

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
AT&T 1-800-246-8464
Black Hills Energy 1-800-694-8989
City of Wichita Water & Sewer 1-316-219-8921
City of Wichita Stormwater 1-316-268-4090
City of Wichita Traffic 1-316-268-4034
Cox Communications 1-888-249-3530
Kansas Gas Service 1-888-482-4950
Eergy 1-800-544-4857
- 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.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.
- 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.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- The Engineering Division shall field locate water valve 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 to match field grades by the contractor.
- The Contractor shall notify the consultant engineer and Dawnita Reinhardt at 316-650-0740 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.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer 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 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.
- All elevations shown are NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.
- 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.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- 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.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractor's expense.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
- All excess excavation shall remain on-site and shall be appearance or spread at a location determined by the engineer.
- All areas disturbed during construction (except building pads) are to be seeded as follows:
Seed --- Rye grass; 5 lbs./1000 Sq. Ft.
All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

Benchmarks

BM #1: CHISELED CROSS ON FACE OF WALK, 12.2' N. & 15.8' W. OF THE NW COR., LOT 1, BLOCK A, R. D. WOOD COMMERCIAL ADDITION. Elev. = 1357.30 NAVD88

BM #2: CHISELED CROSS ON NE COR. OF CATCH BASIN, 36.4' W. & 11.8' S. OF SW COR., RESERVE "A", R. D. WOOD COMMERCIAL ADDITION. Elev. = 1353.98 NAVD88

AS BUILT PLANS

STORM SEWER IMPROVEMENTS

to serve

MAX SECURE STORAGE - Ph. 3 R.D. WOOD COMM. ADD.

1530 N. 135th St. W.

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

2023-000800PPD

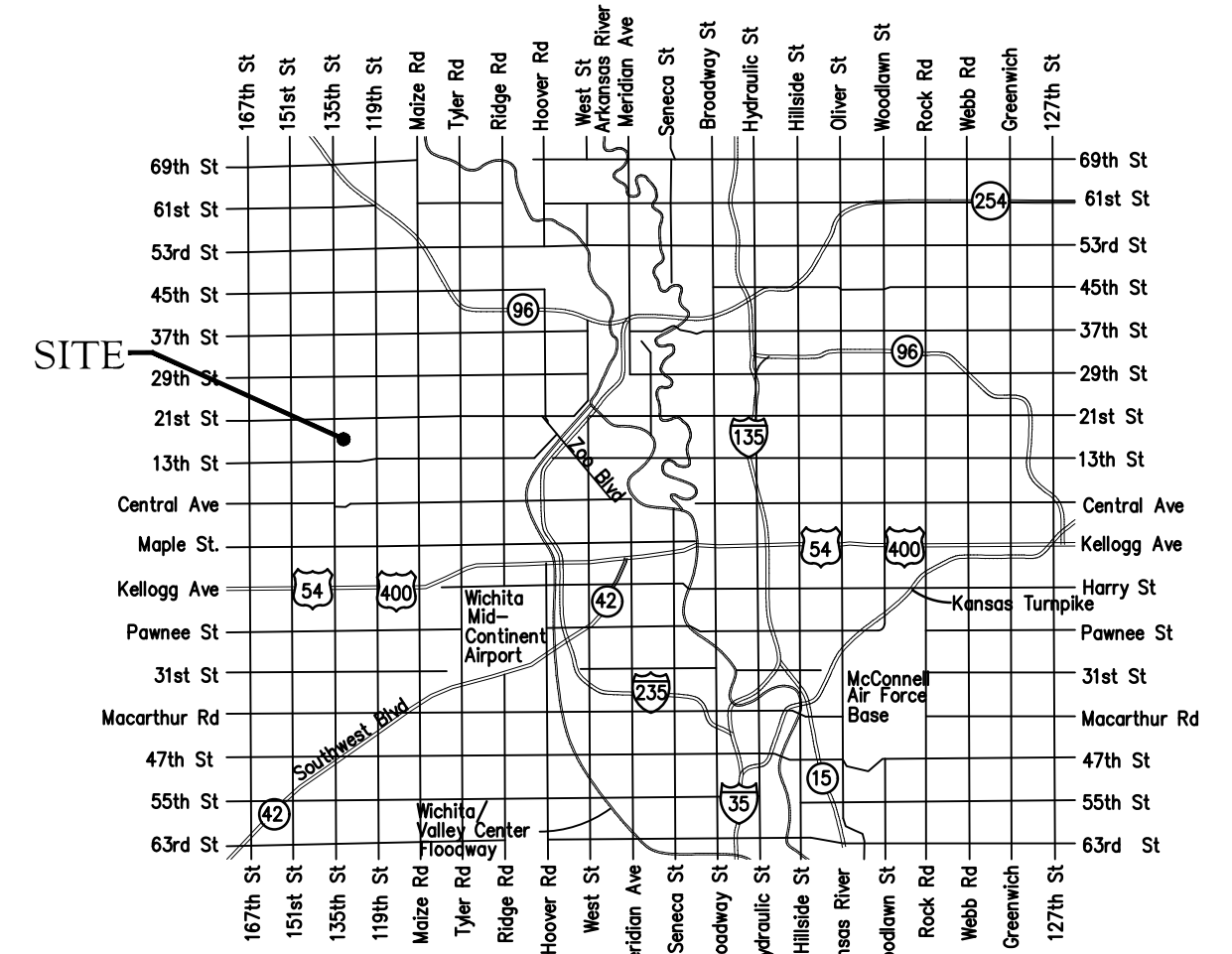
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BAUGHMAN JOB #: 23-01-E409

