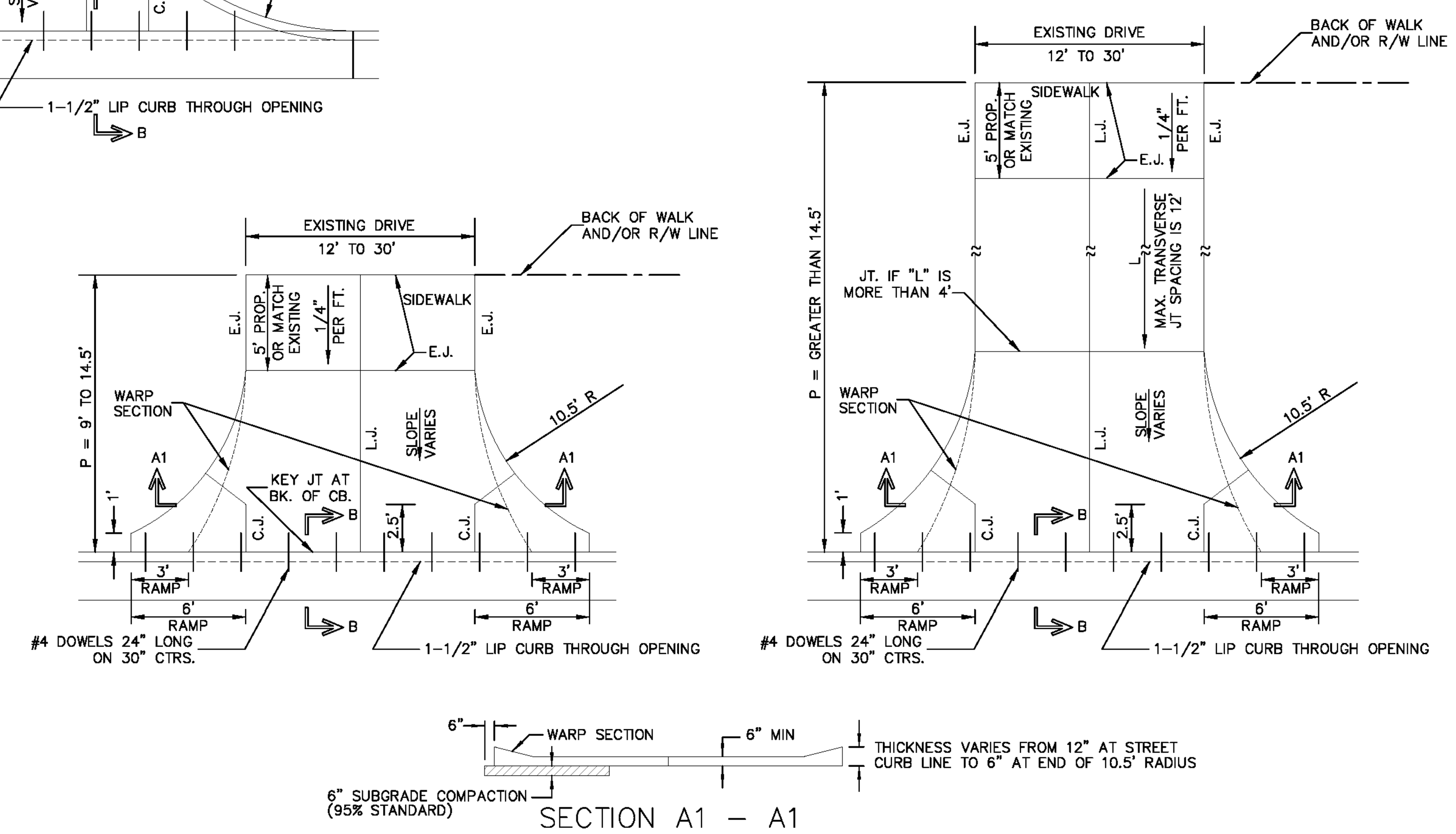
FULL RADIUS DRIVES (ARTERIAL/COLLECTOR DRIVEWAY)



BACK OF CURB DETAIL



FULL RAMP DRIVES (P = 4.0' & 6.5')



RADIUS RAMP DRIVES (RESIDENTIAL DRIVEWAY)

GENERAL NOTES

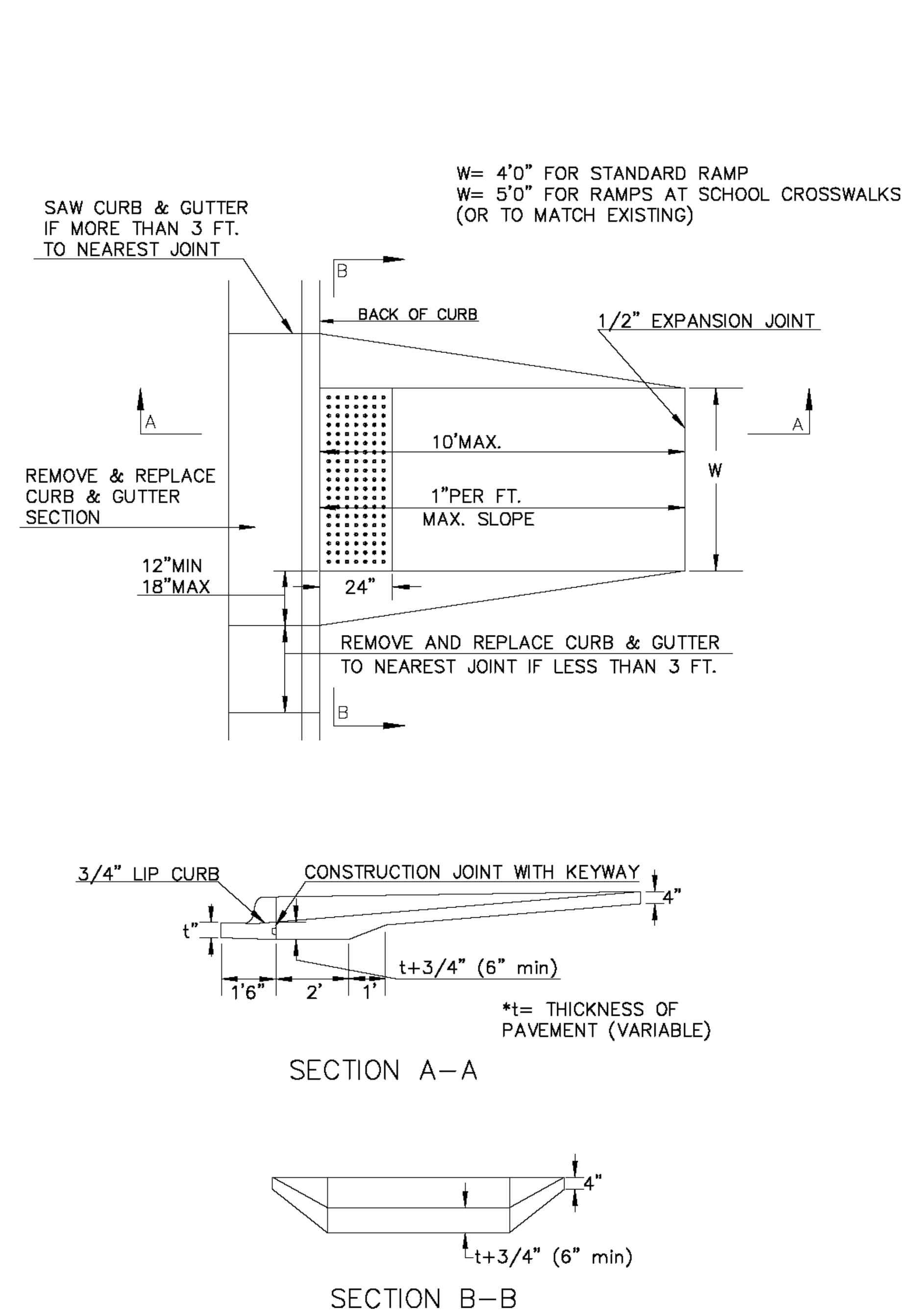
1. DRIVEWAY CONSTRUCTION DETAILED ON THIS SHEET IS FOR USE WITH FULL HEIGHT STREET CURBS AND IN AREAS WITHOUT FULL WALK CONSTRUCTION IN THE PARKING. SEE OTHER DETAIL SHEETS FOR DRIVEWAY CONSTRUCTION WITH ROLL CURB AND/OR FULL WALK.
2. ONE LONGITUDINAL JOINT SHALL BE CONSTRUCTED ALONG THE CENTERLINE OF DRIVES HAVING A WIDTH DIMENSION OF 24' OR LESS. TWO LONGITUDINAL JOINTS SHALL BE CONSTRUCTED WITH EQUAL SPACINGS NOT TO EXCEED 10' FOR DRIVES WITH A WIDTH DIMENSION GREATER THAN 24'.
3. DRIVEWAY WIDTH DENOTED AS WIDTH ON THE DETAIL DRAWINGS SHALL BE A MINIMUM OF 12' AND A MAXIMUM OF 30'. THE MAXIMUM OPENING FOR RADIUS TYPE DRIVES WITH CURBS THROUGH THE RADIUS SHALL NOT EXCEED 52' AT THE STREET CURB LINE.
4. CONTRACTION JOINT SPACING IN THE DRIVEWAY WALK SECTION SHALL BE A MINIMUM OF 3' AND A MAXIMUM OF 6' AND ARE TO BE EQUALLY SPACED WITHIN THIS RANGE. WALK SECTION SHALL BE CONSTRUCTED TO THE SAME THICKNESS AS THE DRIVEWAY.
5. ADDITIONAL THICKNESS OF DRIVE AS INDICATED IN THE DRAWINGS WILL NOT BE PAID FOR DIRECTLY AND THIS COST SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE DRIVEWAY CONSTRUCTION.
6. ONE HALF INCH EXPANSION JOINTS SHALL BE INSTALLED WHEREVER DRIVE CONSTRUCTION ABUTS SIDEWALK. ONE HALF INCH EXPANSION JOINTS SHALL ALSO BE INSTALLED ALONG THE PROPERTY LINE AND/OR BACK OF WALK LINE WHEN DRIVE CONSTRUCTION ALONG THIS LINE ABUTS CONCRETE PARKING LOTS OR CONCRETE DRIVE EXTENSION.
7. DRIVEWAYS ONLY ON RESIDENTIAL PROPERTIES ONLY CAN BE CONSTRUCTED WITH 6" IN THICKNESS AND CAN BE WITHOUT REINFORCEMENT.
8. ALL DRIVEWAYS TO NONRESIDENTIAL PROPERTY SHALL BE A MINIMUM OF 8" IN THICKNESS AND SHALL HAVE REINFORCEMENT WITH 6"x12", W4xW4.

REVISED: NOVEMBER 2015

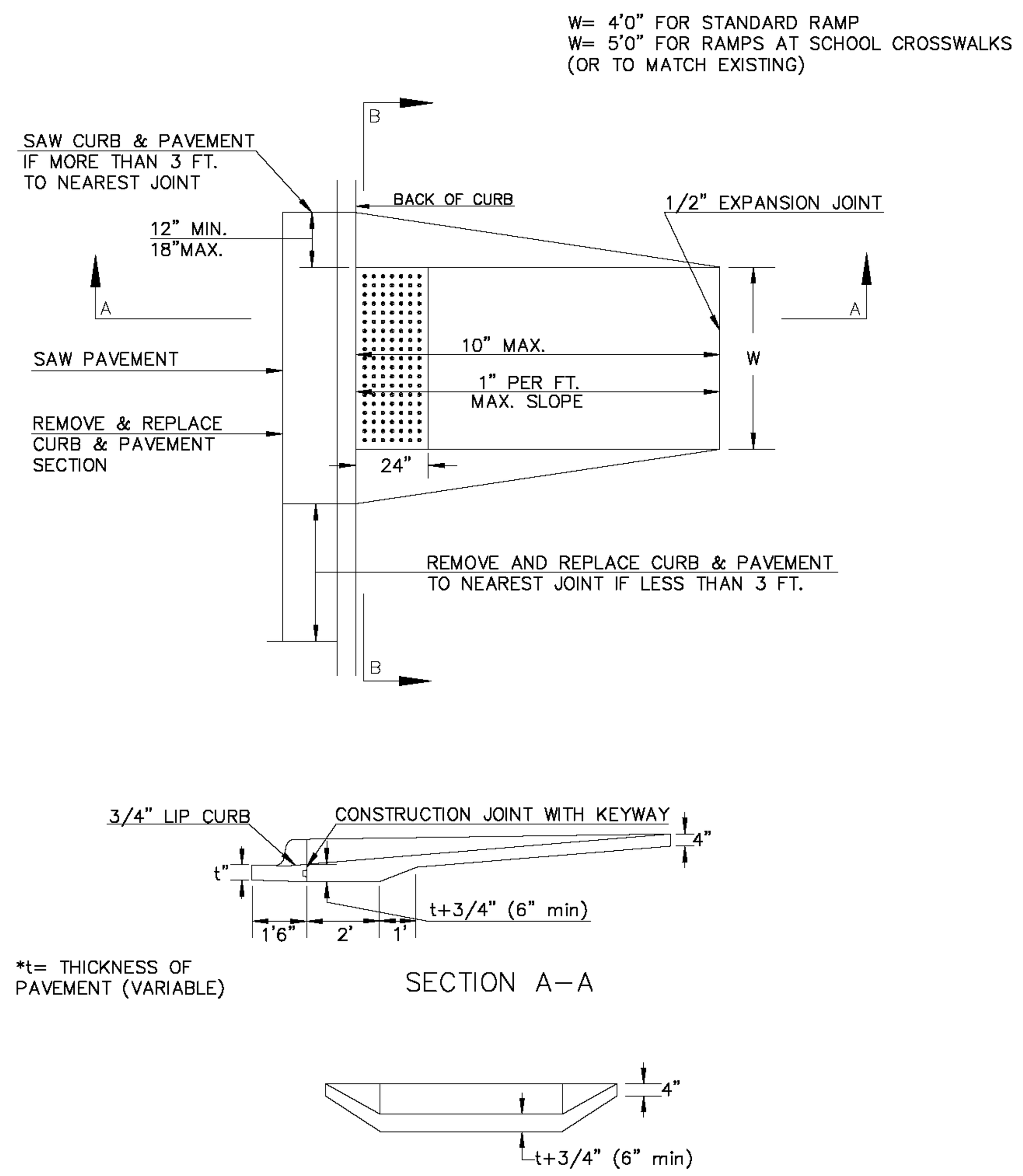
CITY OF WICHITA PUBLIC WORKS & UTILITIES ENGINEERING DIVISION	*STANDARD DRIVE ENTRANCES FULL HEIGHT CURB*		
	CITY ENGINEER *GARY JANZEN, P.E.*		
	PROJECT NUMBER	OCA NUMBER	DATE 11/20/17
	CITY ENGINEER'S OFFICE *CITY HALL - SEVENTH FLOOR* *455 NORTH MAIN STREET* *WICHITA, KANSAS 67202-1620* *(316) 268-4501*		SHEET C14

PV-126

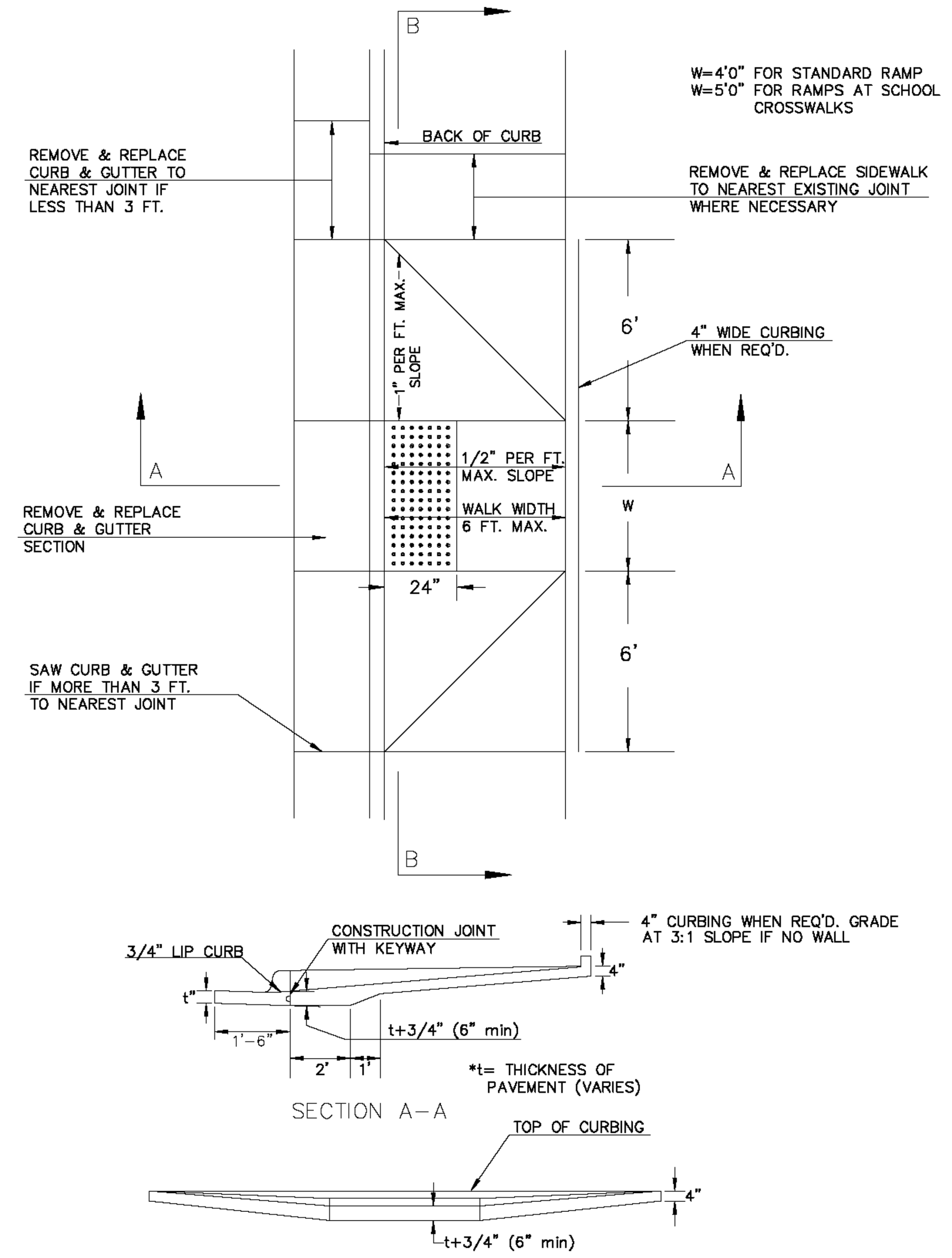
STANDARD WHEELCHAIR RAMP CONSTRUCTION DETAIL FOR STREETS WITH COMBINED CURB & GUTTER (TYPE A)



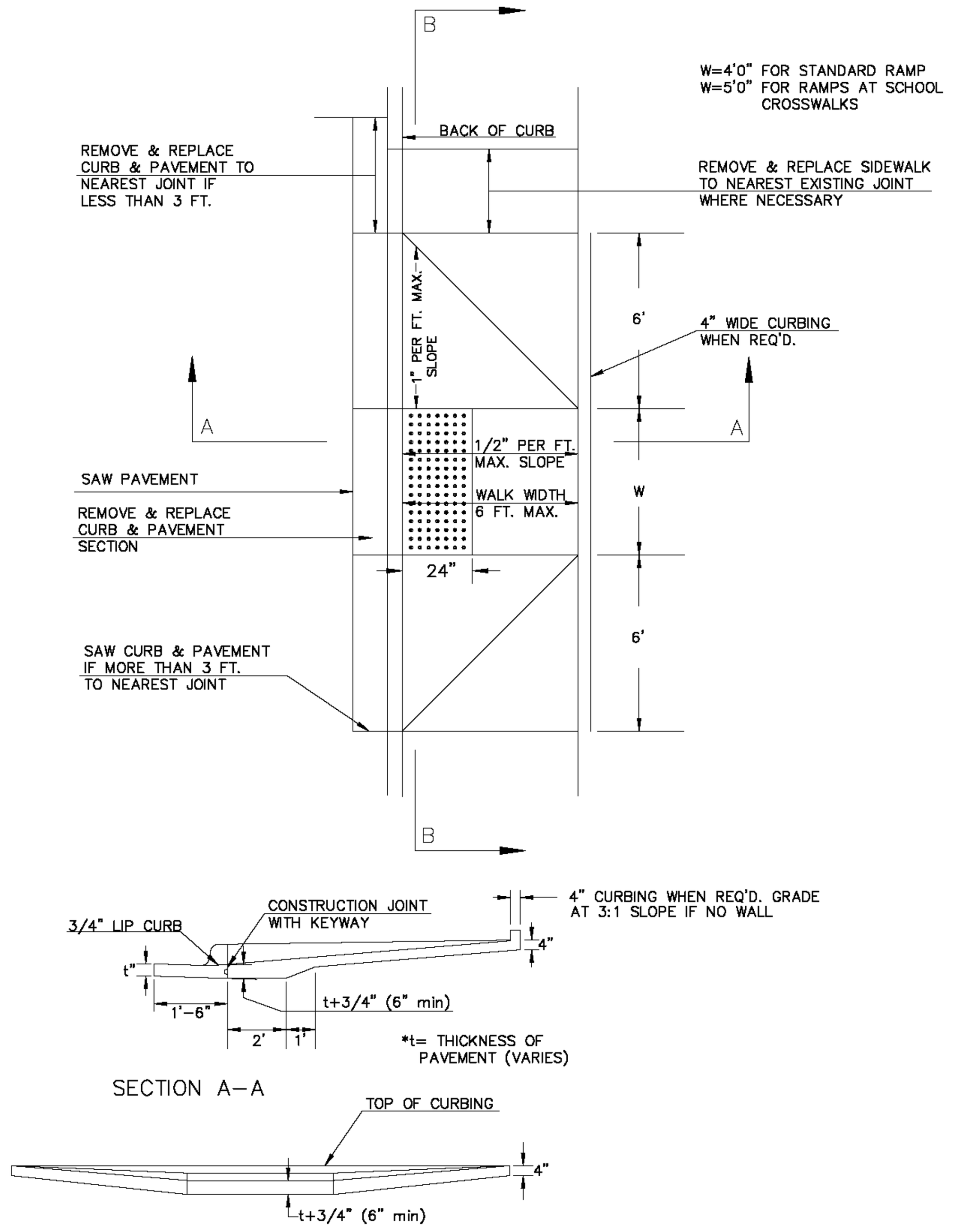
STANDARD WHEELCHAIR RAMP CONSTRUCTION DETAIL FOR CONCRETE STREETS WITH MONOLITHIC CURB (TYPE A)