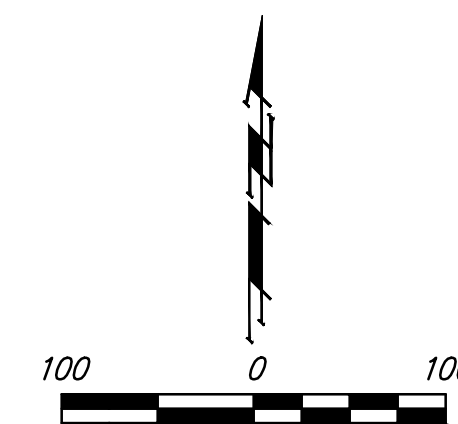
Contractor: McCullough Excavation
Inspector: James Raiston
Baughman Co.
As-Built by: JAR
As-Built Date: 17FEB23

CONSTRUCTION BEGAN: FEBRUARY 2023
CONSTRUCTION ENDED: FEBRUARY 2023

12" N-12 WT IB Pipe = ADS
2x2 Drop Inlet = Wichita Concrete Pipe
Frame / Grate = Neenah Foundry

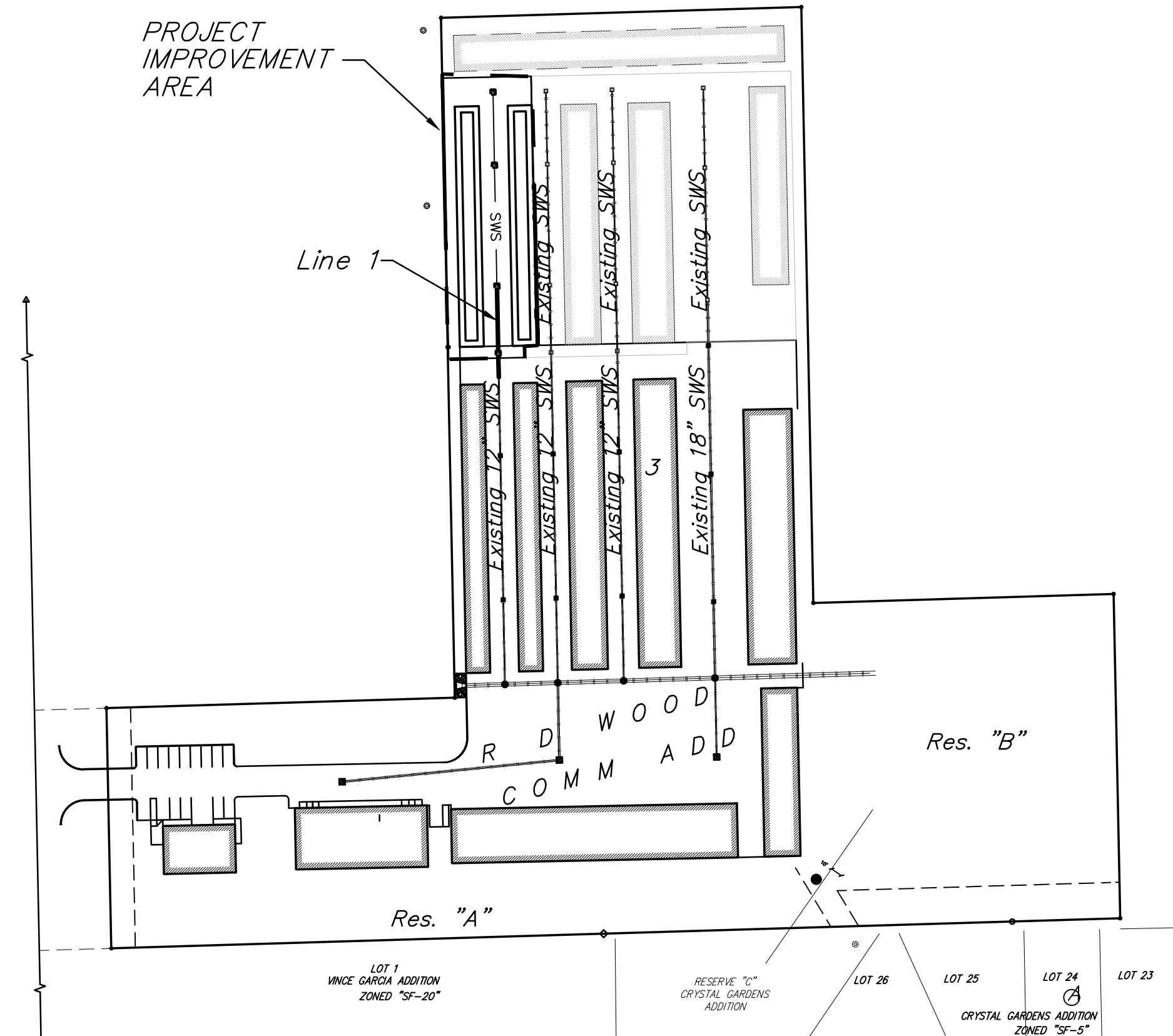


Vicinity Map



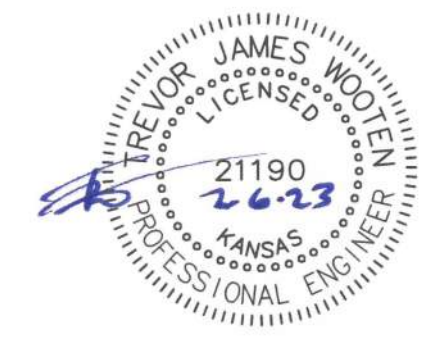
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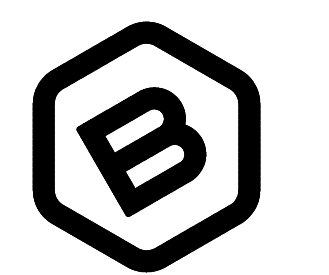
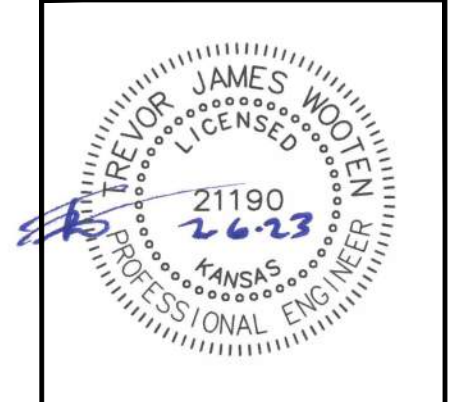
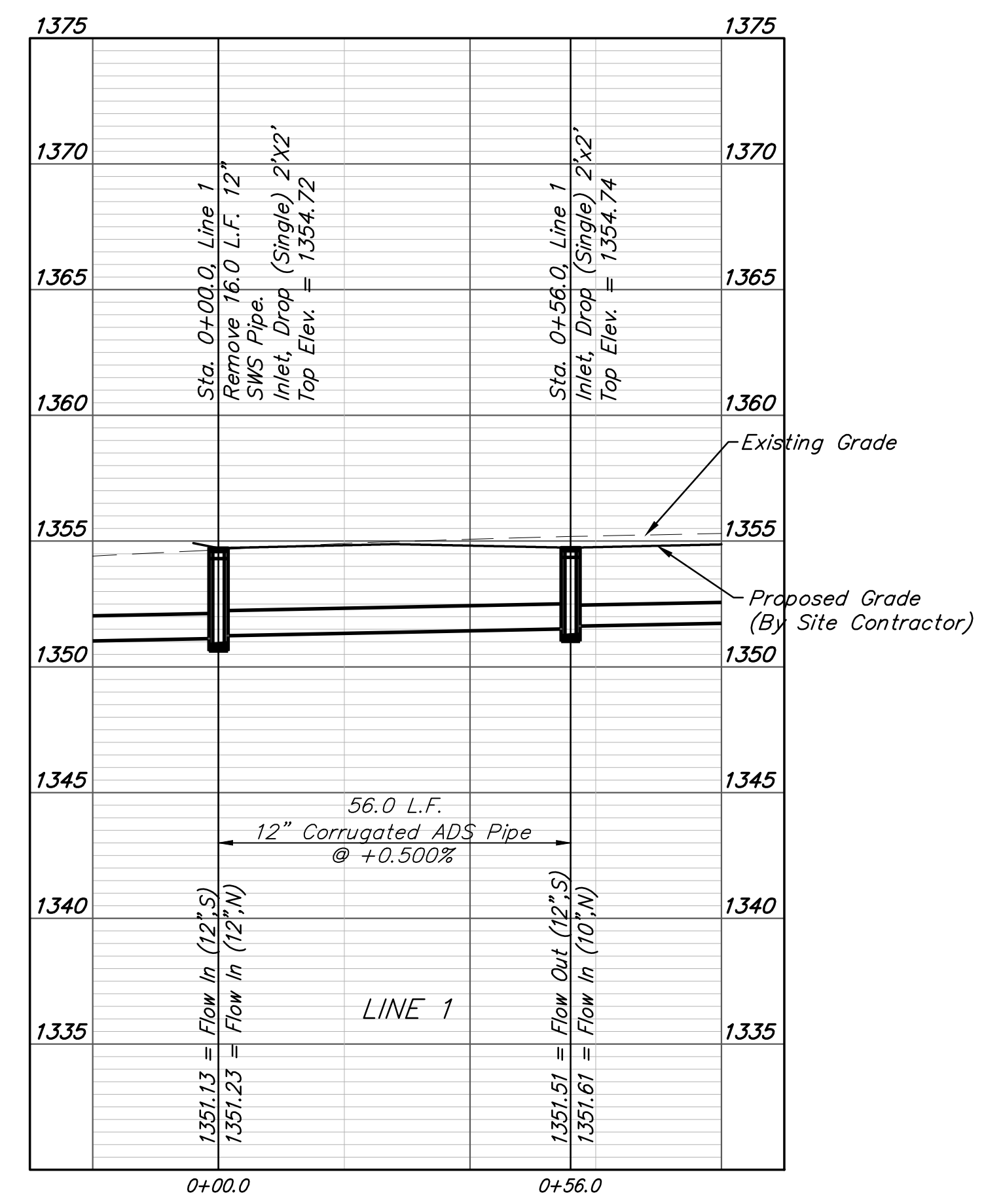
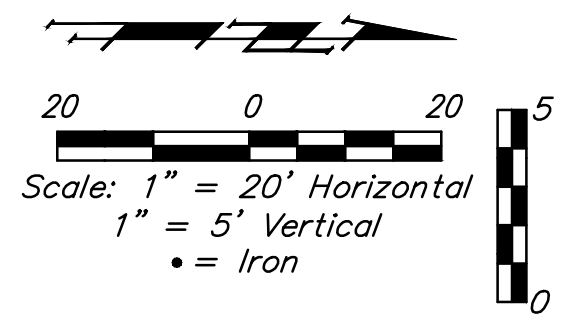
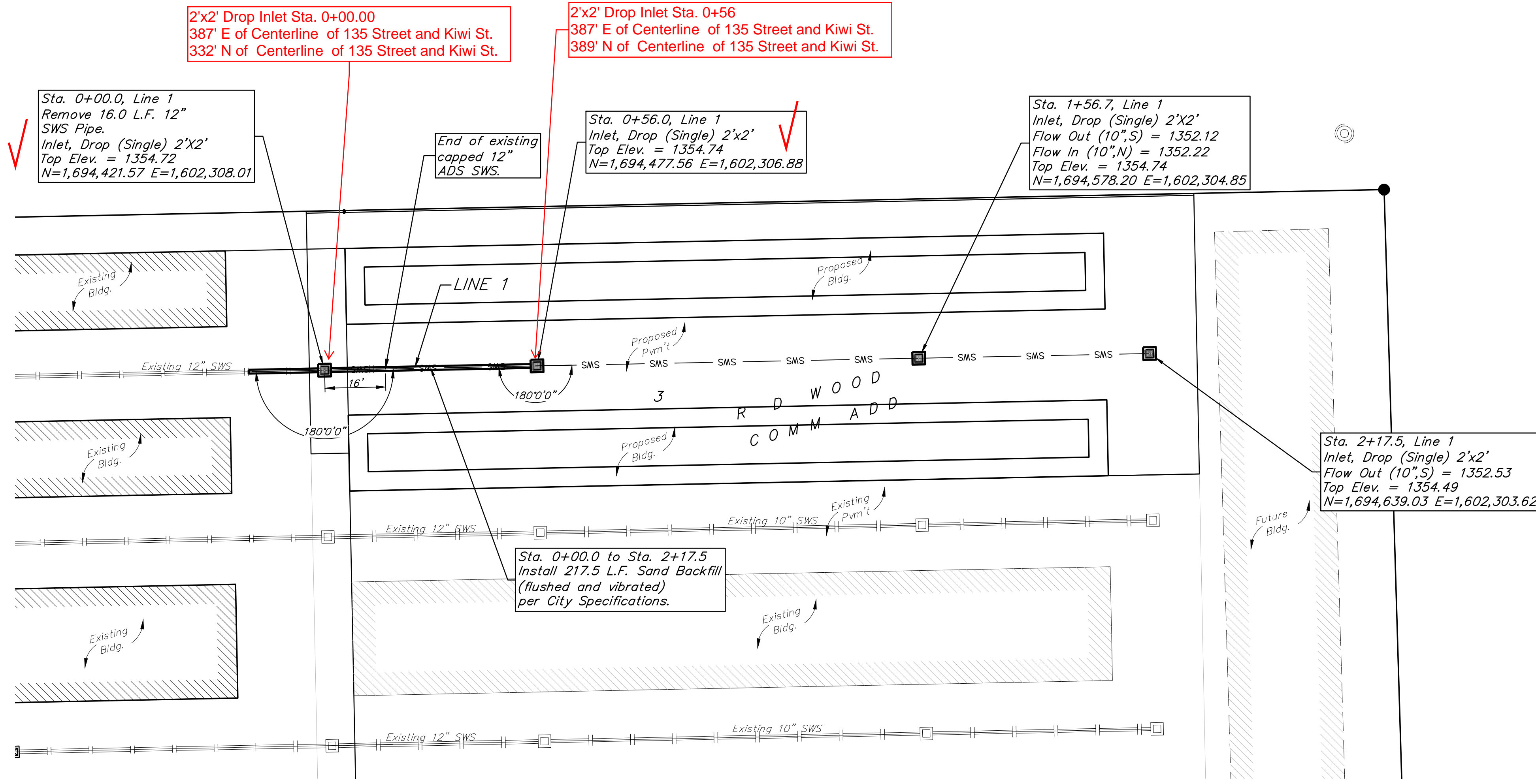
Stormwater Certification:
 New Development Redevelopment (Circle One)
 Stormwater Permit # SW02019-0053
 NOI Permit # S-AR94-1543 KSR114605
 These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.
 Site Area (Acres) = 5.93 Ac.
 Disturbed Area (Acres) = 0.40 Ac.
 Water Quality Treatment: Off-Site BMP Program
 Downstream Channel Protection: N/A
 Detention: On site pond
 The BMP used for this development is Construction entrance, silt fence & drop inlet protection- Offsite BMP.