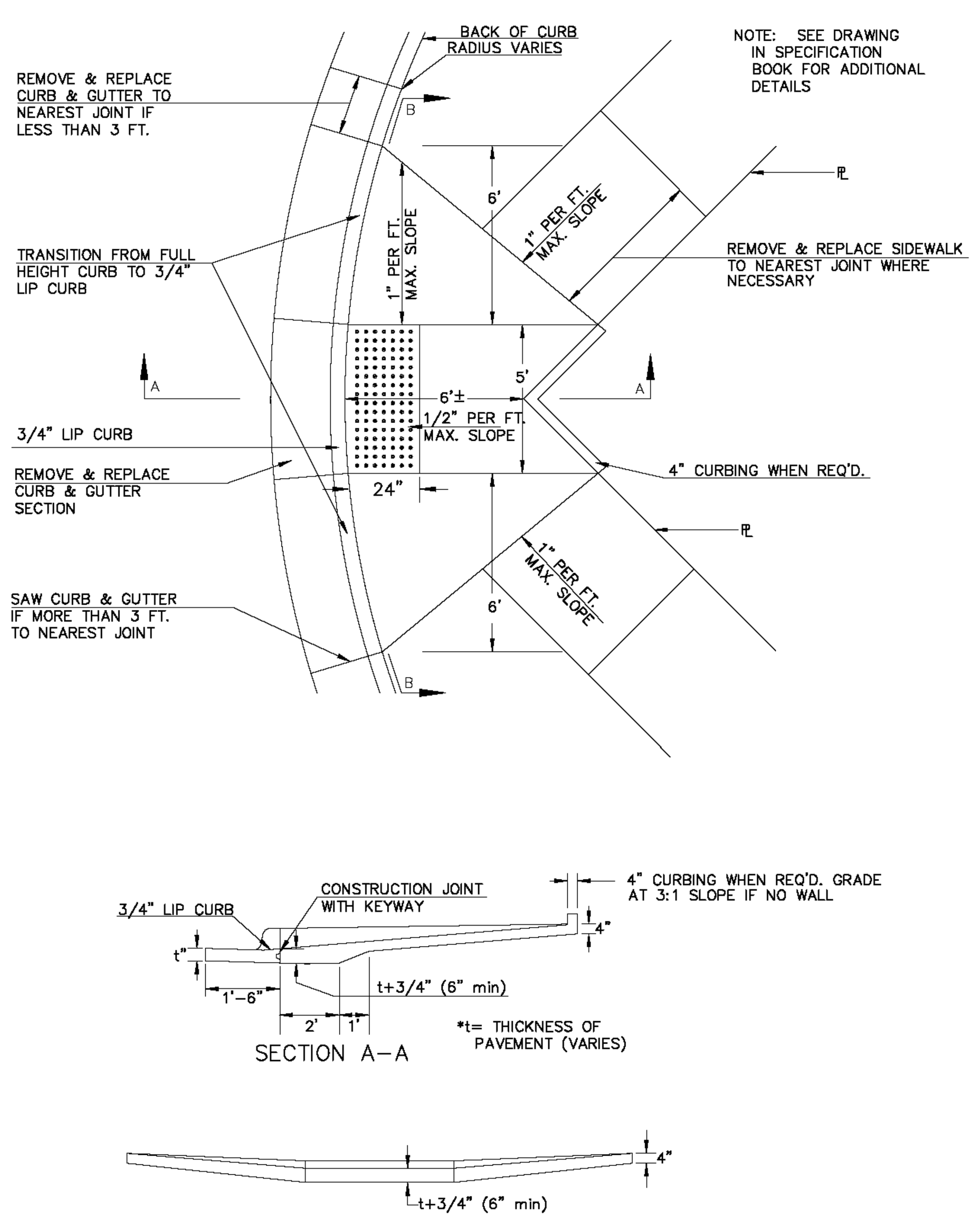
STANDARD WHEELCHAIR RAMP CONSTRUCTION DETAIL FOR STREETS WITH COMBINED CURB & GUTTER AND FULL WALK (TYPE B)



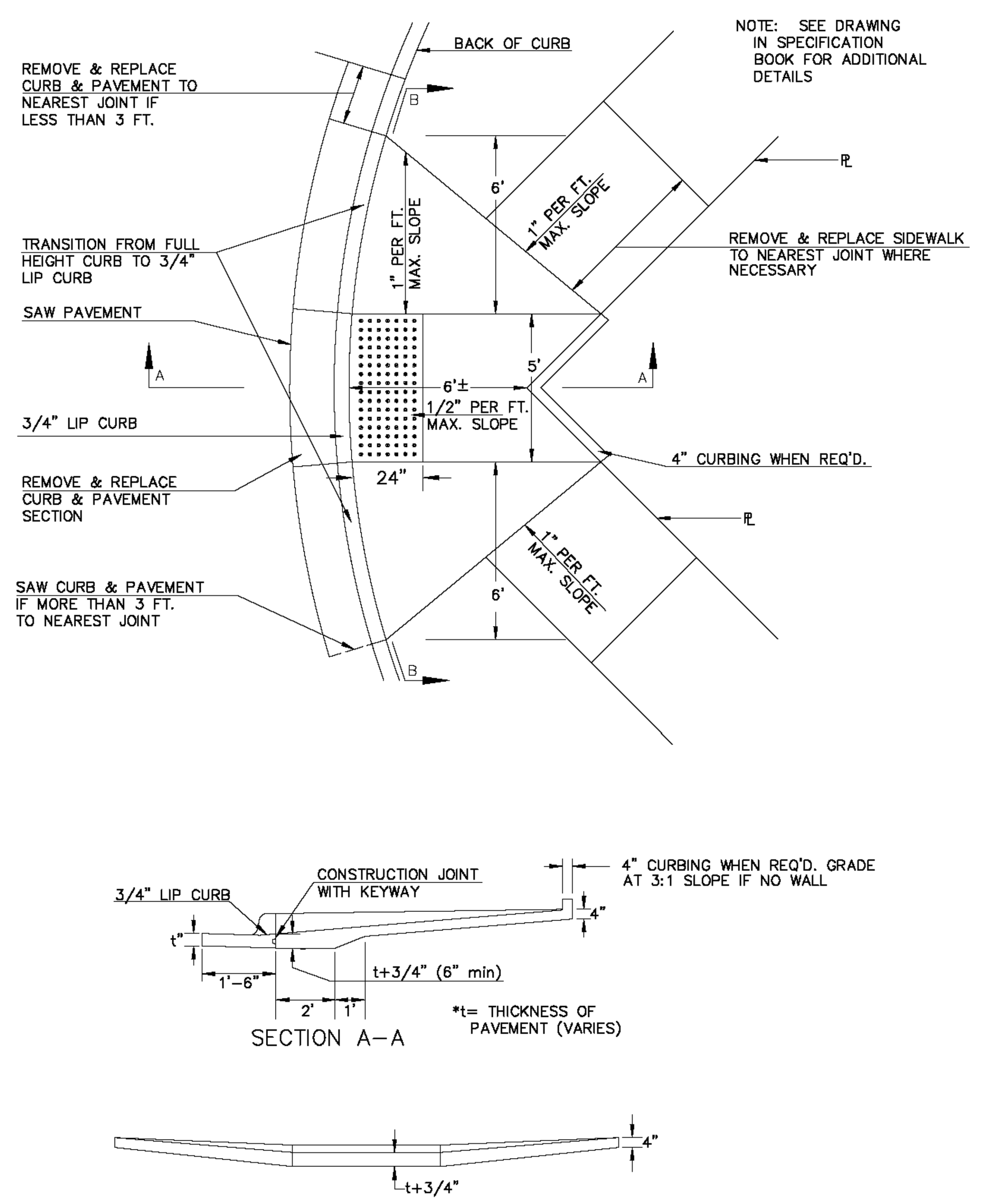
STANDARD WHEELCHAIR RAMP CONSTRUCTION DETAIL FOR STREETS WITH MONOLITHIC CURB AND FULL WALK (TYPE B)



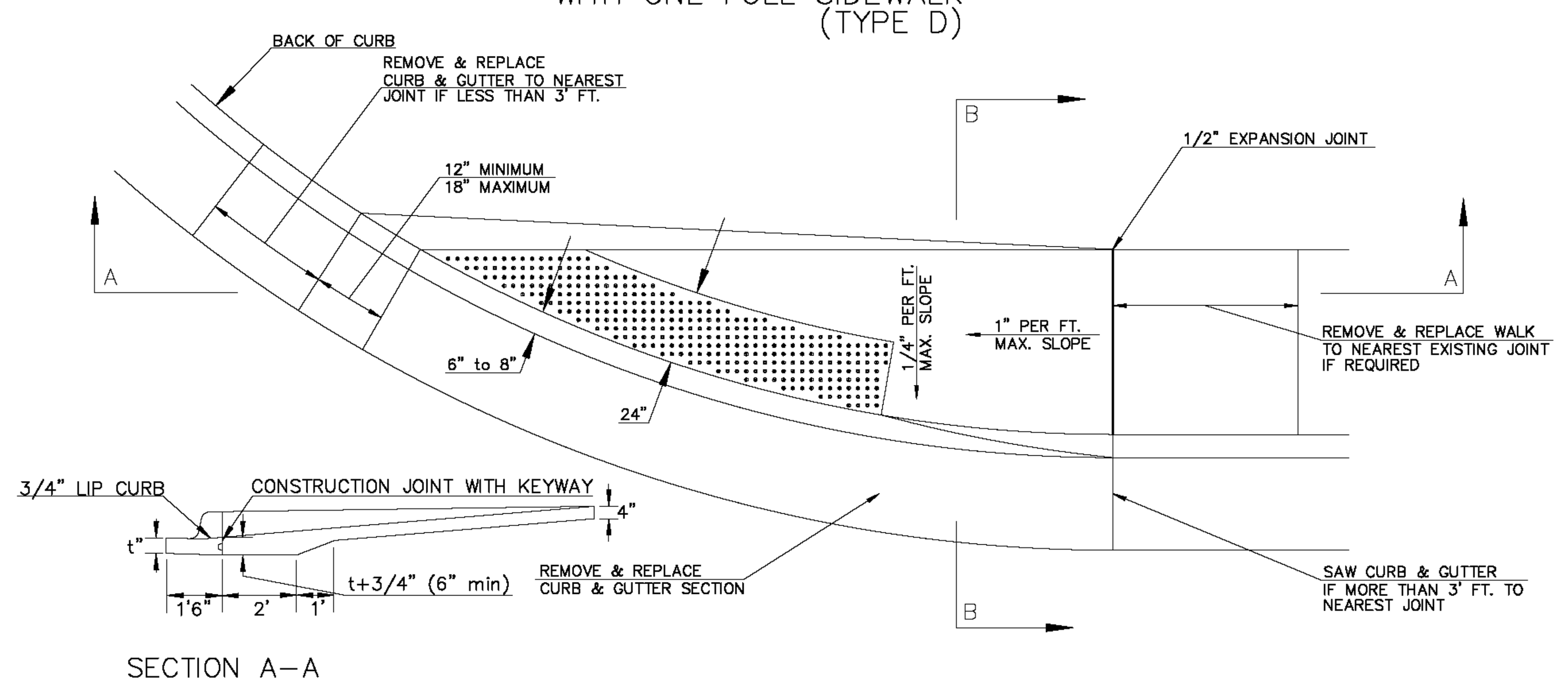
STANDARD WHEELCHAIR RAMP CONSTRUCTION DEAIL FOR STREET WITH COMBINED CURB AND GUTTER ON RADIUS WITH 6'± FROM BACK OF CURB TO PROPERTY CORNER (TYPE C)



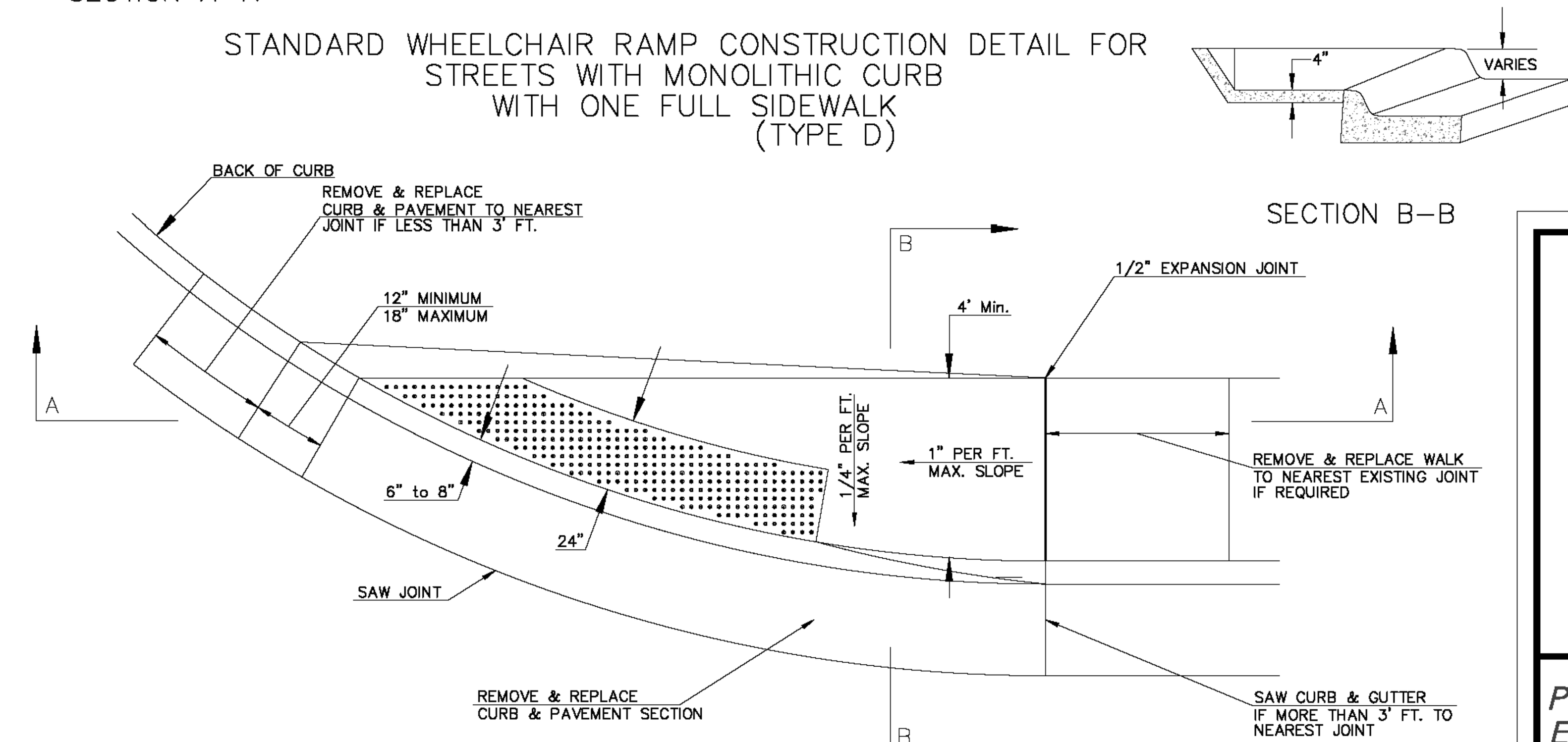
STANDARD WHEELCHAIR RAMP CONSTRUCTION DETAIL FOR STREET WITH MONOLITHIC CURB ON RADIUS WITH 6'± FROM BACK OF CURB TO PROPERTY CORNER (TYPE C)

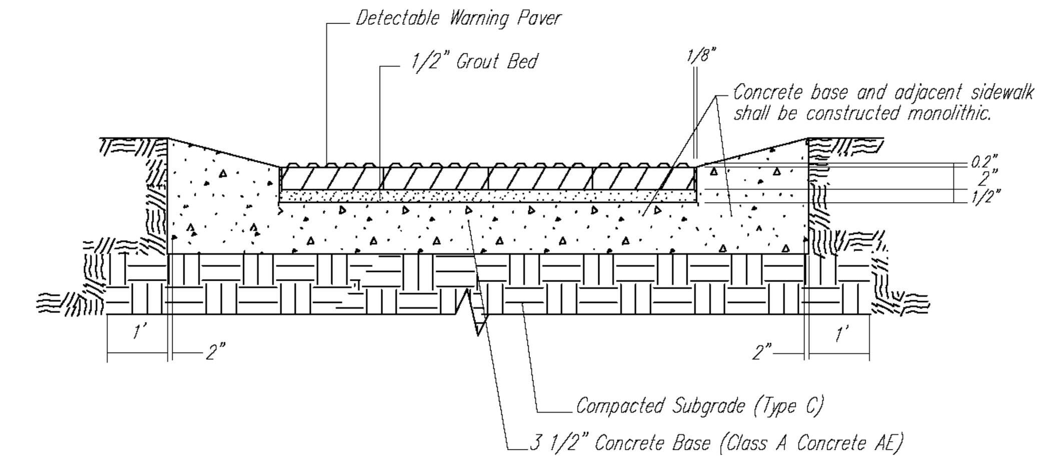


STANDARD WHEELCHAIR RAMP CONSTRUCTION DETAIL FOR STREETS WITH COMBINED CURB & GUTTER WITH ONE FULL SIDEWALK (TYPE D)



STANDARD WHEELCHAIR RAMP CONSTRUCTION DETAIL FOR STREETS WITH MONOLITHIC CURB WITH ONE FULL SIDEWALK (TYPE D)

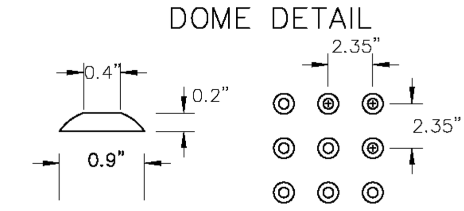




TYPICAL SECTION DETECTABLE WARNING PAVER
SECTION A-A

NOTE: HANOVER DETECTABLE WARNING PAVERS (OR AN APPROVED ALTERNATE) SHALL BE USED IN ALL WHEELCHAIR RAMPS. THE 11 3/4" 'RED 15' PAVER SHALL BE USED IN ALL APPLICATIONS.
HANOVER ARCHITECTURAL PRODUCTS
240 BENDER ROAD
HANOVER, PA 17331
1-717-637-0500
www.hanoverpavers.com

DOME DETAIL



CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

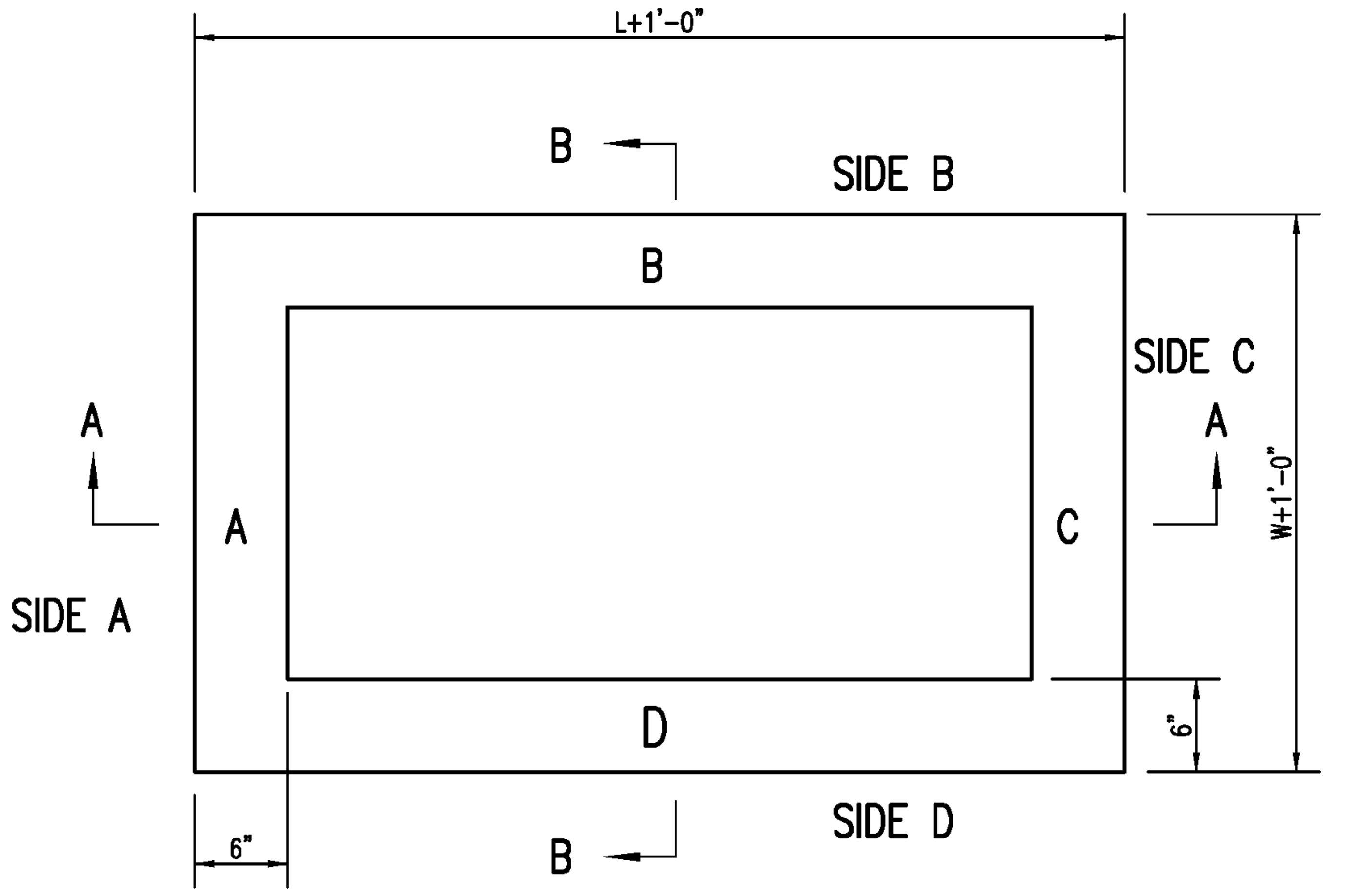
WHEELCHAIR RAMP DETAILS WITH DETECTABLE WARNING

CITY ENGINEER
GARY JANZEN, P.E.