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION
 Engineering approved by Shawn Mellies on 02.07.23
 Stormwater approved by Joe Hickie on 02.07.23
 NOTE TO CONTRACTORS
 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 by 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.



February 7, 2023
BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

BENCHMARKS:
 BM #1: CHISELED CROSS ON FACE OF WALK, 12.2' N. & 15.8' W. OF THE NW COR., LOT 1, BLOCK A, R. D. WOOD COMMERCIAL ADDITION. Elev. = 1357.30 NAVD88
 BM #2: CHISELED CROSS ON NE COR. OF CATCH BASIN, 36.4' W. & 11.8' S. OF SW COR., RESERVE "A", R. D. WOOD COMMERCIAL ADDITION. Elev. = 1353.98 NAVD88



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R.D. WOOD COMM. ADD.
 Phase 3

LINES 1

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:

DESIGN: TJW DRAWN: ISA

DATE: February 7, 2023

SHEET **2** OF **10**

LEGAL DESCRIPTION

Lot 1, Block A, R. D. Wood Commercial Addition, Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area: ±258,286.0 sq. ft. (5.93 acres)
 Disturbed Area: ±17,215.0 sq. ft. (0.40 acres)
 Impervious Area, pre-const: ±642.0 sq. ft. (0.01 acres)
 Impervious Area, post-const: ±17,215.0 sq. ft. (0.40 acres)

BENCHMARKS

CHISELED CROSS ON FACE OF WALK, 12.2' N. & 15.8' W. OF THE NW COR., LOT 1, BLOCK A, R. D. WOOD COMMERCIAL ADDITION.
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 Elev. = 1353.98 NAVD88

KANSAS ONE CALL

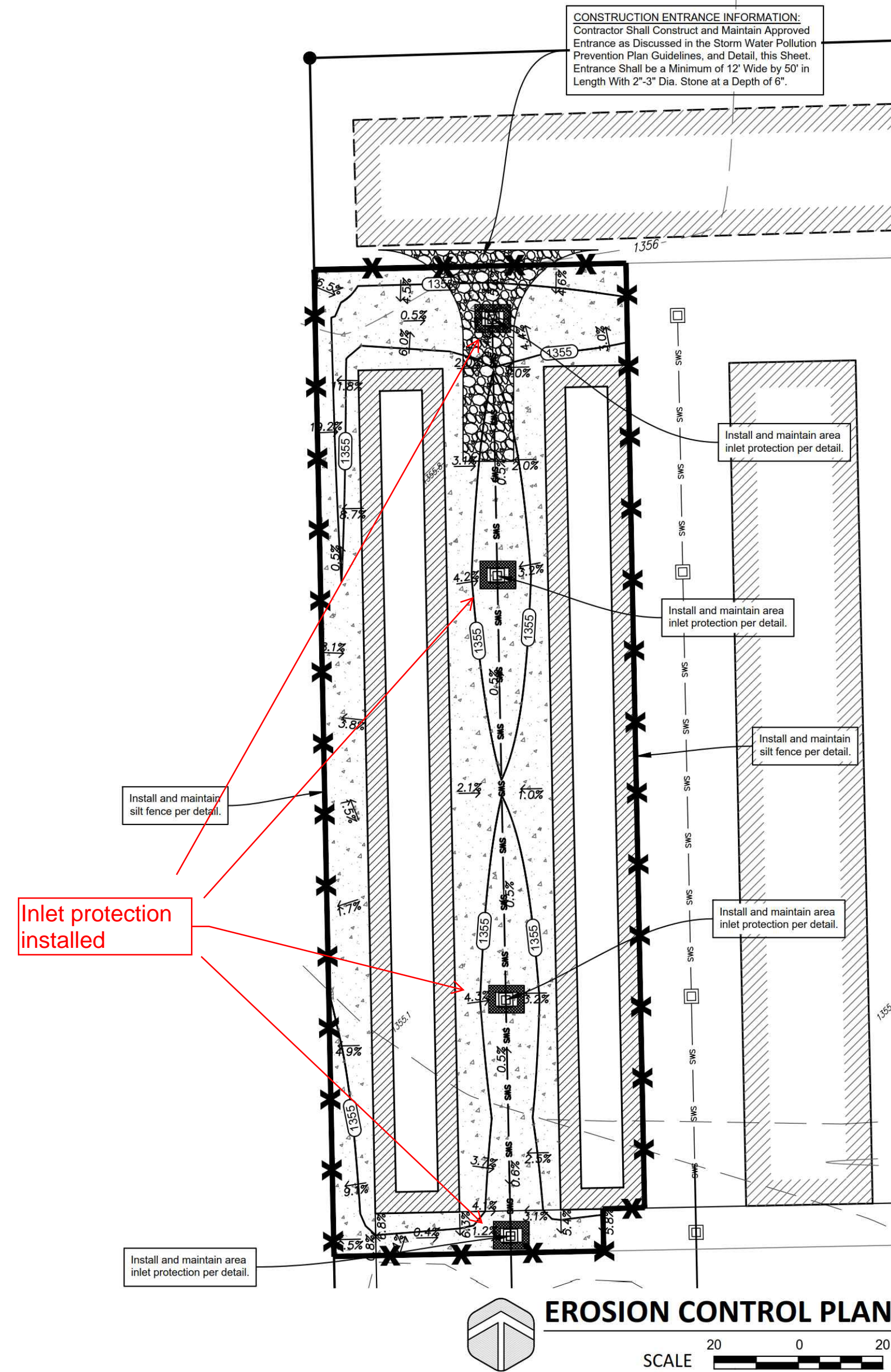
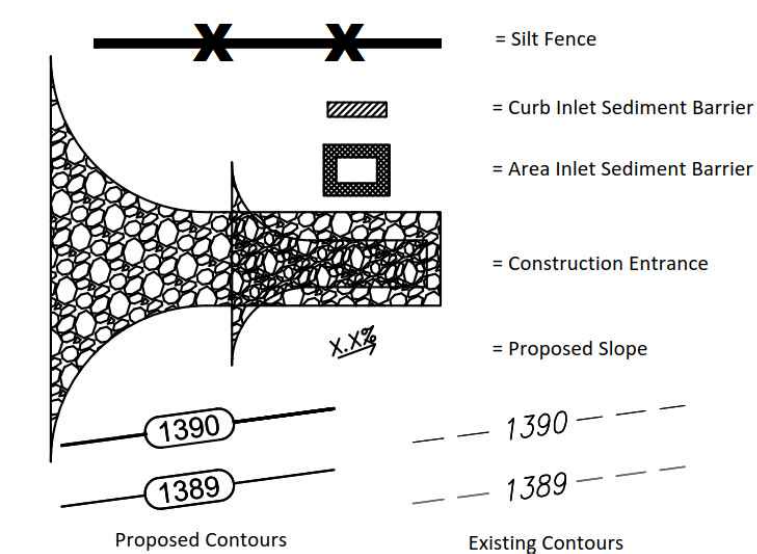
Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
 Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

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

Kansas Gas Service (Gas).....	1-888-482-4950
Black Hills Energy (Gas).....	1-800-303-0357
Evergry (Electric).....	383-8650
Cox Communications (Telecommunication).....	262-4270
AT&T (Telecommunication).....	268-2759
City of Wichita Water Dept. (Water).....	268-4563
	or 268-4908
City of Wichita Sewer Maint.(San. Sewer).....	268-4024
	or 262-6000
City of Wichita Storm Sewer Maint. (Storm Sewer).....	268-4090
City of Wichita Traffic Maint.(Traf. Control).....	268-4034
	or 268-4203
Conoco Pipeline Co. (Petroleum).....	1-800-231-2551
Williams Pipeline Co. (Petroleum).....	529-6600
	or 1-800-324-9696
Phillips Pipeline Co. (Petroleum).....	1-800-766-8230