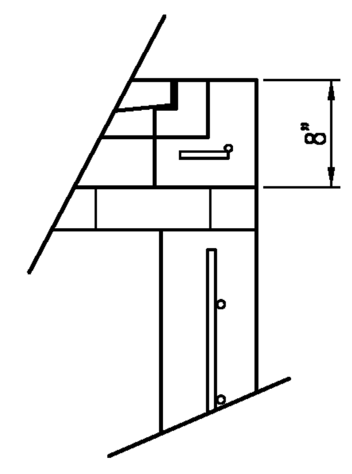
PROJECT NUMBER	OCA NUMBER	DATE
		11/20/17

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

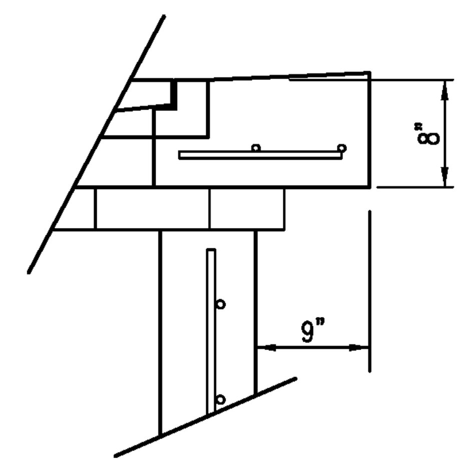
SHEET
C15



TOP VIEW

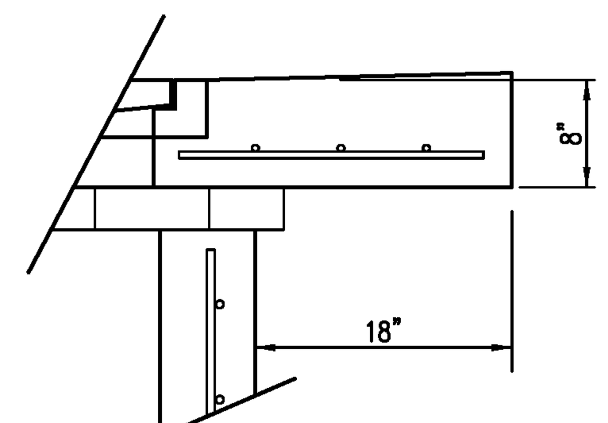


FLUSH STYLE TOP
NO APRON



9" APRON

* APRON TO EXTEND ON ALL 4 SIDES OF INLET.
DESIGNER TO DESIGNATE APRON SIZE.



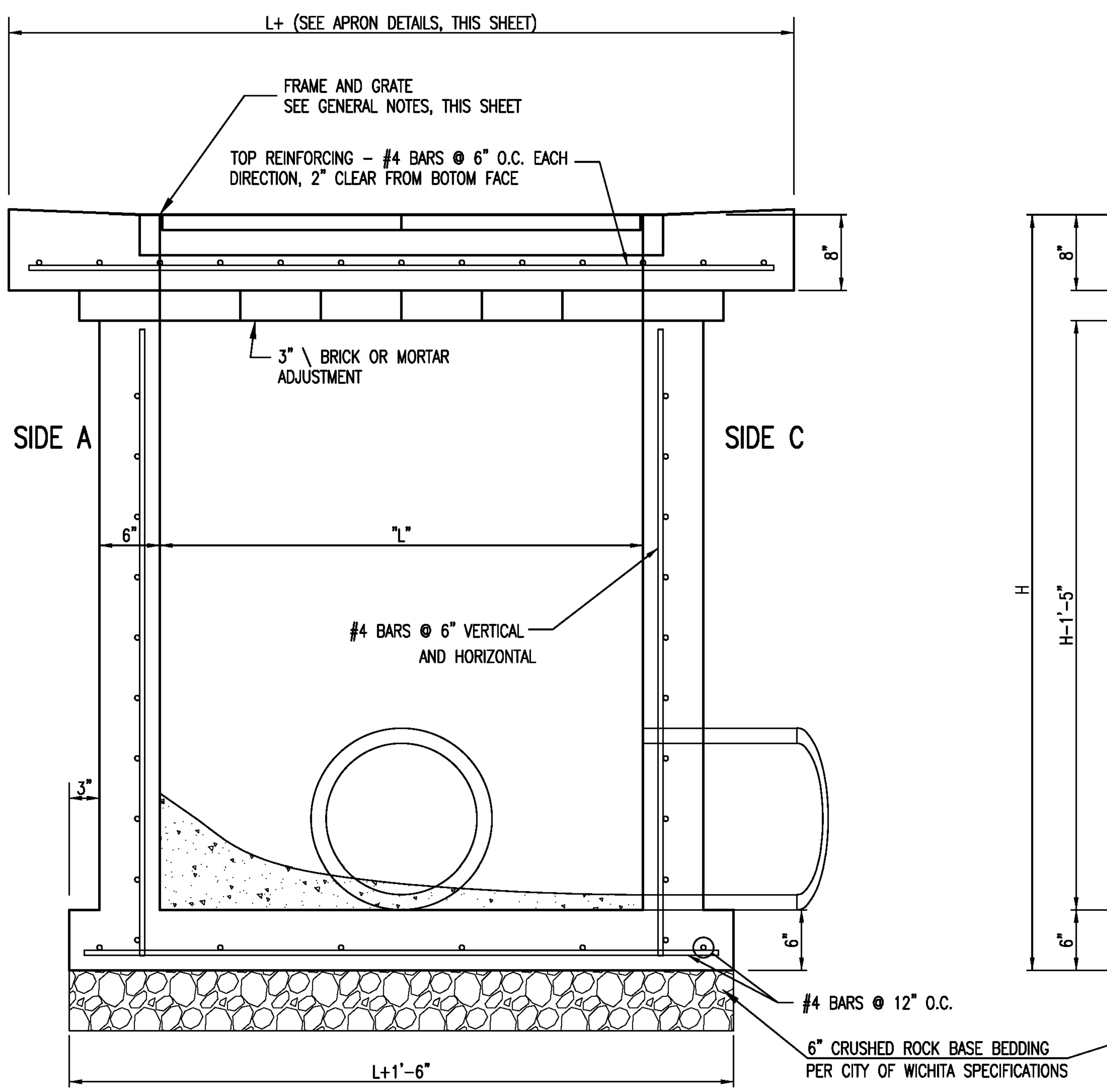
18" APRON

W=2' and L=2' for SINGLE DROP INLET
W=2' and L=4' for DOUBLE DROP INLET

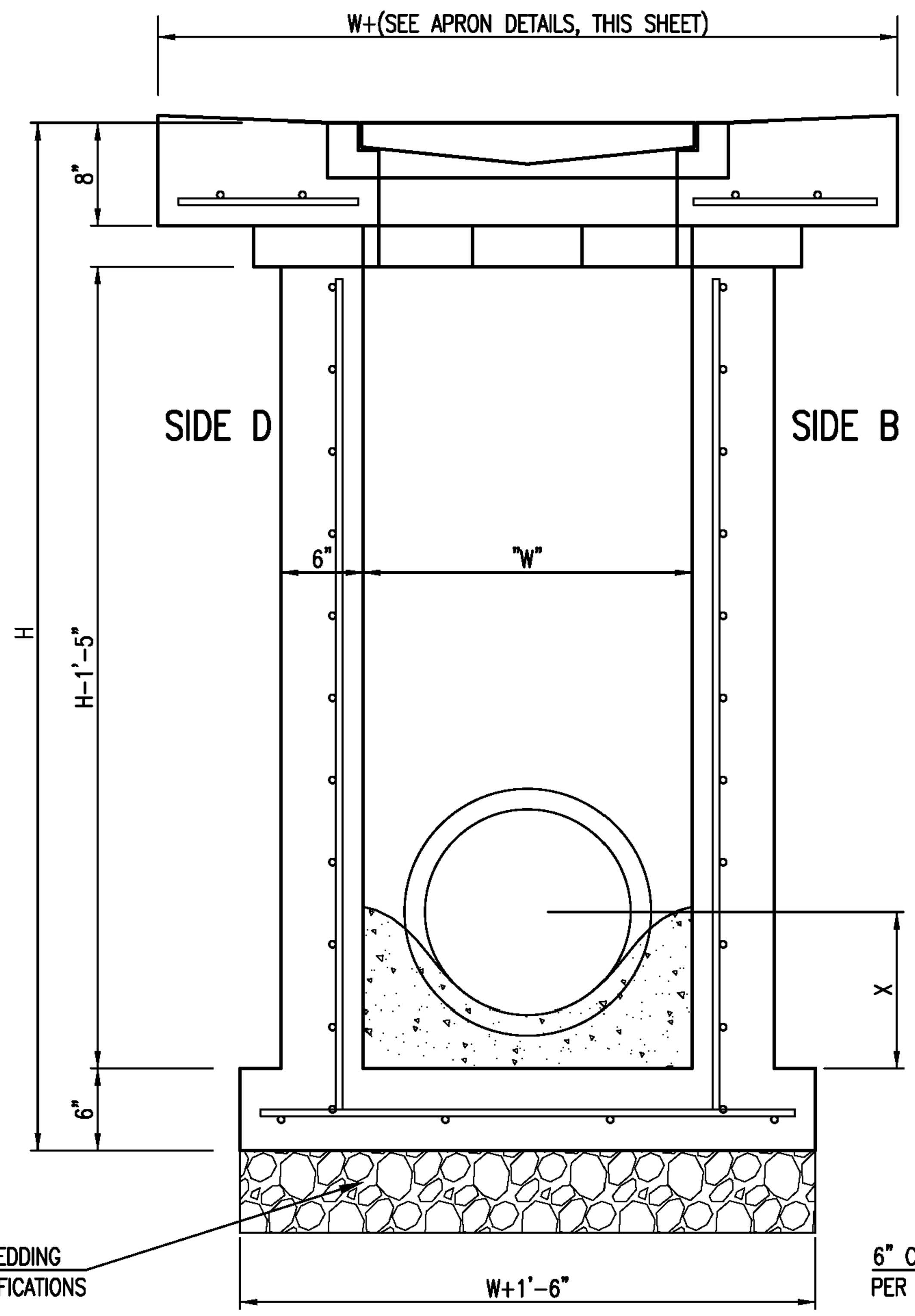
The structure(s) on this detail sheet are designed for HS-20 loading at these specific dimensions only. If larger dimensions are required, the ENGINEER shall provide a project specific structure design for approval by the City Engineer's office.

GENERAL NOTES

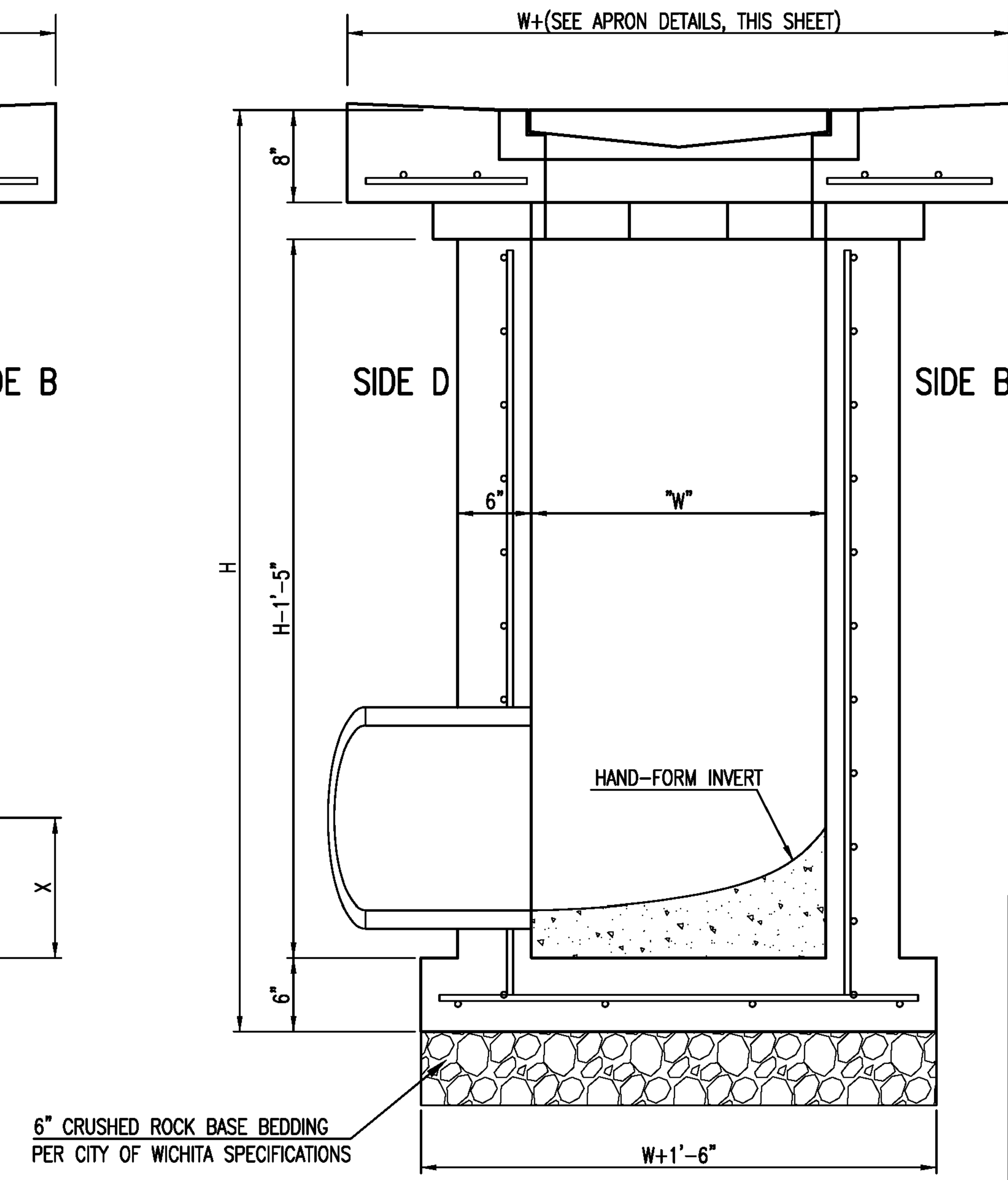
1. GRATE FRAME TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK. CONCRETE USED FOR INLET CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
2. INLET INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE INLET WILL BE SELF CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.
3. THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL.
4. INLET FRAME AND GRATE TO BE DEETER #2433, EJIW #5391-Z1 OR APPROVED EQUAL FOR 2'x2' SINGLE DROP INLET AND DEETER #2434, EJIW #5391 Z3 OR APPROVED EQUAL FOR 2'x4' DOUBLE DROP INLET.
5. CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN INLET WALL SHALL BE GROUTED FLUSH TO THE INLET WALL WITH HYDRAULIC CEMENT AFTER THE INLET IS IN PLACE. LIFTING HOLES THRU THE INLET WALL WILL NOT BE ACCEPTED.



SECTION "A–A"



SECTION "B–B"
END OUTLET



SECTION "B–B"
SIDE OUTLET

CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

SINGLE/DOUBLE
DROP INLET

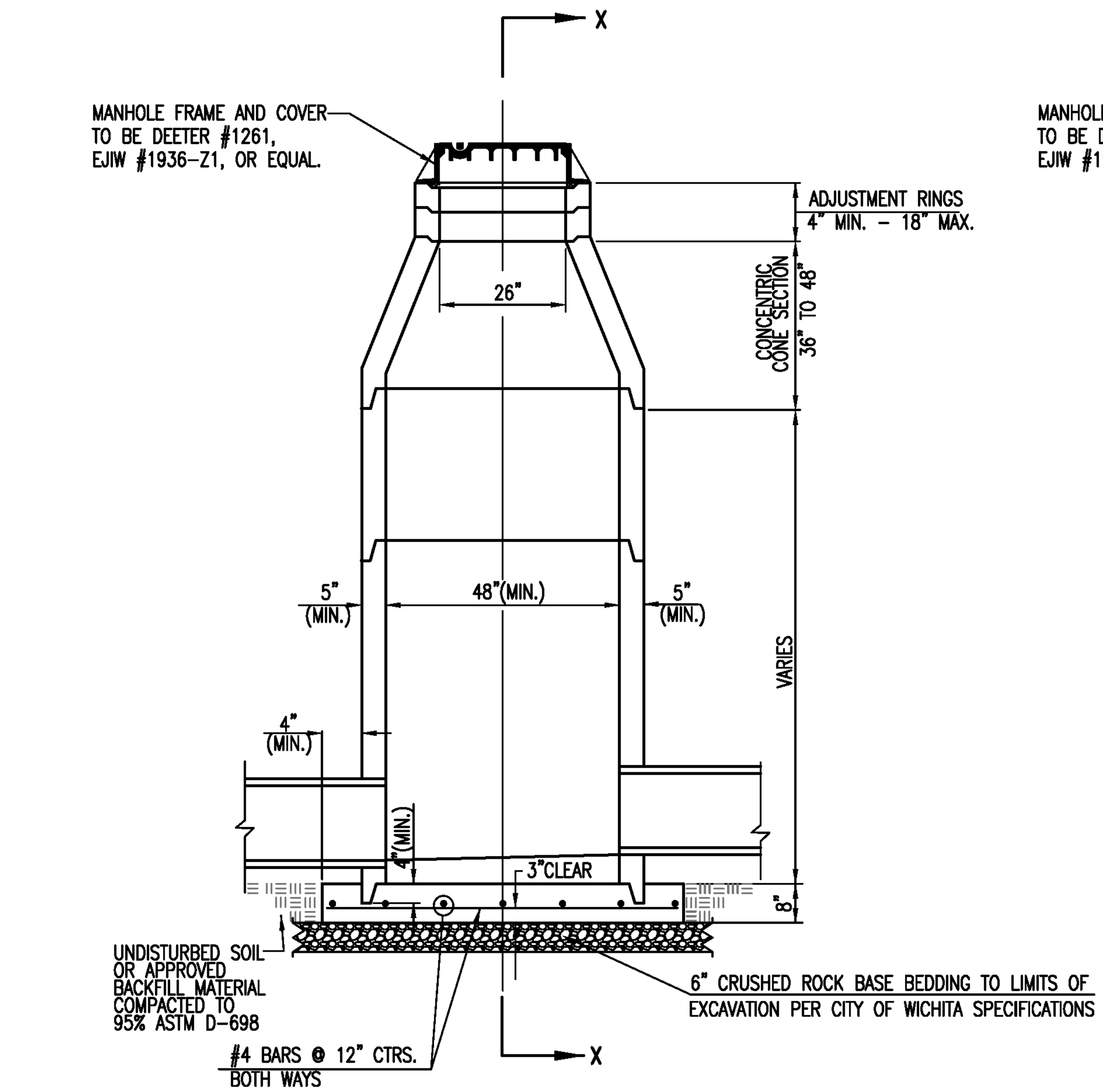
CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE
		11/20/17