EROSION CONTROL LEGEND



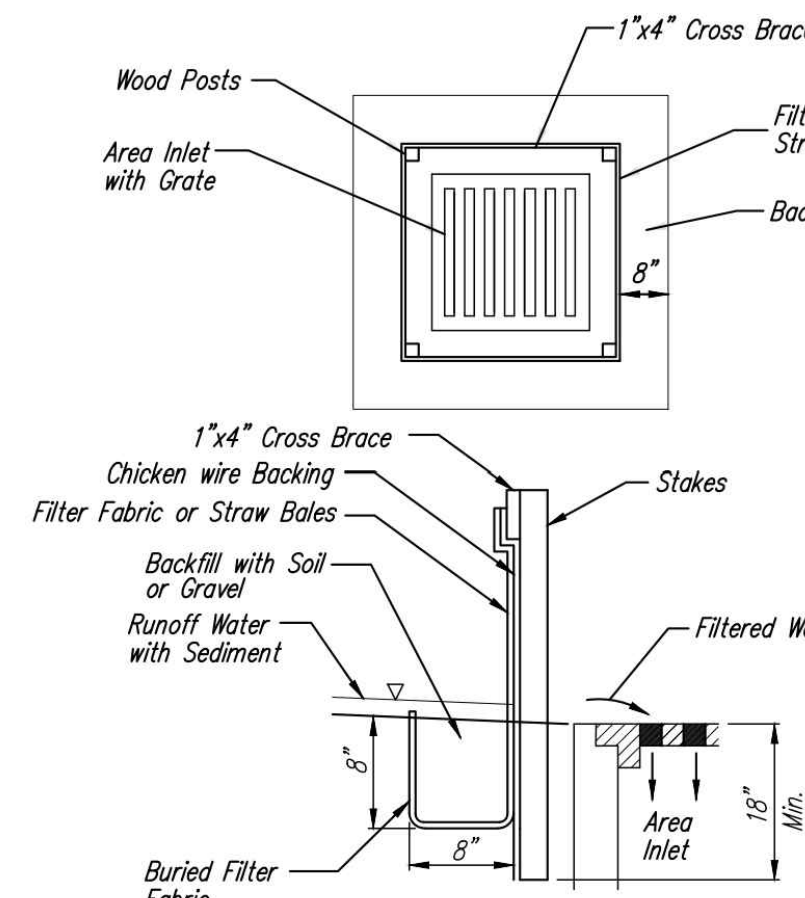
CONSTRUCTION ENTRANCE INFORMATION:
 Contractor Shall Construct and Maintain Approved Entrance as Discussed in the Storm Water Pollution Prevention Plan Guidelines, and Detail, this Sheet. Entrance Shall be a Minimum of 12' Wide by 50' in Length With 2"-3" Dia. Stone at a Depth of 6".

Inlet protection installed

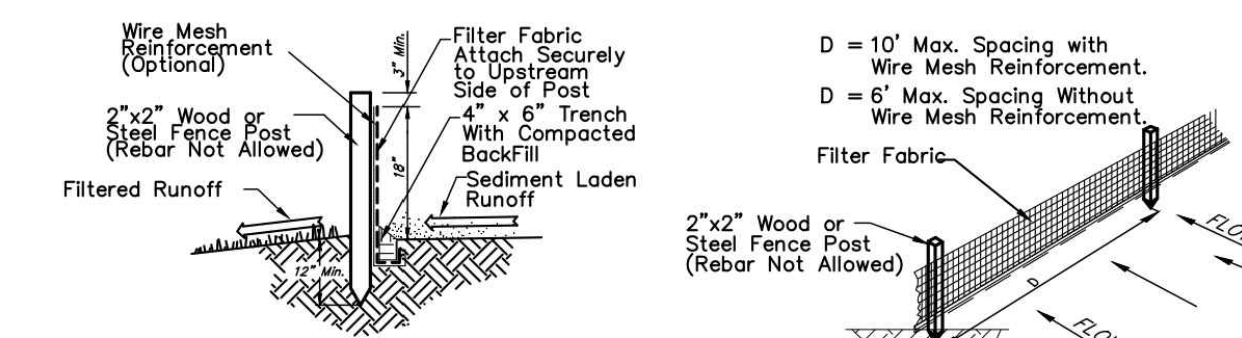
EROSION CONTROL NOTES

- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
- All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.