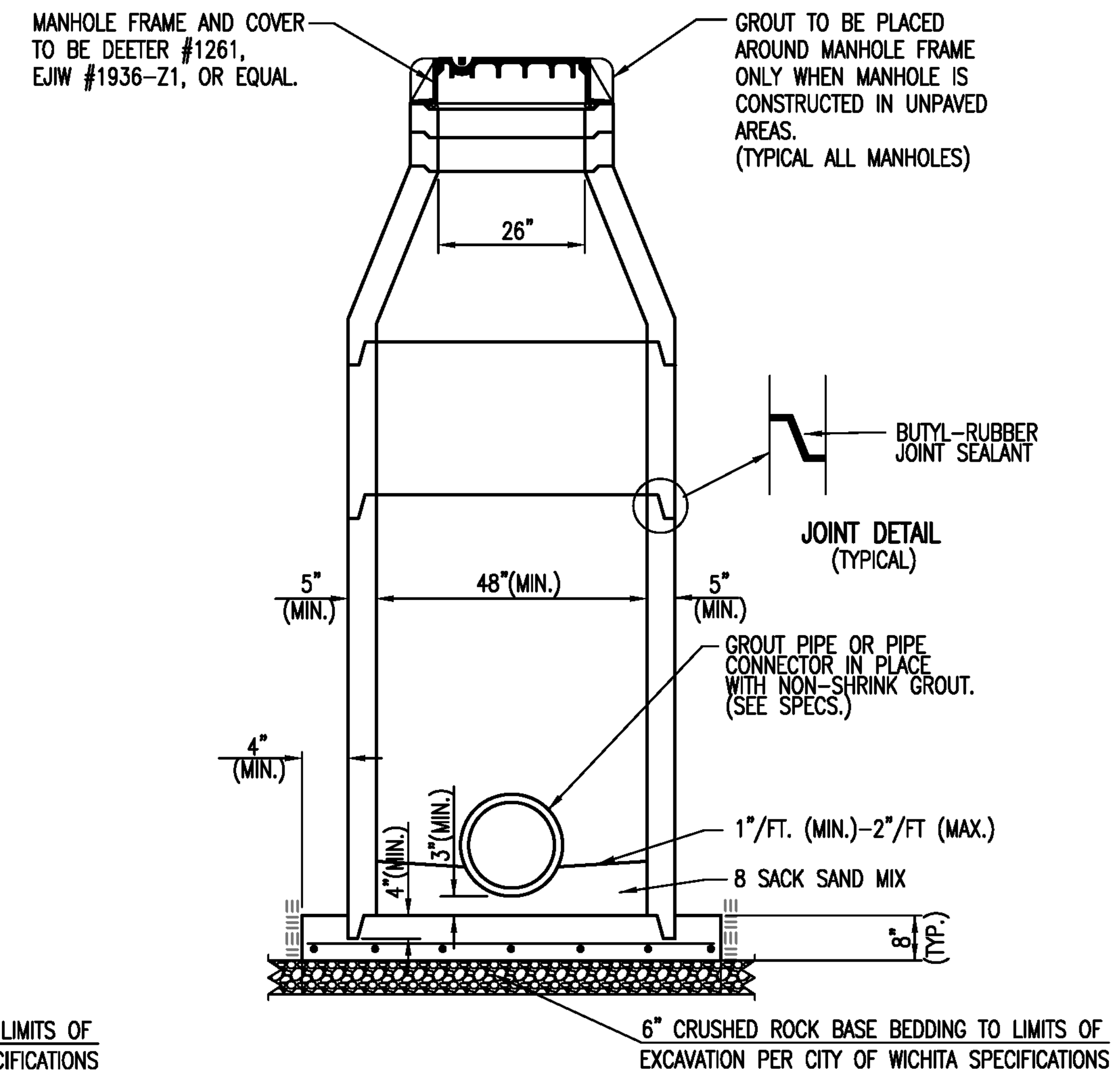
CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET
C16

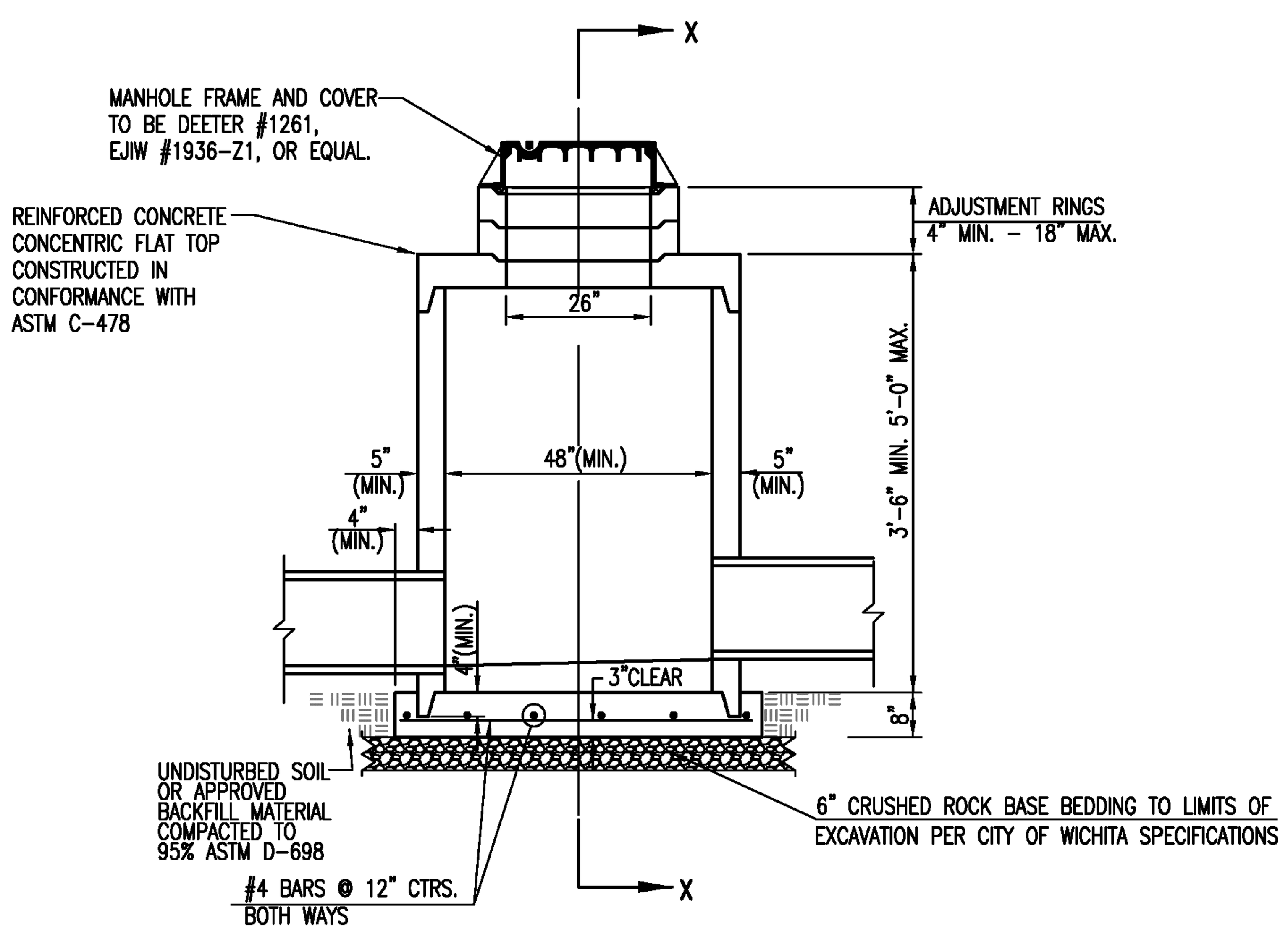
SW-201



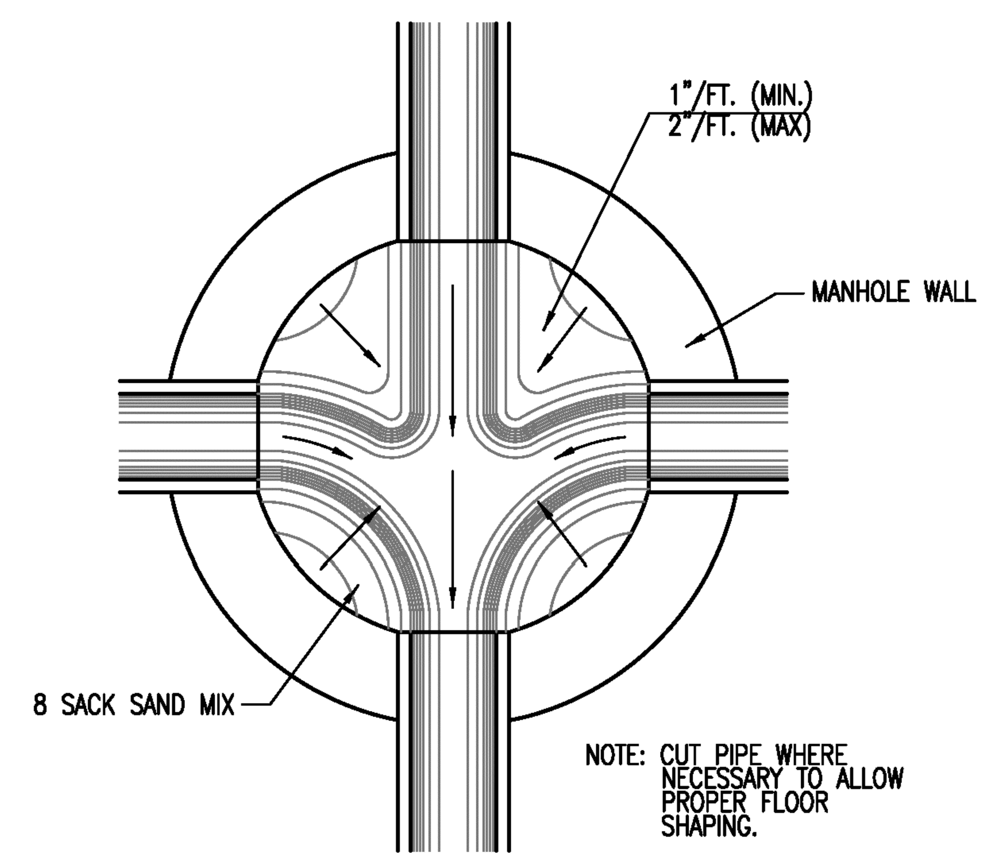
PRECAST
STANDARD MANHOLE
TYPE "A"



SECTION X-X
(TYPICAL)



PRECAST
SHALLOW MANHOLE
TYPE "B"



TYPICAL MANHOLE
FLOOR SHAPING

GENERAL NOTES

1. IF, IN THE OPINION OF THE ENGINEER, THE MANHOLE SUBGRADE APPEARS UNSTABLE, THE CONTRACTOR WILL HAVE THE OPTION TO COMPACT SUBGRADE AS SHOWN OR INCREASE THE THICKNESS OF THE MANHOLE BASE AS DIRECTED BY THE ENGINEER.
2. STEEL REINFORCING WILL BE REQUIRED IN ALL MANHOLE BASES.
3. ALL MANHOLE CONSTRUCTION SHALL BE WATER TIGHT.
4. TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
5. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION OF ASTM C-478 AS MODIFIED BY THE SPECIFICATIONS.
6. CONCRETE USED FOR MANHOLE CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO MANHOLE BASE.
8. MANHOLES WITH PIPE SIZES 24" AND LARGER SHALL HAVE 5 FOOT INSIDE DIAMETER (MIN.)
9. MANHOLES WITH PRECAST BASES MAY BE USED AT THE CONTRACTORS OPTION. THESE MANHOLES SHALL HAVE AN 8" MINIMUM BASE THICKNESS AND SHALL BE PLACED ON AN 8" MIN. CRUSHED ROCK BASE. PIPES SHALL BE ENCASED WITH CRUSHED ROCK TO AT LEAST 3 FEET FROM THE MANHOLE WALL.
10. CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN MANHOLE WALL SHALL BE GROUTED FLUSH TO THE MANHOLE WALL WITH HYDRAULIC CEMENT AFTER THE MANHOLE IS IN PLACE. LIFTING HOLES THRU THE MANHOLE WALL WILL NOT BE ACCEPTED.
11. THE ENDS OF ALL PIPES IN MANHOLES SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE MANHOLE WALL.
12. MANHOLE INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE MANHOLE WILL BE SELF CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.
13. MANHOLE FRAME AND COVER TO BE DEETER #1261, EJIW #1936-Z1, OR APPROVED EQUAL, SEE SW-303.
14. FOR FLAT GRATED INLET APPLICATION, GRATE TO BE DEETER #1933, EJIW #1205 MDI, OR APPROVED EQUAL.
15. FOR BEEHIVE GRATE APPLICATION, GRATE TO BE DEETER #4495, EJIW #120545, OR APPROVED EQUAL.

REVISED: MARCH 2015

CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

PRECAST CONCRETE MANHOLE (STORM SEWER)

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE
		11/20/17

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
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WICHITA, KANSAS 67202-1620
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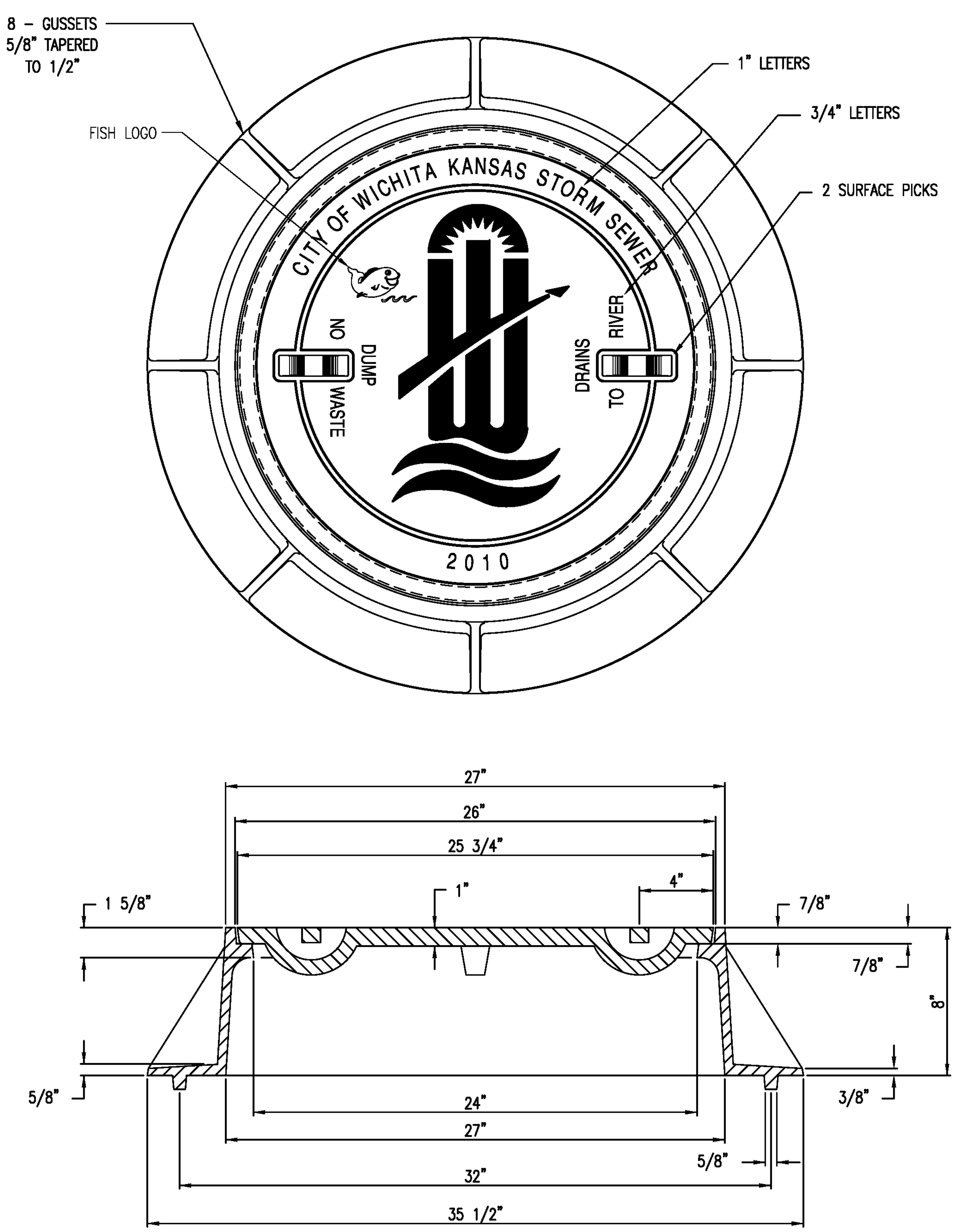
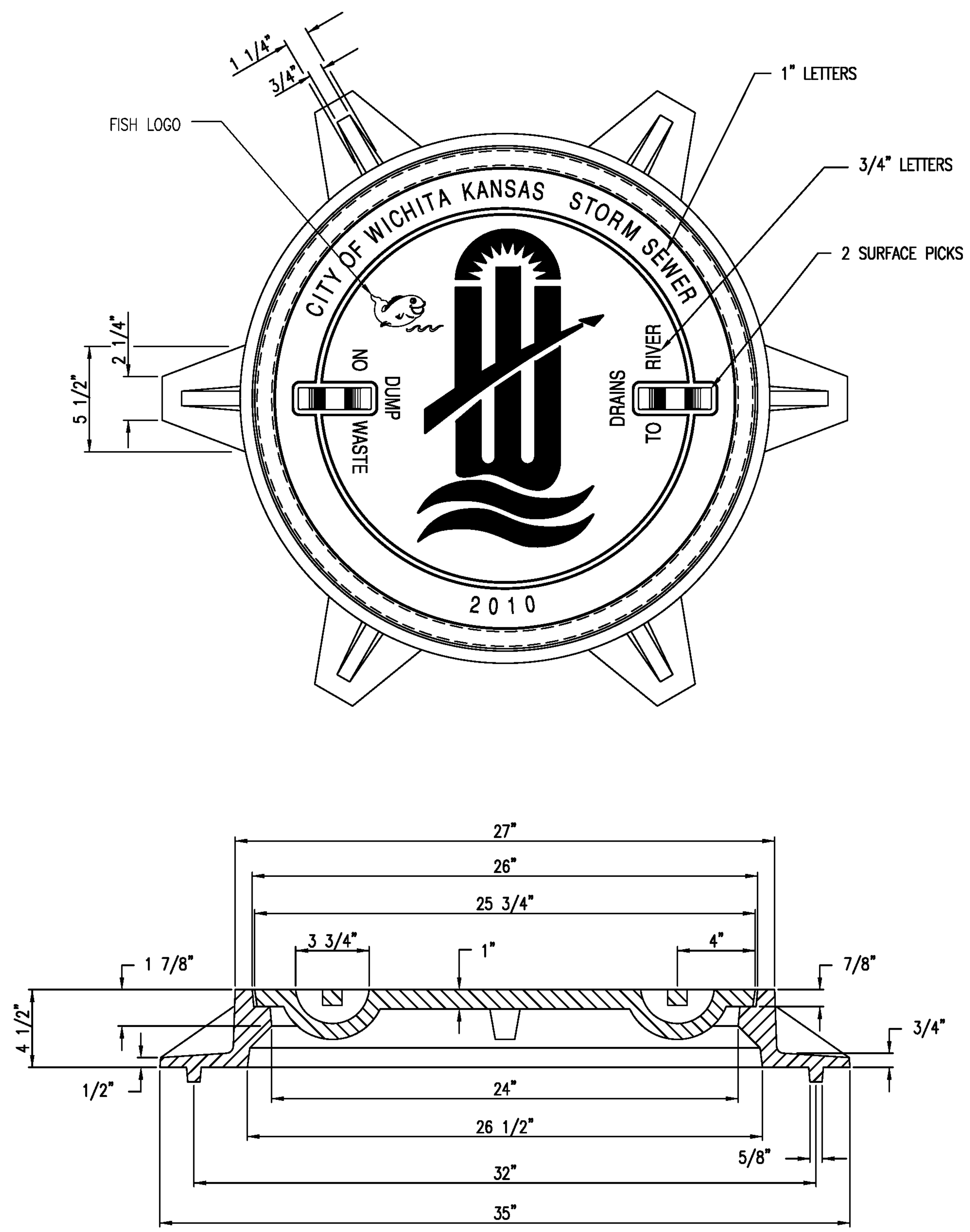
SHEET
C17



MANHOLE FRAME

DEETER #1261 OR EJIW #1936-Z1

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.
2. COVER TO BE DEETER #1261 OR EJIW #1936A.



INLET FRAME

DEETER #2014 OR EJIW #1936-Z4

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACES.
2. NOT TO BE USED UNDER PAVEMENT.
3. COVER TO BE DEETER #1261 OR EJIW #1936A.

CITY OF WICHITA

PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

MANHOLE/INLET FRAME AND COVER (STORM SEWER)

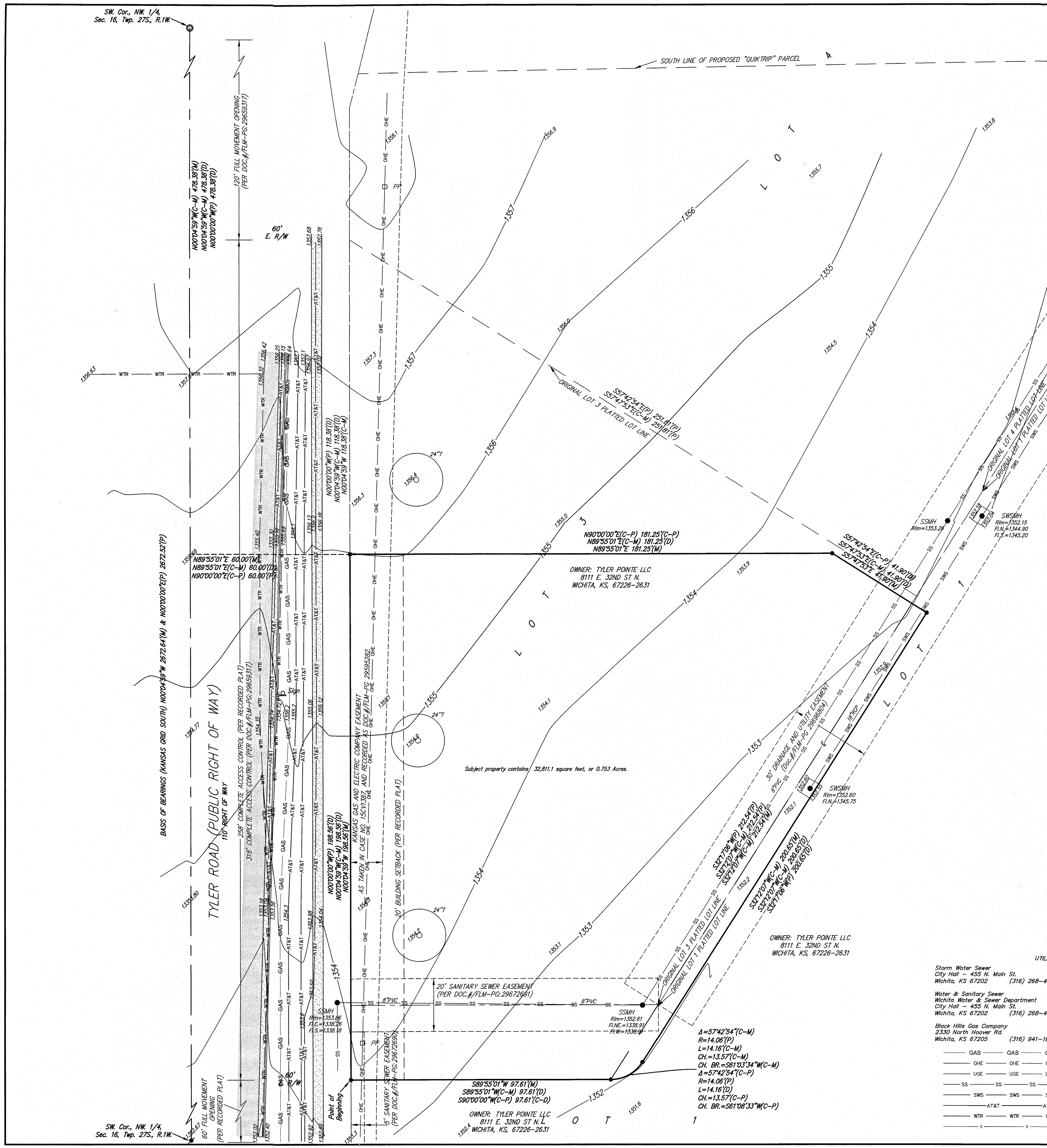
CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE
		11/20/17

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

SHEET
C18

SW-303



SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED

Fidelity National Title Insurance Company
Verdad Real Estate, Inc.
KCH Tyler Road, LLC
Vertical Construction Management
Tyler Pointe, LLC
Patriot Bank

LEGAL DESCRIPTION:
A contiguous tract of land lying within Lot 3, and Lot 1, Block A, Tyler Pointe Addition, an addition to Wichita, Sedgwick County, Kansas, said portion of Lot 3 being more particularly described as follows:
BEGINNING at the southwest corner of said Lot 3; thence along the west line of said Lot 3, on a platted bearing of N00°00'00"W, 198.56 feet; thence N90°00'00"E, 181.25 feet; thence S57°42'54"E, 41.90 feet; thence S32°17'06"W, 200.65 feet to the Point of Curvature of a curve to the right; thence southwesterly along said curve to the right an arc length of 14.16 feet, said curve having a radius of 14.06 feet, a chord length of 13.57 feet and a chord bearing of S61°08'33"W, to the southeast corner of said Lot 3; thence S90°00'00"W, along the south line of said Lot 3, 97.61 feet to the Point of Beginning.

State of Kansas)
)SS
County of Sedgwick)

We. Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify to the aforesaid parties, that under the supervision of the undersigned, we did perform a survey of the above described property.

This drawing is a true and correct exhibit of said survey based on actual measurements where the monuments are of the character and occupy the positions as indicated.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The fieldwork was completed on April 12, 2017.

Date of Plat or Map: June 20, 2017
Date

PRESTON A. STEWART LICENSED LS-1386 10-5-17 KANSAS LAND SURVEYOR

Preston A Stewart #1386

NOTES:
1. The utility locations represented on this survey were compiled by both field observation and information from the various utility companies. If any construction or relocation is planned for this site the various utility companies should be requested to verify their locations in the field prior to final design or construction. Any utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" ticket number 17144599.
2. Subject property contains 32,811.1 square feet, or 0.753 Acres.
3. The City of Wichita Building Inspection and Metropolitan Planning Department needs to be contacted to determine if there are any requirements to receive a building permit for subject property.
4. The existence of underground storage facilities, buried foundations, pipelines, or any other subsurface structure may be present. All visible above ground evidence of underground structures or appurtenances have been shown. Additional subsurface exploration work or detailed record data will be required to further delineate any subsurface conditions not defined by this survey.
5. According to scaled location on FEMA FIRM number 20173C0329G, effective December 22, 2016 subject property lies within Zone X.
6. Subject property does not have direct access to a Public Street Right of Way.
7. Any possible encroachments are shown on survey.
8. Benchmark Northwest corner of Lot 6, Block A, Tyler Pointe Addition, Chiseled "V" Notch – Elevation = 1356.51 NAVD 88.
9. Title commitment provided to Baughman Company, P.A., by Fidelity National Title Insurance Company, commitment no. 0676555, Revision Number 3, effective June 14, 2017.

SCHEDULE B – SECTION II
EXCEPTIONS
8. Restrictive Covenant recorded as Doc.#/FLM-PG 29345177. Not Plottable.
9. Cross-Lot Circulation Agreement recorded as Doc.#/FLM-PG 29345178, as affected by Amended and Restated Cross-Lot Circulation Agreement recorded as Doc.#/FLM-PG 29678981. Blanket in nature and affects subject property.
10. Notice of Community Unit Plan, Tyler Pointe DP-329, recorded as Doc.#/FLM-PG 29345179. Affects subject property.
11. Cross Lot Drainage Agreement recorded as Doc.#/FLM-PG 29345180. Blanket in nature, benefits and affects Lot 3 and Lot 1.
12. Protective Restrictive Covenants Declaration recorded as Doc.#/FLM-PG 29364588. Not Plottable, property is subject to the Protective Restrictive Covenants Declaration.
13. Right of Way Easement in favor of Kansas Gas and Electric Company as taken in Case No. 15CV1387, and recorded as Doc.#/FLM-PG 29595282, as affected by Release of Temporary Construction Easement recorded as Doc.#/FLM-PG: 29636040. Shown on Survey.
14. Access Control Dedication recorded as Doc.#/FLM-PG 29659317. Shown on Survey.
15. Deleted.
16. Deleted.
17. Sanitary Sewer Easement in favor of the City of Wichita recorded as Doc.#/FLM-PG 29672690. Shown on Survey.
18. Sanitary Sewer Easement in favor of the City of Wichita recorded as Doc.#/FLM-PG 29672691. Shown on Survey.
19. Deleted.
20. Deleted.
21. Deleted.
22. Deleted.
23. Deleted.
24. Reciprocal Easement Agreement recorded as Doc.#/FLM-PG 29678983. The easement area is located north of subject property.
25. Use Restriction Agreement recorded as Doc.#/FLM-PG 29681575. Subject property is subject to the provisions of the Use Restriction Agreement.
26. Permanent Stormwater Drainage & Detention Basin Improvements Easement in favor of the City of Wichita recorded as Doc.#/FLM-PG:29683526. The easement area is located over all of Reserve "A" which is off-site and to the east of subject property.
27. Described property may be and/or is subject to special assessments as disclosed by the following: Doc.#/FLM-PG 29353252, Doc.#/FLM-PG 29600596, Doc.#/FLM-PG 29600597, Doc.#/FLM-PG 29600598, Doc.#/FLM-PG 29600599, Doc.#/FLM-PG 29632157, Doc.#/FLM-PG 29632158, Doc.#/FLM-PG 29650505, Doc.#/FLM-PG 29669392, Doc.#/FLM-PG 29669393, Doc.#/FLM-PG 29669394, Doc.#/FLM-PG 29669395, Doc#/FLM-PG: 29689415.
28. Matters including but not limited to easements, building set-back lines, minimum elevations and access controls, if any, established by the recorded plat of Tyler Pointe Addition, filed January 22, 2013, as Document No. 29347753, in Plat Drawer PC 237-1, as affected by Vacation Order recorded as Doc.#/FLM-PG 29506239, and by Vacation Order recorded as Doc.#/FLM-PG 29659316.
29. Rights of parties in possession as tenants only under unrecorded leases which do not contain any contract, option, right of first or last refusal or other similar right to purchase the subject property or any part thereof. Not a survey matter.
30. Dedication of Access Control in favor of the City of Wichita recorded as Doc.#/FLM-PG 29506522.
Note: Lots 1 and 2, Block A, Tyler Pointe Addition
"It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon said property from Tyler Road, except for one opening on Lot 1 and on opening on Lot 2, along Tyler Road, with access along Tyler Road defined in vacation case VAC2014-00047".
31. Drainage and Utility Easement in favor of the City of Wichita recorded as Doc.#/FLM-PG 29696804. Shown on Survey.

Subject property is presently Zoned "LC" Limited Commercial
d. Property development standards. Each Site in the LC District shall be subject to the following minimum property development standards. Setbacks and heights are for Principal Structures. See Sec. III-D.7.e for Setbacks and heights for Accessory Structures. See also Secs. III-E.2.e(2) and III-E.2.e(3) for Front Setbacks on unplatted tracts or major roadways. Compatibility standards in Secs. IV-C.4 and IV-C.5 may take precedence.
(1) Minimum Lot Area: 2,500 square feet for Single-Family; 2,000 square feet per Dwelling Unit for Duplex; 580 square feet per Dwelling Unit for Multi-Family (maximum 75.1 Dwelling Units per acre); no minimum for nonresidential uses
(2) Minimum Lot Width: No minimum
(3) Minimum Front Setback: 20 feet, provided that the minimum required Front Setback may be reduced pursuant to Sec. III-E.2.e(5)
(4) Minimum Rear Setback: ten feet
(5) Minimum Interior Side Setback: zero feet, but if an interior side setback is provided it shall be at least five feet in width
(6) Minimum Street Side Setback: ten feet
(7) Maximum Height: 80 feet, plus two feet of additional height for each foot of Setback beyond the minimum required Setbacks

0 20' 40'

● = #4 Baughman Rebar Set
◎ = 1/2" Iron Pipe in Thimble Found
= 1" Iron Pipe in Thimble Found (Origin Unknown)
= Benchmark

(C) = Calculated
CH. = Chord Length
CH. BR. = Chord Bearing
Δ = Delta Angle
D = Degree of Curve
(D) = Described
L = Arc Length
(M) = Measured
(P) = Platted
(Pro) = Prorated
R = Radius

UTILITY OPERATING AUTHORITIES

Storm Water Sewer
City Hall – 455 N. Main St.
Wichita, KS 67202 (316) 268-4908

Water & Sanitary Sewer
Wichita Water & Sewer Department
City Hall – 455 N. Main St.
Wichita, KS 67202 (316) 268-4555

Black Hills Gas Company
2330 North Hoover Rd.
Wichita, KS 67205 (316) 941-1628

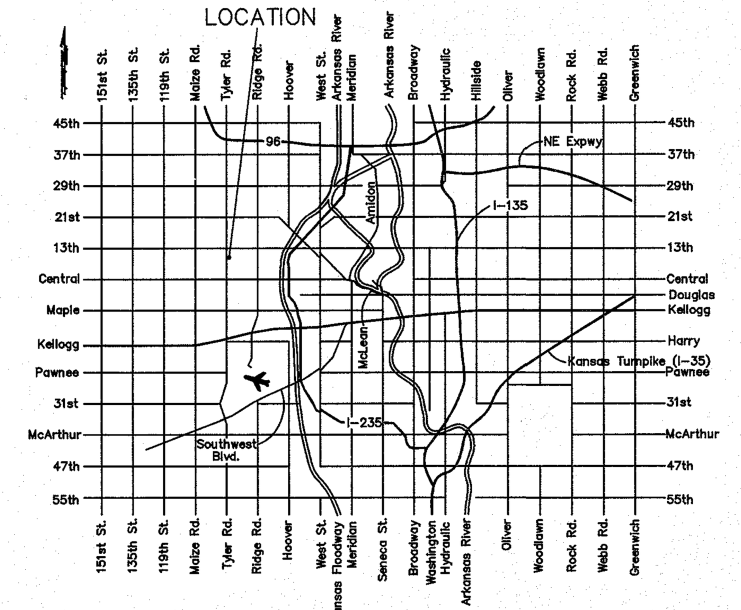
Kansas Gas Service
1021 East 26th Street North
Wichita, KS 67219 (316) 831-5616

Westar Energy
201 N. Market St.
Wichita, KS 67202 (316) 261-6734

A.T.&T.
154 North Broadway St.
Wichita, KS 67202 (316) 268-2245

GAS — GAS — GAS	Gas Line
OHE — OHE — OHE	Overhead Electric Line
UGE — UGE — UGE	Underground Electric Line
SS — SS — SS	Sanitary Sewer Line
SWS — SWS — SWS	Stormwater Sewer Line
AT&T — AT&T — AT&T	Telephone Line
WTR — WTR — WTR	Water Line
X — X — X	Fence Line

LOCATION



PP = Power Pole
Sign = Sign
SSMH = Sanitary Sewer Manhole
SWSMH = Stormwater Sewer Manhole

Asphalt
Concrete
Gravel/Rock

Baughman

ALTA/NSPS Land Title Survey
N. Tyler Rd. & W. 13th St. W.
Wichita, Sedgwick County, Kansas

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

REVISIONS		APPROVED	DRAWN
September 26, 2017 Certificate names	PAS	PAS	PAS
October 5, 2017 Sanitary Sewer Size	PAS	SCALE 1"=20'	DATE June 27, 2017

Page 1 of 1 Email Address: pstewart@baughmanco.com

Drawing File: F:\survey\ALTA\Tyler Pointe Lot 2_17-04-S708\Drawing\.dwg Baughman Project #: 17-04-S708

DRWG. NO. 1PCP36371D

NOTES:

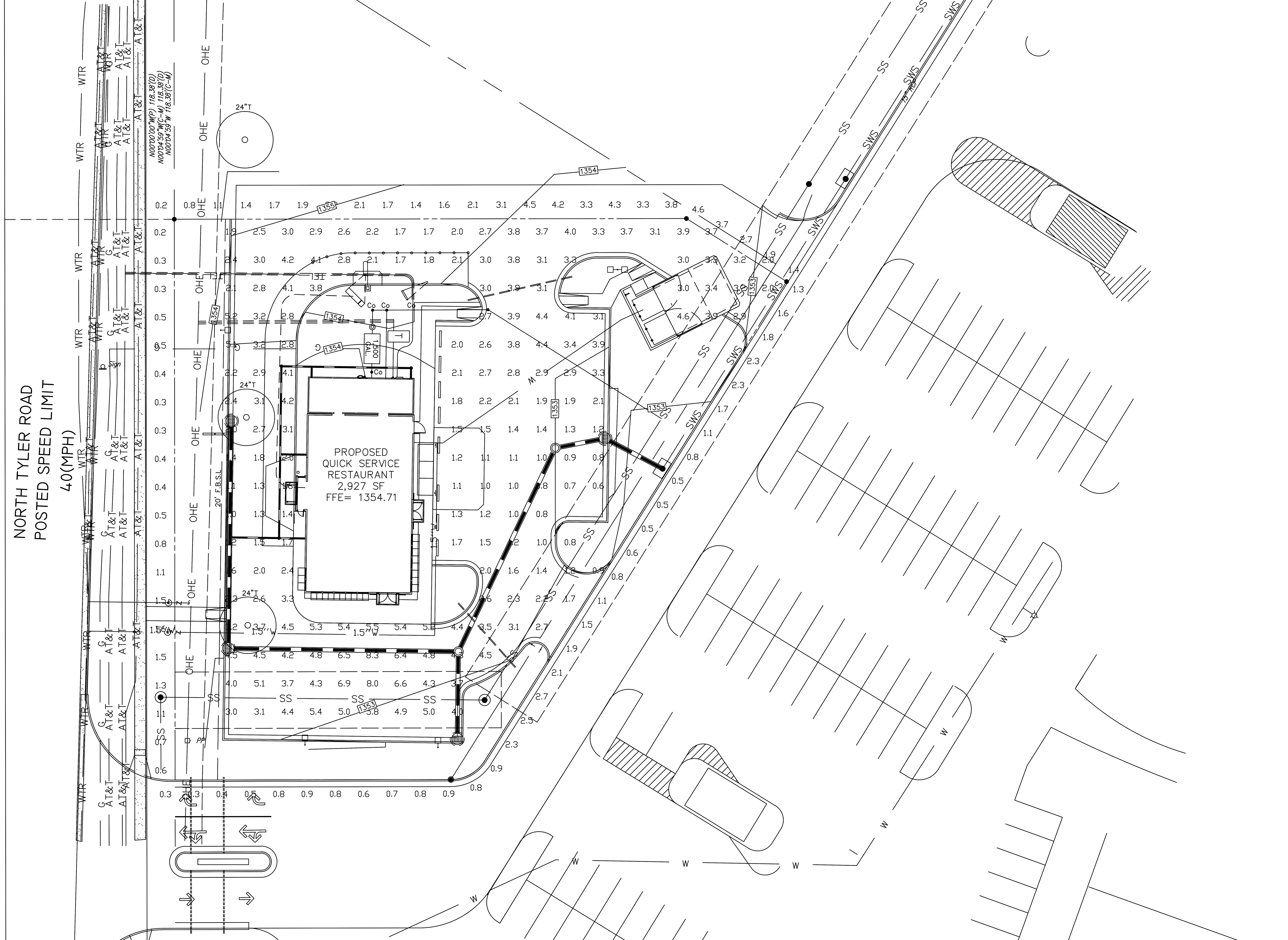
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

PAVED SURFACE READINGS

Average	2.9
Maximum	8.3
Minimum	0.6
Avg:Min	4.90
Max:Min	13.83

PROPERTY LINE READINGS

Average	1.5
Maximum	4.6
Minimum	0.2
Avg:Min	7.27
Max:Min	23.00



** - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY	WIND LOAD	ALLOWED EPA
CL1-90LU-4K-4-105-DB	⊸□	5	SGL	3	27'	0.87	SSS-S-25-40-A	4	90mph	5.9
			DBL180	1						

* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

NOTES:

SCALE 1" = 20' 0"	DATE	NEXT ASSEMBLY	REF. DRWGS.
DRAWN BY MH	11/21/17		
CHECKED BY			
APPROVED BY			
APPROVED BY		FINISH	
APPROVED BY			
SHOP ORDER		MATERIAL	
PROJECT NO.			

SECURITY LIGHTING™
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

POINT-BY-POINT FOOTCANDLE PLOT FOR
HARDEES
WICHITA, KS

DRAWING NUMBER
1PCP36371D

PLANTING NOTES

1. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
2. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. EDGING SHALL BE STEEL PER SPEC, OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
5. THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
6. WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS TO RECEIVE GRAVEL MULCH.
7. TURF SHALL BE LOCALLY HARDY BLUEGRASS / FESCUE MIX SOD.
8. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. i.e. ADDITION OF LIME, GYPSUM, ETC.
9. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
10. GRAVEL MULCH SHALL BE LOCALLY AVAILABLE 1"-3" WASHED RIVER ROCK IN PLANTING BEDS. PROVIDE OWNER WITH SAMPLE FOR FINAL APPROVAL.
11. CONTRACTOR SHALL PRODUCE A SAMPLE OF PROPOSED MULCHES TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
12. IN AREAS DESIGNATED TO RECEIVE HARDWOOD MULCH, THE CONTRACTOR SHALL INSTALL LOCALLY SOURCED SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF 2".

LANDSCAPE NOTES

LANDSCAPING ORDINANCE REQUIREMENTS:

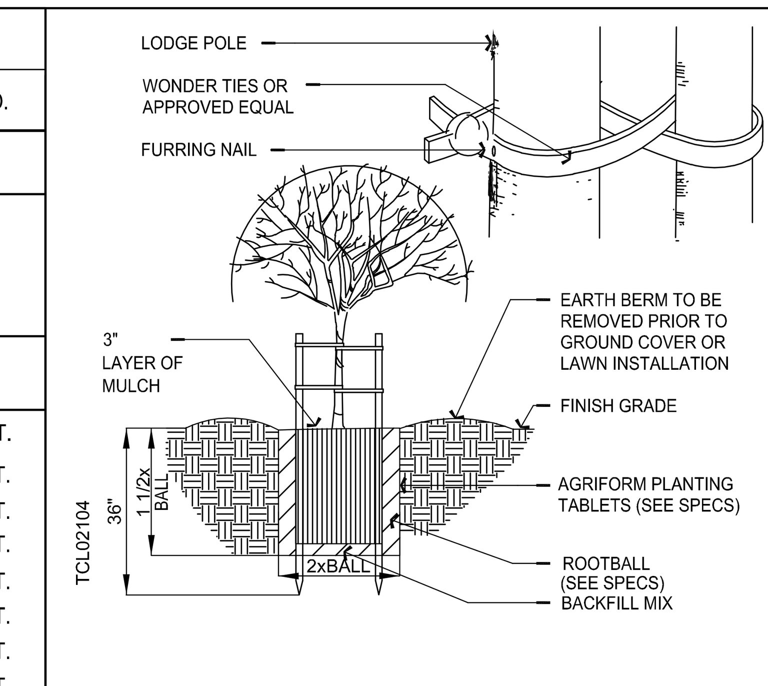
LANDSCAPE STREET YARD:
MIN. 1 SHADE TREE *(2" CAL.) OR TWO ORNAMENTALS* (1 CAL.) EVERY 500SF.
AVERAGE PROPERTY LINE DEPTH = 180'
SQUARE FOOT FACTOR= 10
180X10= 1,800 STREET YARD
1,800 SF/500SF = 4 TREES

*NOTE: TREES SHALL BE PLANTED 6'-0" FROM BACK OF CURB AND 6'-0" FROM SIDEWALK. PER CITY OF WICHITA REQUIREMENTS.

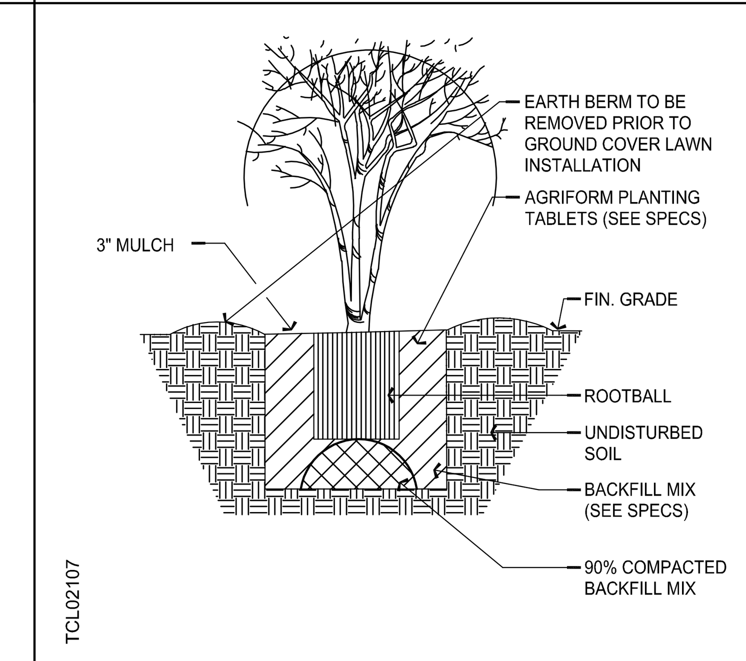
PARKING LOT PLANTINGS
CONTINUOUS SHRUB PLANTINGS MIN 18" HT. AT THE TIME OF PLANTING. SHALL BE 36" AFTER 3 YEARS OF GROWTH.
1 TREE/20 PARKING SPACES X 24 PROPOSED PARKING STALLS= 2 TREES

PLANTING LIST

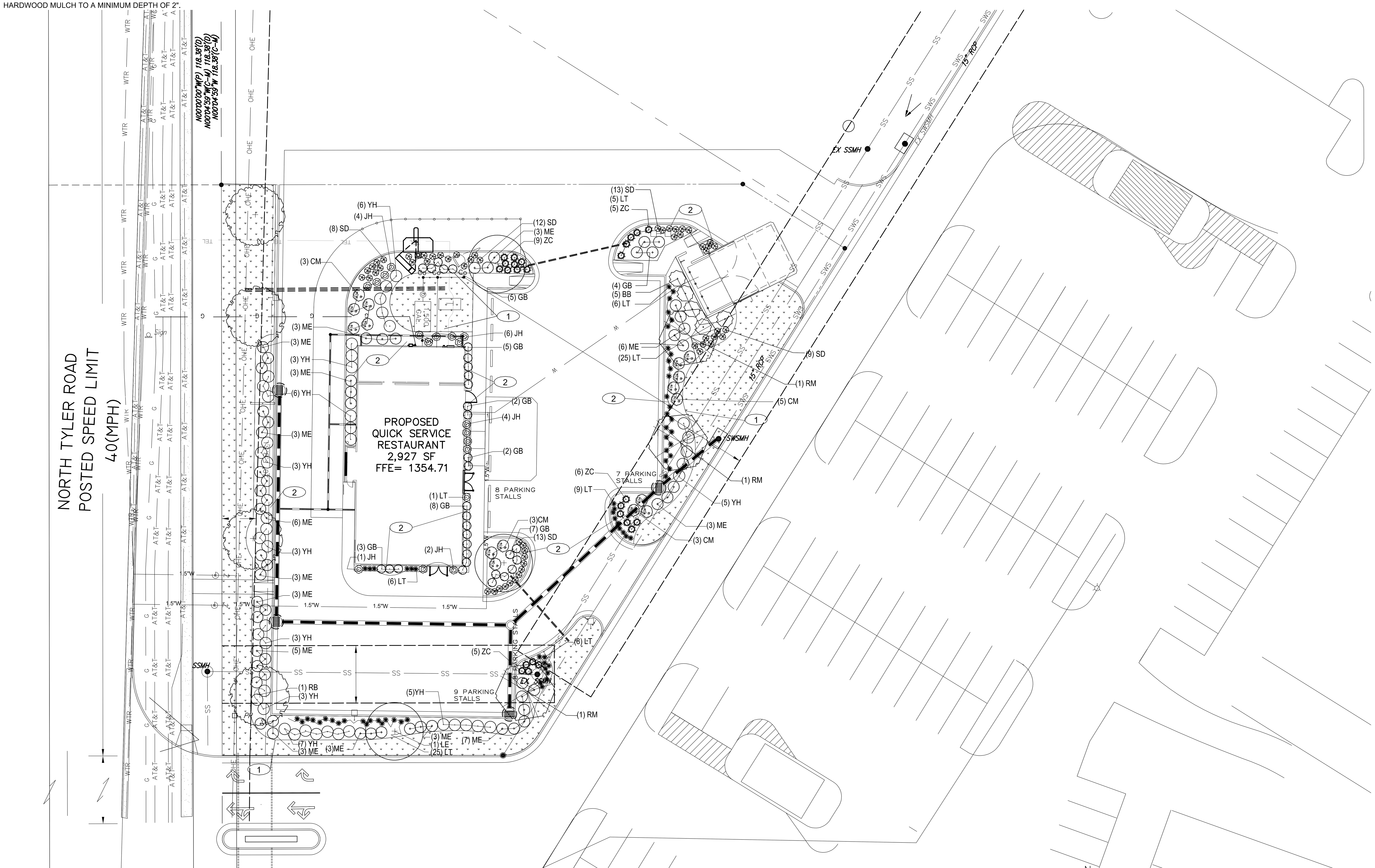
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES:					
RM	3	RED SUNSET RED MAPLE	ACER RUBRUM ' RED SUNSET'	MIN. 2" CAL.	B & B
LE	3	LACEBARK CHINESE ELM	ULMUS PARVIFOLIA	MIN. 2" CAL.	B & B
RB	3	EASTERN REDBUD	CERCIS CANADENSIS	MIN. 1" - 1.5" CAL.	B & B
SHRUBS/GRASSES:					
JH	18	JAPANESE HOLLY SKY POINTER	ILEX CRENATA 'FARROWONE'	2 GAL.	CONT.
BB	5	BURNING BUSH	EUONYMUS ALATUS ' C. COMPACT'	5 GAL.	CONT.
SD	54	STELLA DE ORO DAYLILY	HERMEROCALLIS 'STELLA DE ORO'	1 GAL.	CONT.
GB	32	GREEN GEM BOXWOOD	BUXUS X 'GREEN GEM'	3 GAL	CONT.
ME	60	MANHATTAN EUONYMUS	EUONYMUS PATENS 'MANHATTAN'	3 GAL.	CONT.
CM	16	CRAPE MRYTLE CHERRY DAZZEL	LAGERSTROMEIA 'GAMAD I'	3 GAL.	CONT.
LT	72	SILVERY SUNPROOF LIRIOPE	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	4" POT.	CONT.
DY	47	DWARF YAUPON HOLLEY	ILEX VOMITORIA 'CONDEAU'	3 GAL.	CONT.
RS	25	ZEGREB COREOPSIS	COREOPSIS VERTICILLATA 'ZEGREB'	1 GAL.	CONT.



TREE PLANTING N.T.S. 1



SHRUB PLANTING N.T.S. 2



A PLANTING PLAN
LP101
0' 10' 20' 40'
1"=20.0'

LEGEND

PROPOSED TREE

LIMITS OF SOD

1 4" STEEL LANDSCAPE EDGING, SEE PLANTING NOTES

2 GRAVEL MULCH W/ LANDSCAPE FABRIC UNDERLAYMENT, SEE PLANTING NOTES

3 HARDWOOD MULCHED BED, SEE PLANTING NOTES

PROPOSED SHRUBS AND GRASSES
(OR OWNER APPROVED SUBSTITUTE IF NOT AVAILABLE)

GLMV Architecture
1525 E. Douglas, Wichita, KS 67211
Tel: (316) 265-9367
www.glmv.com

CARMEN S. ONKEN LICENSED #490 KANSAS LANDSCAPE ARCHITECT

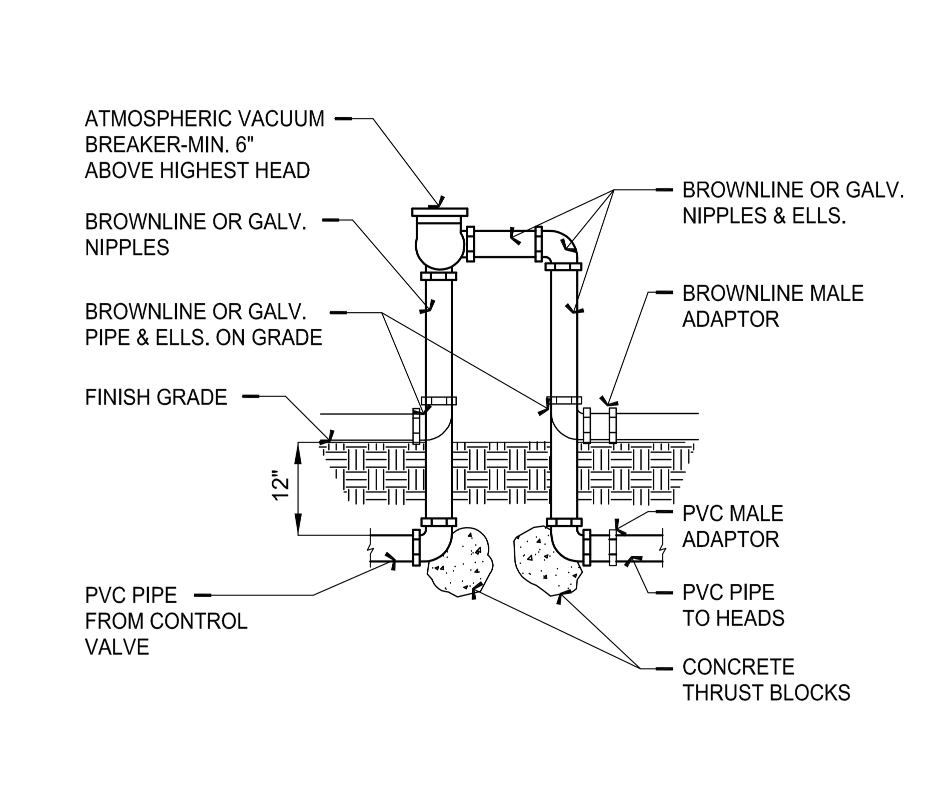
17084.17001

CONTRACT DATE: 09.11.17

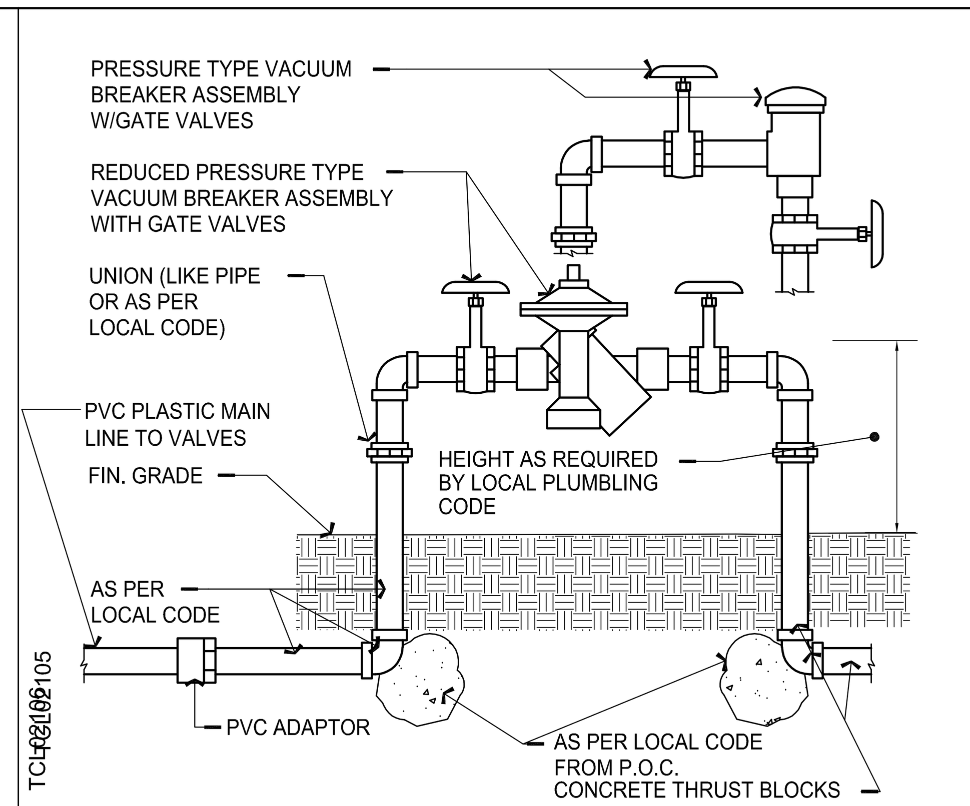
HARDEES
1320 N. TYLER RD
WICHITA, KS

PLANTING PLAN AND DETAILS

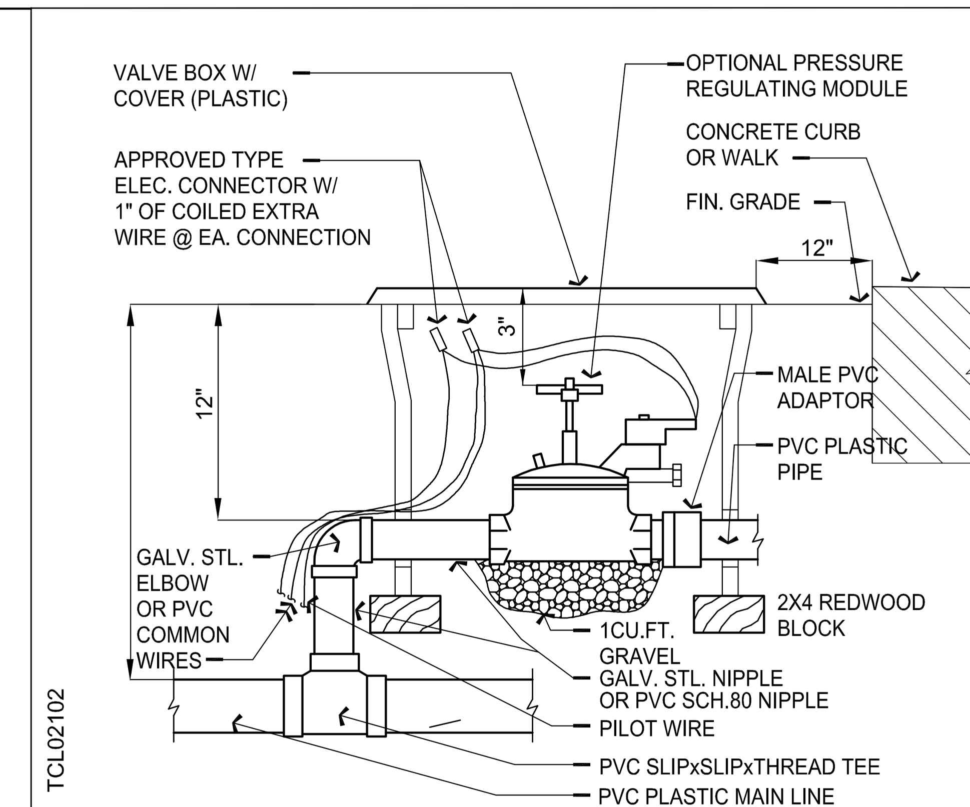
LP101



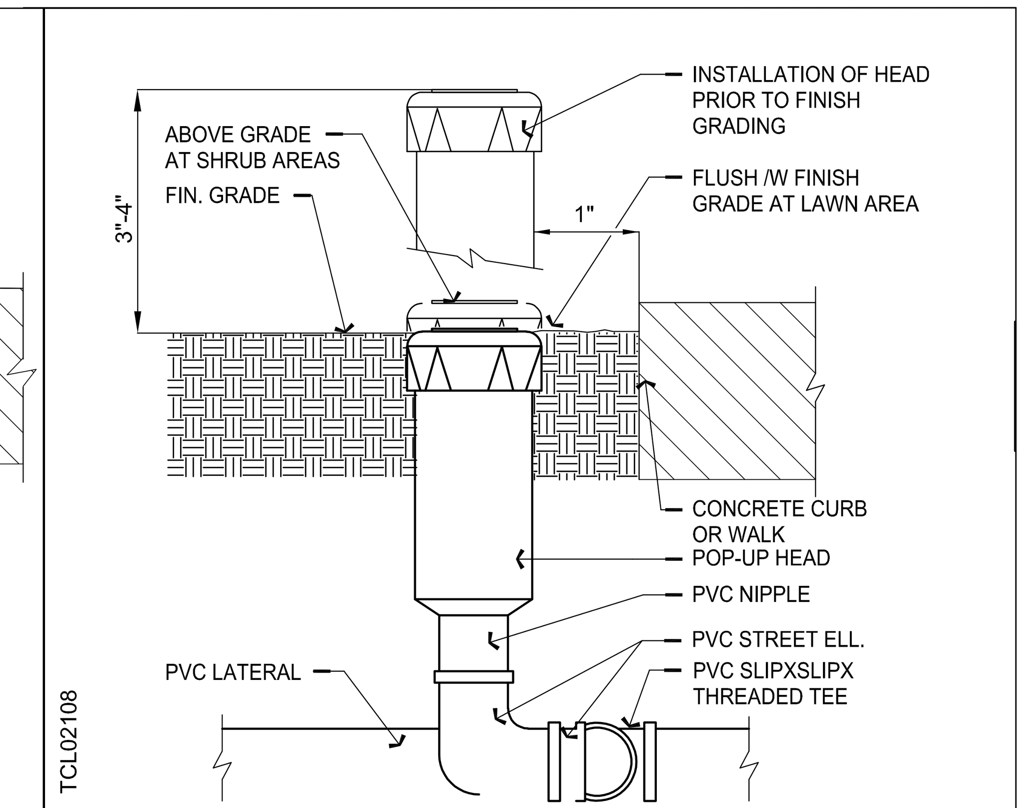
ATMOSPHERIC VAC BREAKER N.T.S. 2



RP/PRESSURE VAC. BRKR. N.T.S. 1



REMOTE CONTROL VALVE N.T.S. 3



SPRAY HEADS N.T.S. 4

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL COORDINATE WITH PAVING CONTRACTOR ON THE TIMING OF THE INSTALLATION OF SLEEVES UNDER PAVED AREAS. INSTALLATION OF SLEEVES IS RESPONSIBILITY OF IRRIGATION CONTRACTOR.
2. SYSTEM SHALL BE DESIGNED AND INSTALLED TO MEET THE CRITERIA OUTLINED IN THE PERFORMANCE SPEC.
3. FOR AREAS TO BE IRRIGATED SEE THE IRRIGATION CONCEPT PLAN.
4. SYSTEM ONCE OPERATIONAL SHALL BE CAPABLE OF APPLYING 1" OF WATER PER WEEK TO ALL LANDSCAPE AREAS.
5. AVOID ANY CONFLICTS AMONG UTILITIES, PLANTINGS, ARCHITECTURAL FEATURES AND IRRIGATION PIPING .
6. IN ADJUSTING THE TIME CLOCK ON THE IRRIGATION CONTROLLER, THE IRRIGATION CONTRACTOR SHALL BE AWARE THAT TRAPPED WATER BETWEEN WALKS AND THE BUILDINGS FOUNDATION IS A CONCERN. THEREFORE, THE SPRINKLER ZONES RESPONSIBLE FOR IRRIGATING THESE AREAS SHALL BE SET TO AVOID SUCH A SITUATION. I
7. IRRIGATION CONTRACTOR SHALL COORDINATE BACKFLOW PREVENTER LOCATION. LOCATION SHALL MEET THE FOLLOWING CRITERIA: - BACKFLOW PREVENTER SHALL BE INSTALLED AT THE DISTANCE ABOVE THE HIGHEST SPRINKLER HEAD AS REQUIRED BY LOCAL CODES.
8. SYSTEM TO BE DESIGNED TO AVOID SPRAYING WATER ON BUILDING OR ACROSS WALKS.
9. PROPOSED HEAD LAYOUT AND SYSTEM ROUTING SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO COMMENCING WORK.
10. BACKFLOW PREVENTOR SHALL BE ENCLOSED IN A LOCKABLE COVER DEVICE.
11. ALL IRRIGATION SHALL BE BASE BID
12. THE CONTRACTOR SHALL VERIFY IF ANY EXISTING IRRIGATION SYSTEM IS IN PLACE. IF THERE ARE USABLE COMPONENTS, THE CONTRACTOR SHALL RENOVATE AS NECESSARY IN ORDER TO PROVIDE THE MINIMUM IRRIGATED AREAS AS SHOWN ON THIS PLAN.

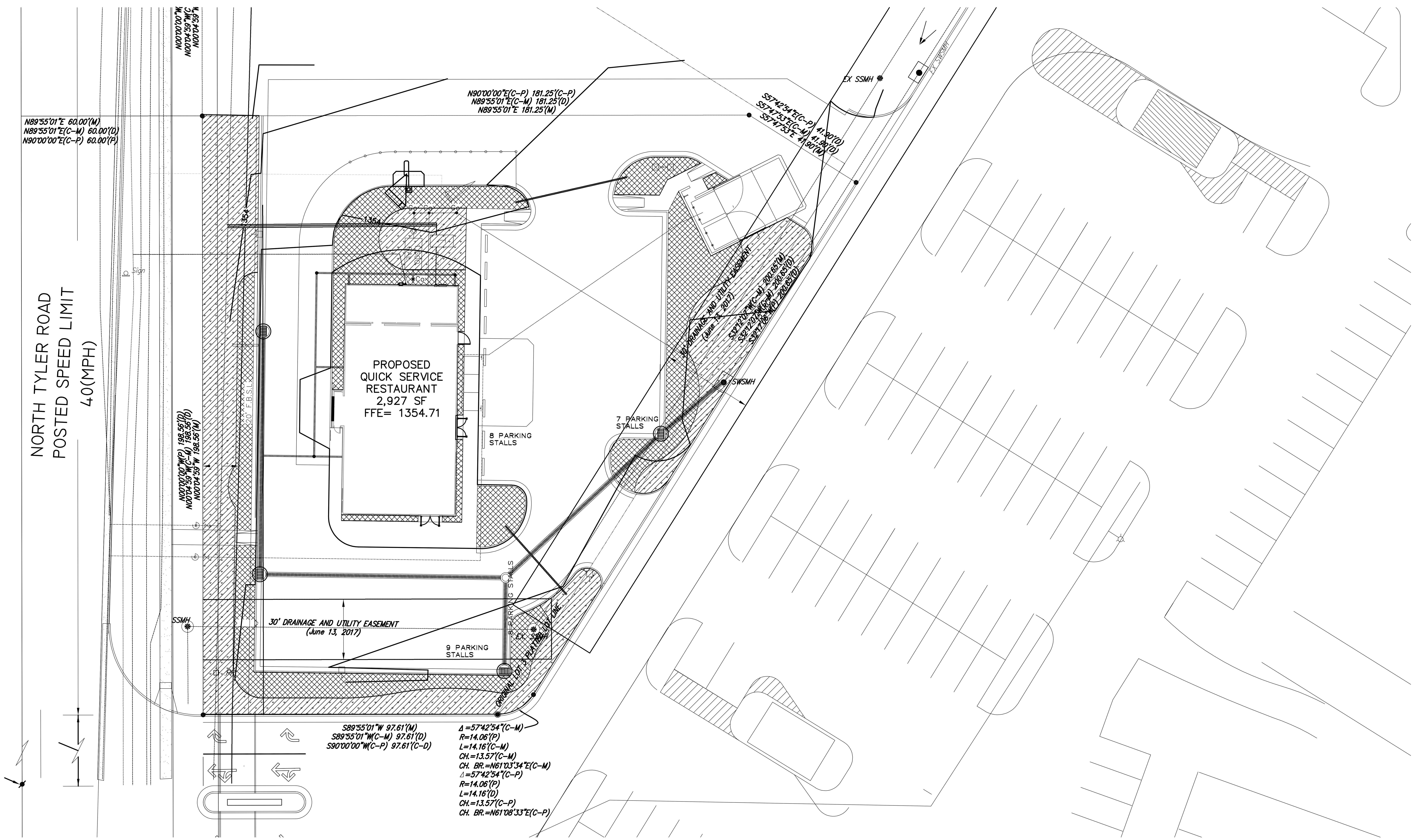
IRRIGATION LEGEND

SHRUB BED TO BE IRRIGATED (IN-LINE DRIP TUBING)

TURF AREA TO BE IRRIGATED (SPRAY/ROTOR HEADS)

CONTRACTOR SHALL DETERMINE CONNECTION POINT TO DOMESTIC FOR IRRIGATION SUPPLY. PROVIDE SEPARATE 1" METER FOR IRRIGATION SYSTEM.

NOTE: ALL AREAS NOT COVERED BY AUTOMATIC IRRIGATION SYSTEM SHALL WILL BE WATERED BY HOSE BIBBS ON THE BUILDING IF NECESSARY.



A IRRIGATION CONCEPT PLAN

0' 10' 20' 40'

1"=20.0'

CONTRACTOR SHALL SUBMIT IRRIGATION DESIGN TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. DESIGN SHALL INCLUDE PRODUCT MANUFACTURER INFORMATION, FLOW RATES, PIPING SIZE AND LAYOUT, HEAD LAYOUT SHOWING SPRAY COVERAGE, AND PVC SLEEVING LOCATIONS.

GLMV Architecture
1525 E. Douglas, Wichita, KS 67211
Tel: (316) 265-9367
www.glmv.com

CARMEN S. ONKEN LICENSED #490 KANSAS LANDSCAPE ARCHITECT
9-11-17

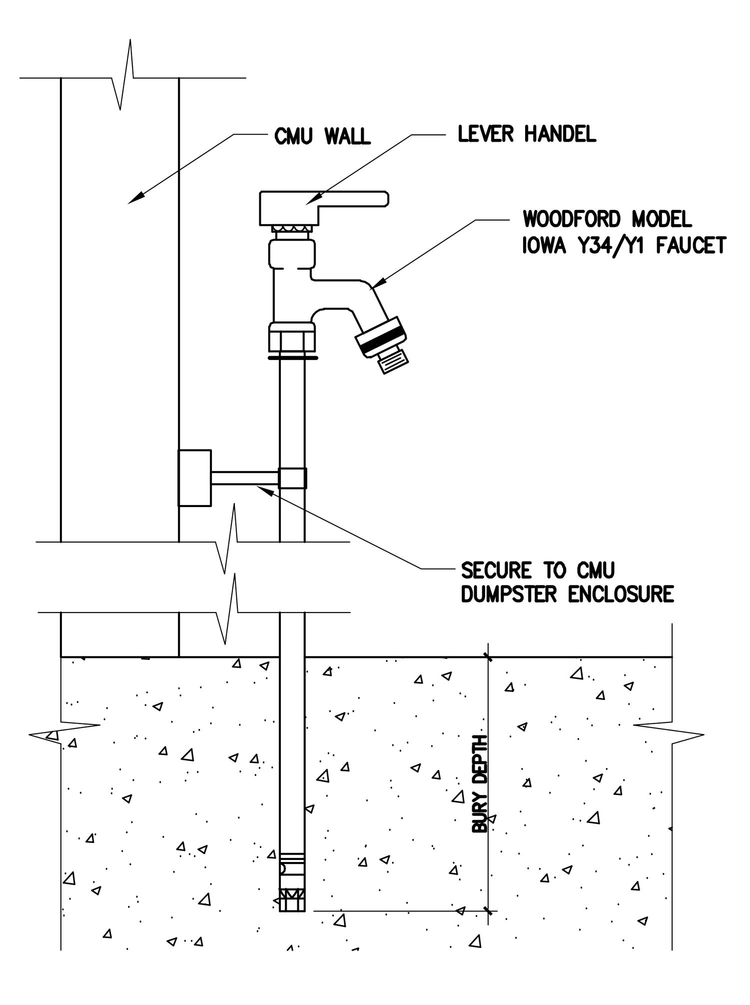
17084.17001

CONTRACT DATE: 09.11.17

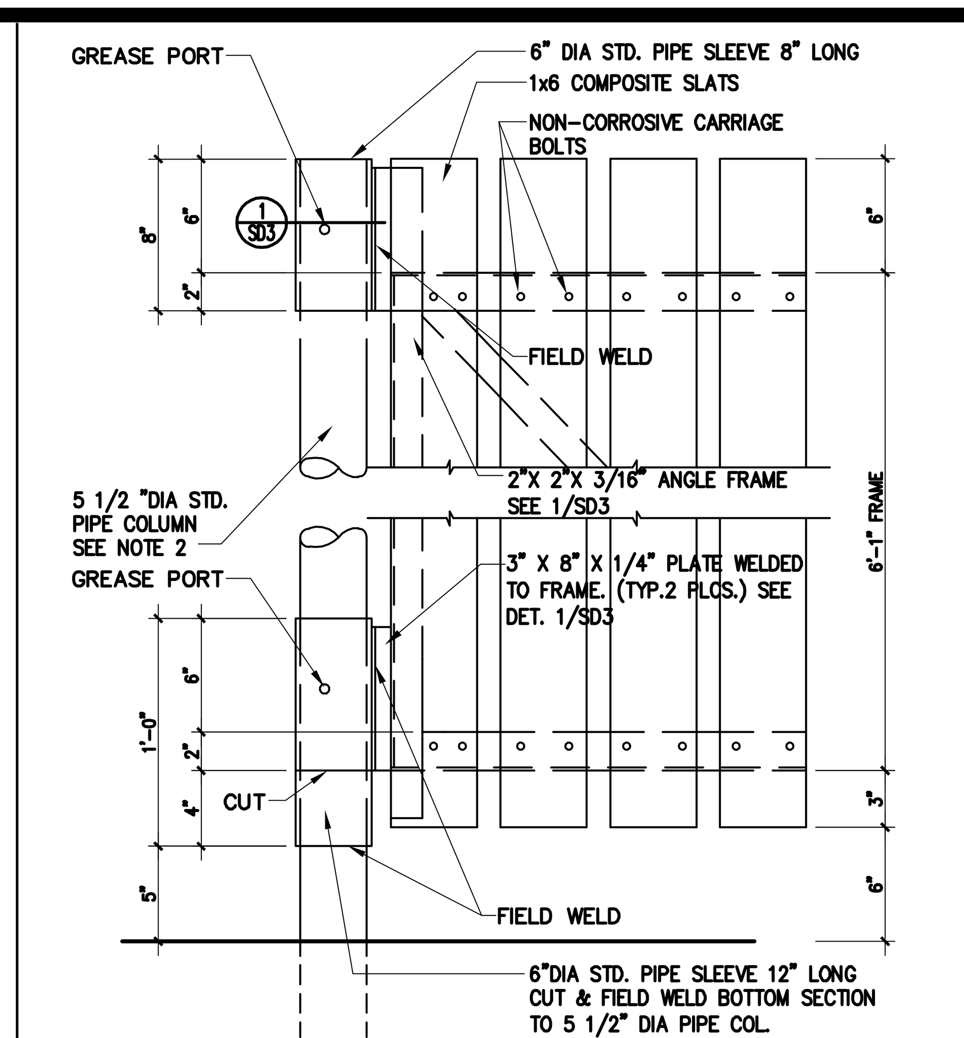
HARDEES
1320 N. TYLER RD
WICHITA, KS

IRRIGATION CONCEPT PLAN

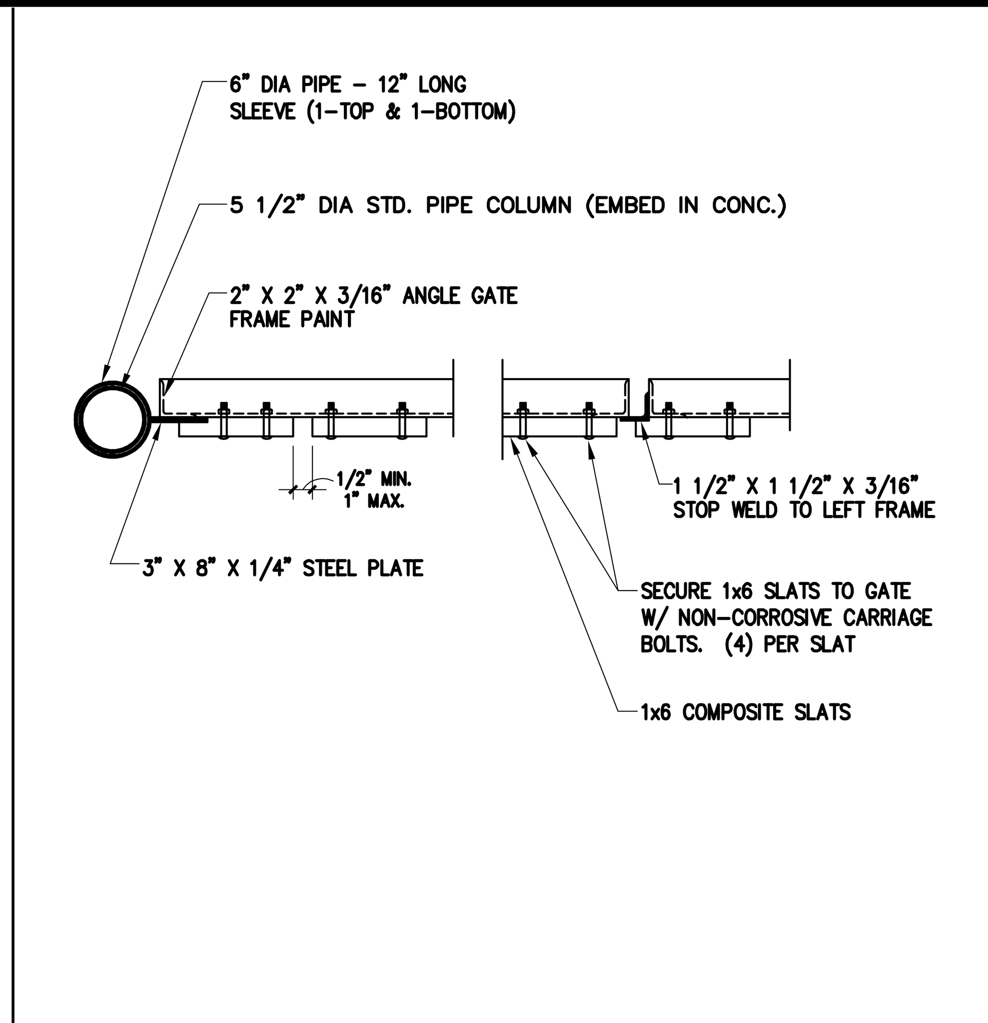
LI101



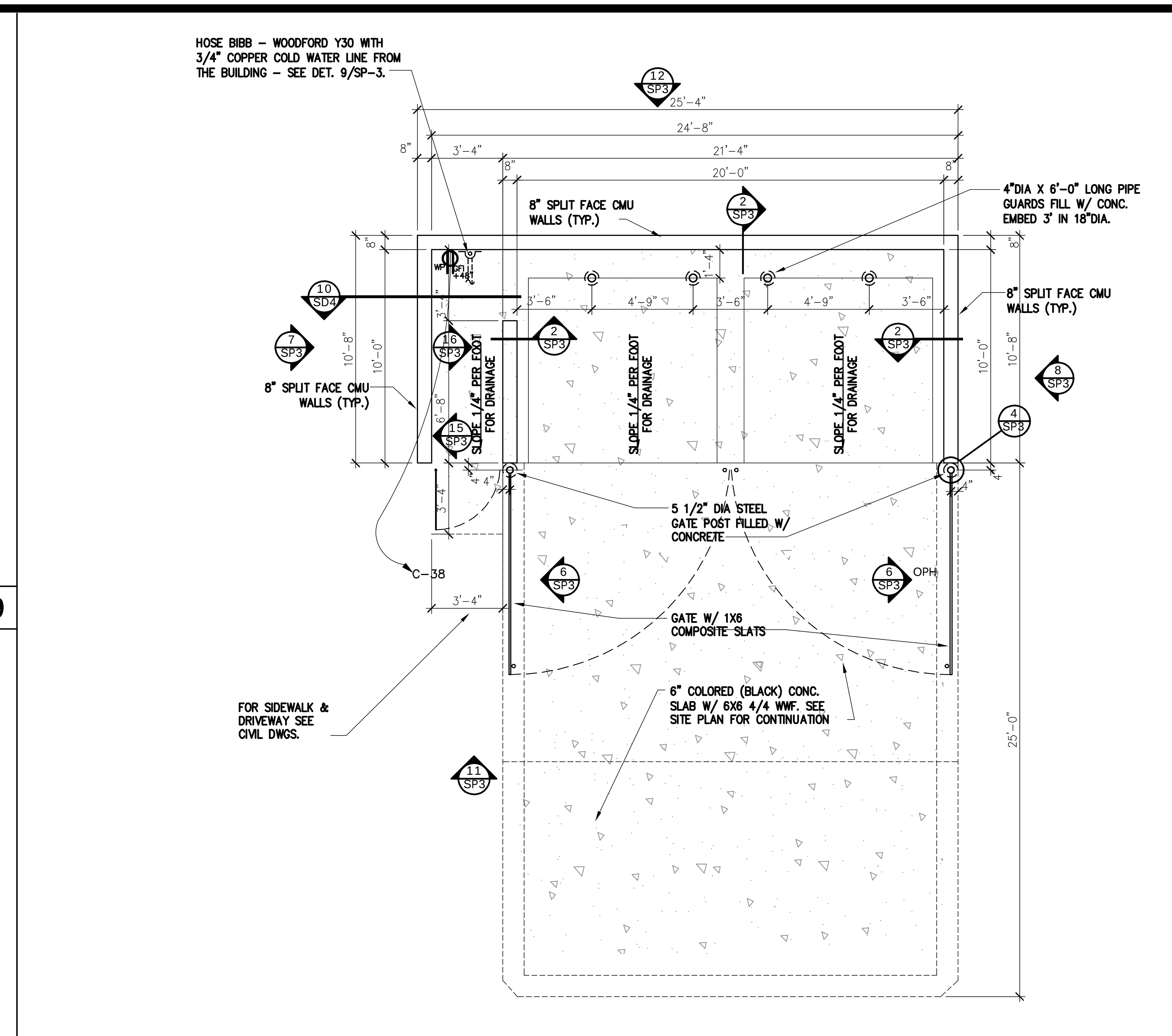
DUMPSTER HOSE BIB — SCALE: NTS — 18



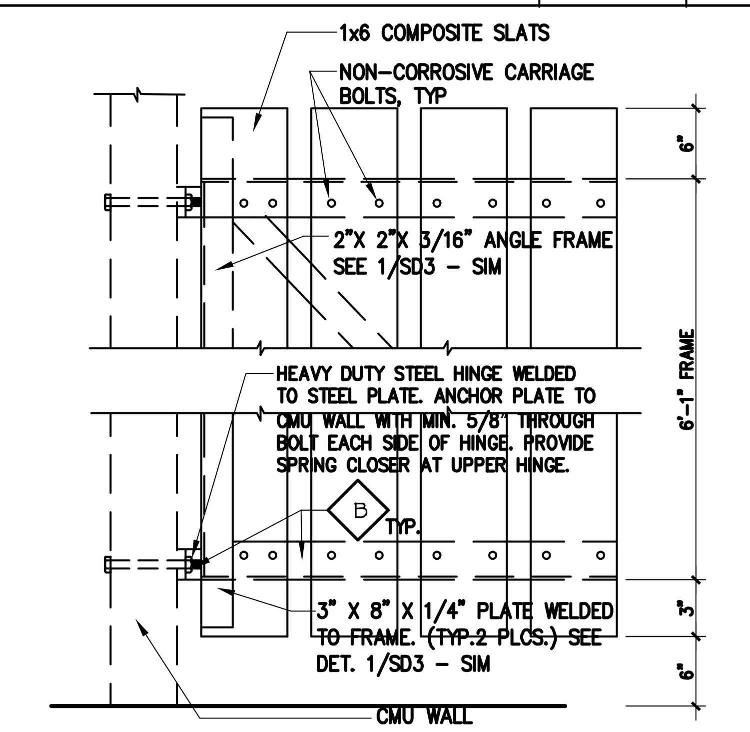
GATE HINGE ELEVATION — SCALE: 1 1/2"=1'-0" — 13



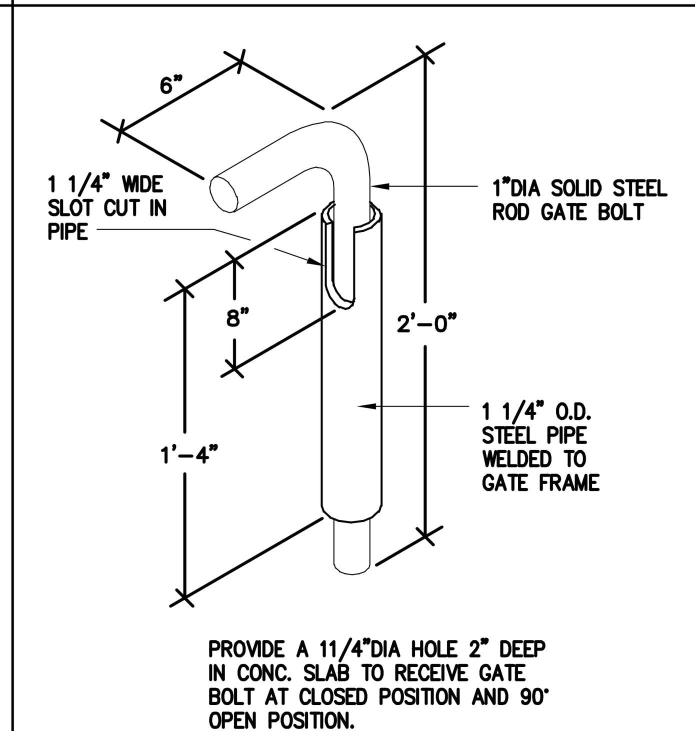
GATE — SCALE: NTS — 9



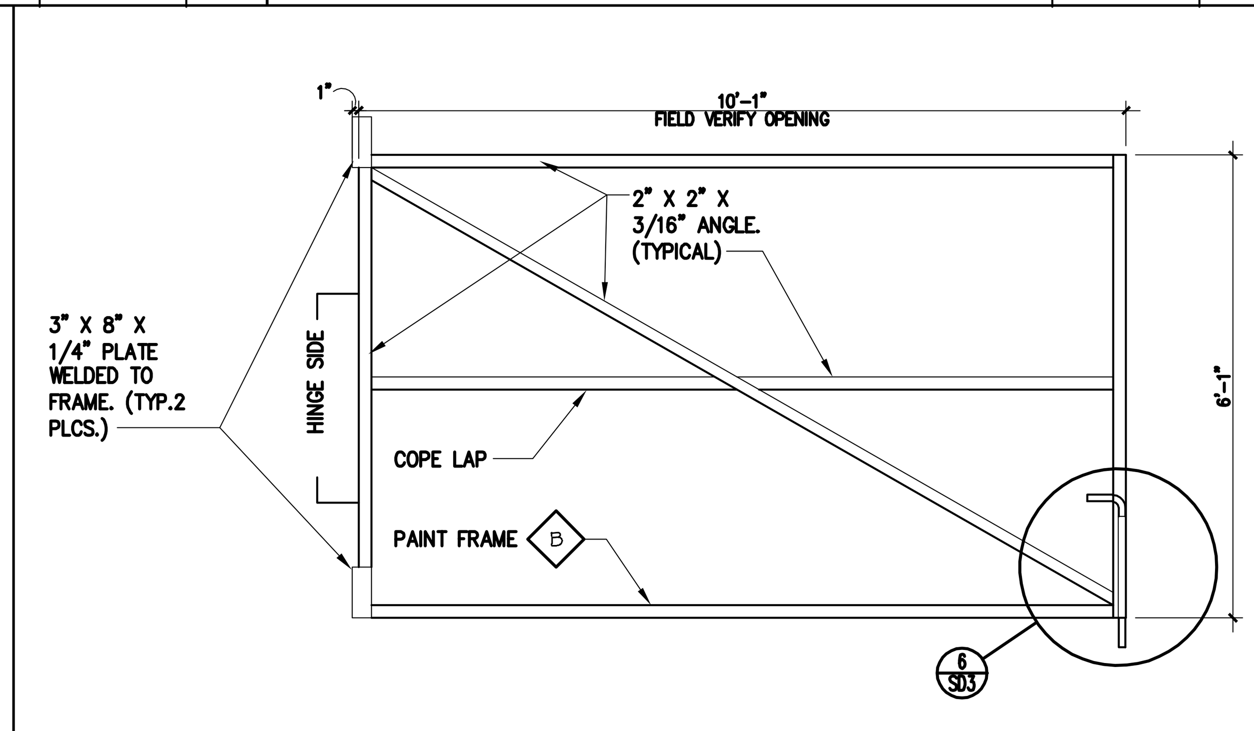
DUMPSTER PLAN — SCALE: 1/4"=1'-0" — 2



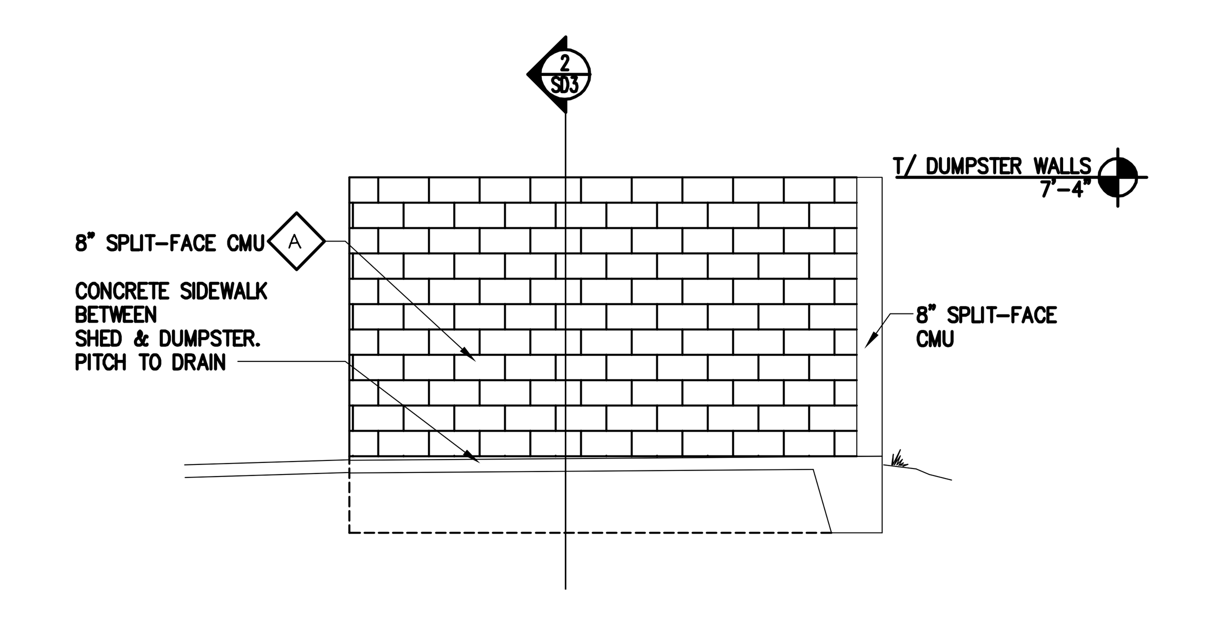
SMALL GATE HINGE — SCALE: NTS — 12



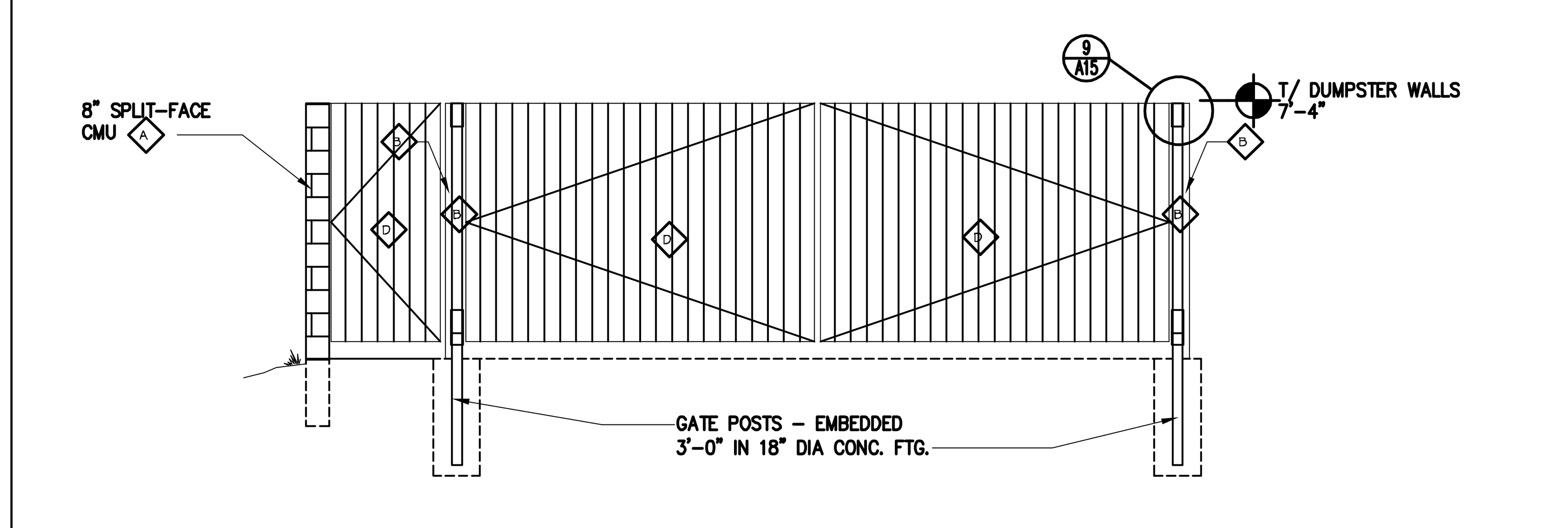
GATE BOLT — SCALE: NTS — 14



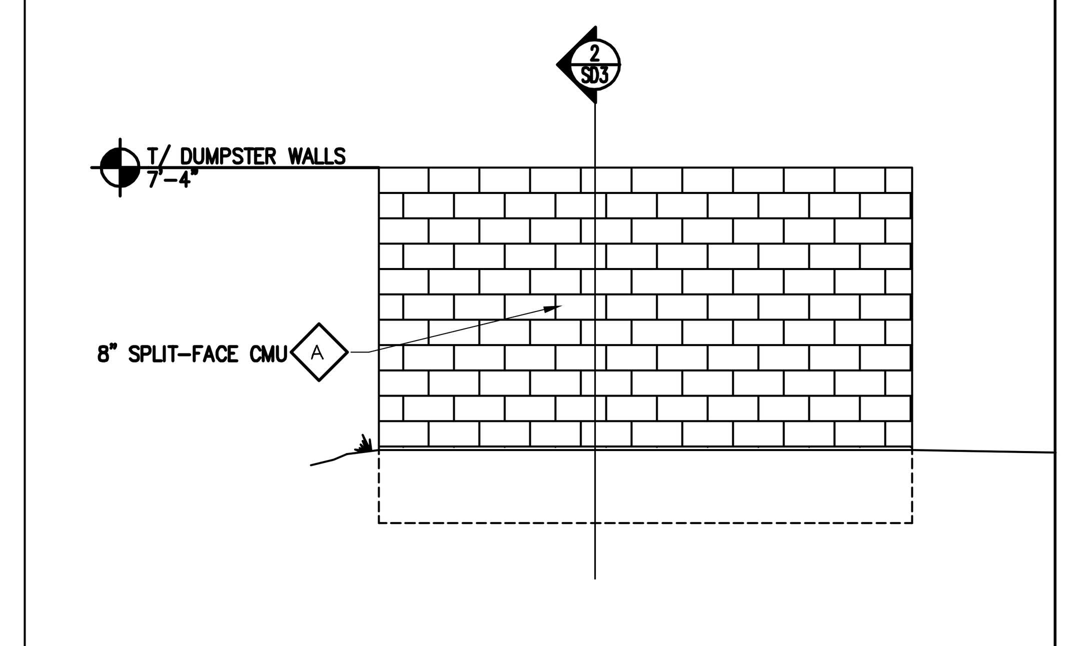
GATE FRAME — SCALE: NTS — 10



DUMPSTER SIDE ELEVATION — SCALE: 1/4"=1'-0" — 15



DUMPSTER FRONT ELEVATION — SCALE: 1/4"=1'-0" — 11

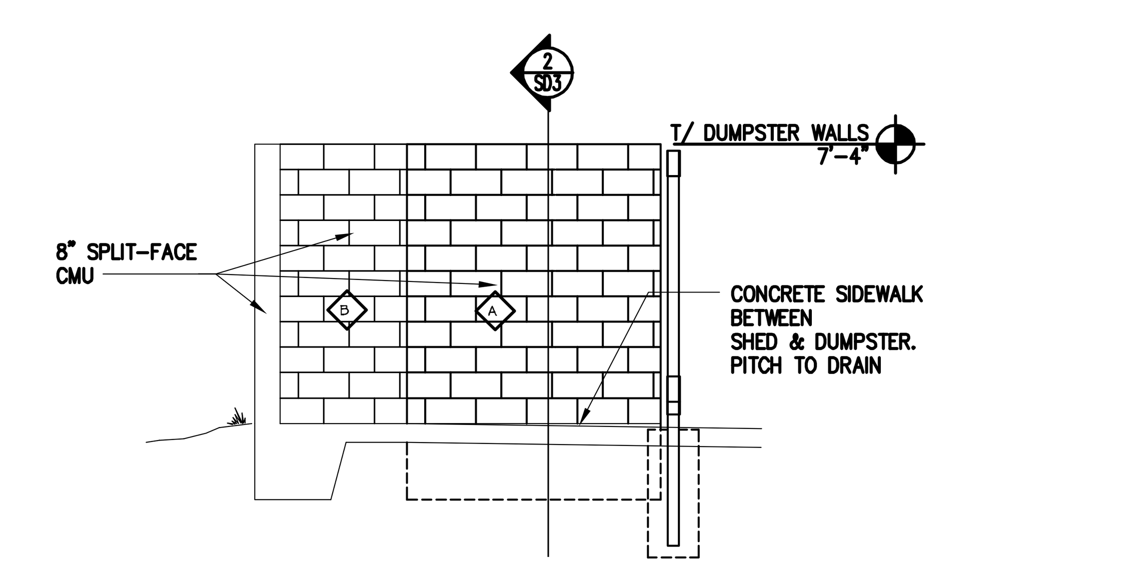


DUMPSTER SIDE ELEVATION — SCALE: 1/4"=1'-0" — 7

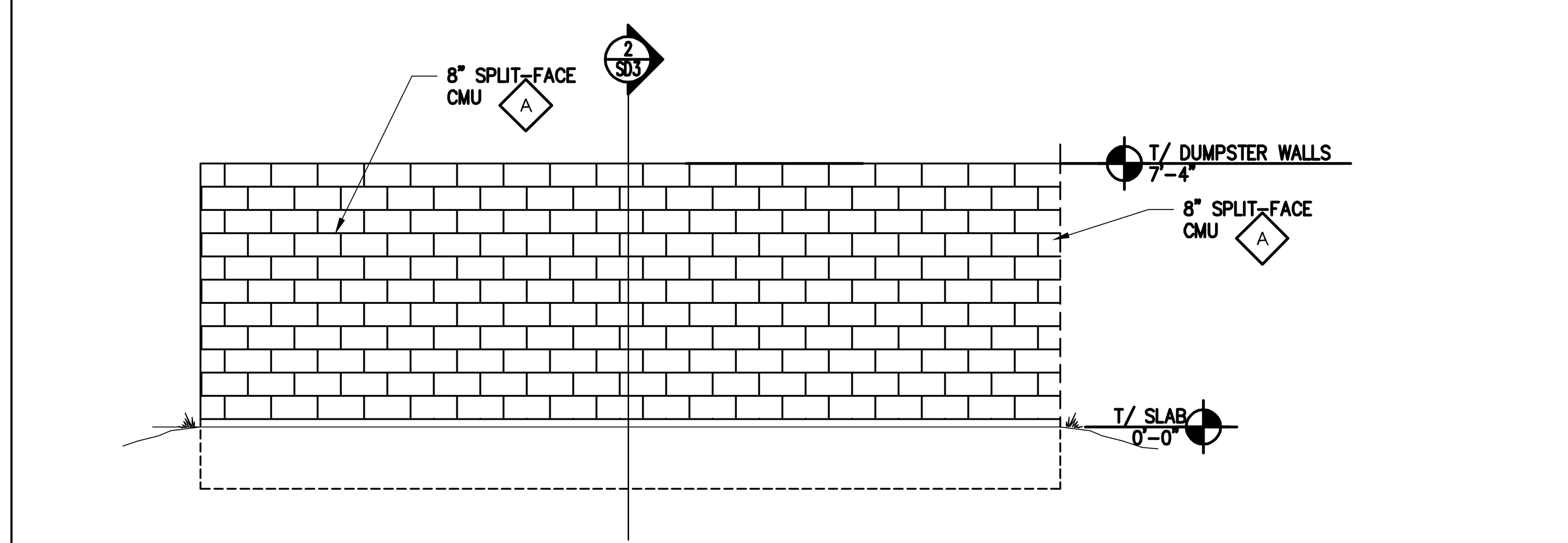
NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY DUMPSTER REQUIREMENTS WITH LOCAL AUTHORITIES AND COORDINATE WITH INDICATED DIMENSIONS.
2. GENERAL CONTRACTOR TO BUILD PER SITE PLAN LAYOUT.
3. SEE CIVIL DRAWING FOR LOCATION & ORIENTATION.
4. OWNER SHALL MAINTAIN FACTORY INSTALLED PLUGS IN DUMPSTER DRAINS AT ALL TIMES SO AS TO PROHIBIT LIQUID DRAINAGE FROM DUMPSTER.

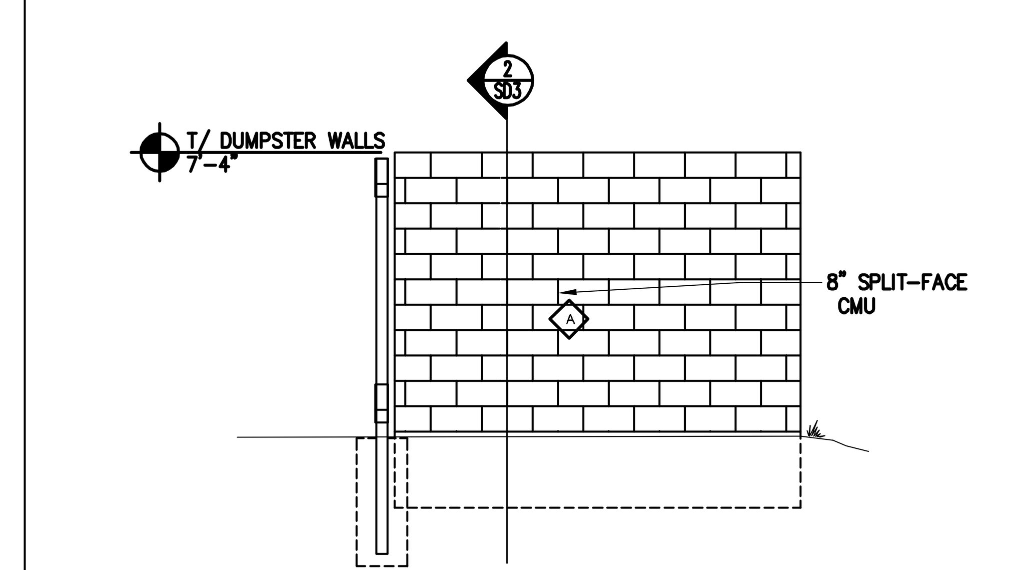
NOTES — SCALE: NTS — 3



DUMPSTER SIDE ELEVATION — SCALE: 1/4"=1'-0" — 16



DUMPSTER REAR ELEVATION — SCALE: 1/4"=1'-0" — 12



DUMPSTER SIDE ELEVATION — SCALE: 1/4"=1'-0" — 8

- (A) INTEGRALLY-COLORED SPLIT FACE CMU COLOR TO BE TAUPE BY GEORGIA MASONRY SUPPLY (GMS). GROUT TO BE COOSA TAUPE BY GMS, LAWRENCEVILLE GA, 770-963-5888
- (B) DUMPSTER DOOR FRAMES, HARDWARE AND INSIDE DUMPSTER ENCLOSURE TO BE PAINTED WITH BENJAMIN MOORE ALKYD DTM M24-80 LOW GLOSS BLACK. SUBSTITUTION IS SHERWIN WILLIAMS INDUSTRIAL ENAMEL-LOW GLOSS BLACK. PAINT METAL DOORS, FRAMES ETC. BLACK.
- (C) 1 1/2" DRAINABLE E.I.F.S. SYSTEM - SAND PEBBLE FINE FINISH - DRYVIT COLOR TO MATCH S.W. #7081 DOVETAIL
- (D) TEX COMPOSITE FENCING - COLOR: WOODLAND BROWN

DUMPSTER FINISH SCHEDULE — SCALE: NTS — 4

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
PHONE: 817.820.0433

NEW CONSTRUCTION FOR:
Hardee's
1360 N. TYLER RD
WICHITA, KS 67212

REVISIONS:

No.	Description	Date

Project No.:	17-0040
Drawn By:	AK
Reviewed By:	JP
Date:	09/06/17

SHEET TITLE:
DUMPSTER ENCLOSURE

SHEET NUMBER:
SD-3