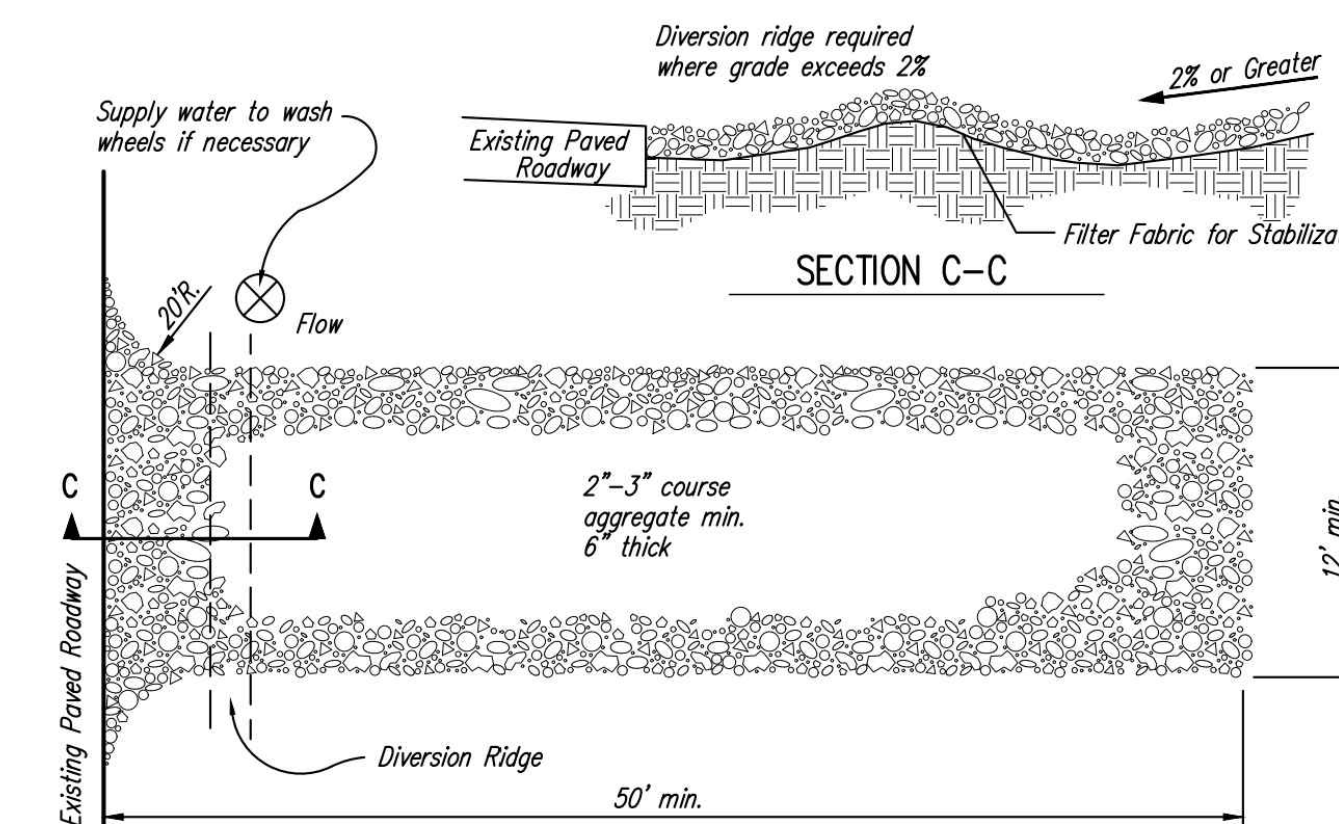
**FOR REFERENCE ONLY
 NOT TO SCALE**



4 INLET PROTECTION FOR AREA INLETS
 (INLET PROTECTION: SILT FENCE OR STRAW BALES)



2 SILT FENCE DETAIL
 NOT TO SCALE



NOTES:

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

1 STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE

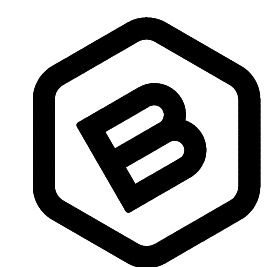
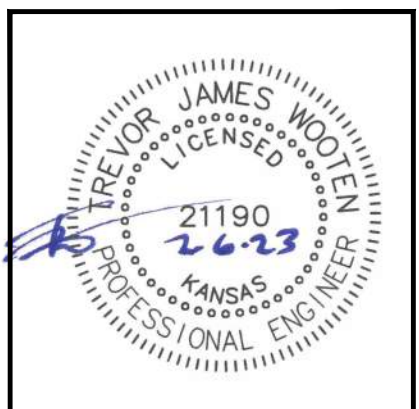
BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

STUDIUM
 151 N. Rock Island, Suite 1B
 Wichita, Kansas 67202
 studiumwichita.com 316.295.4563

Max Secure Storage- Phase 2
 135th West & 13th St. North
 Wichita, Kansas

Grading Revision
 01.04.22

C3.0



BAUGHMAN COMPANY

315 Ellis St.
 Wichita, KS 67211
 316-262-7271
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R.D. WOOD COMM. ADD.
 Phase 3

EROSION CONTROL PLAN

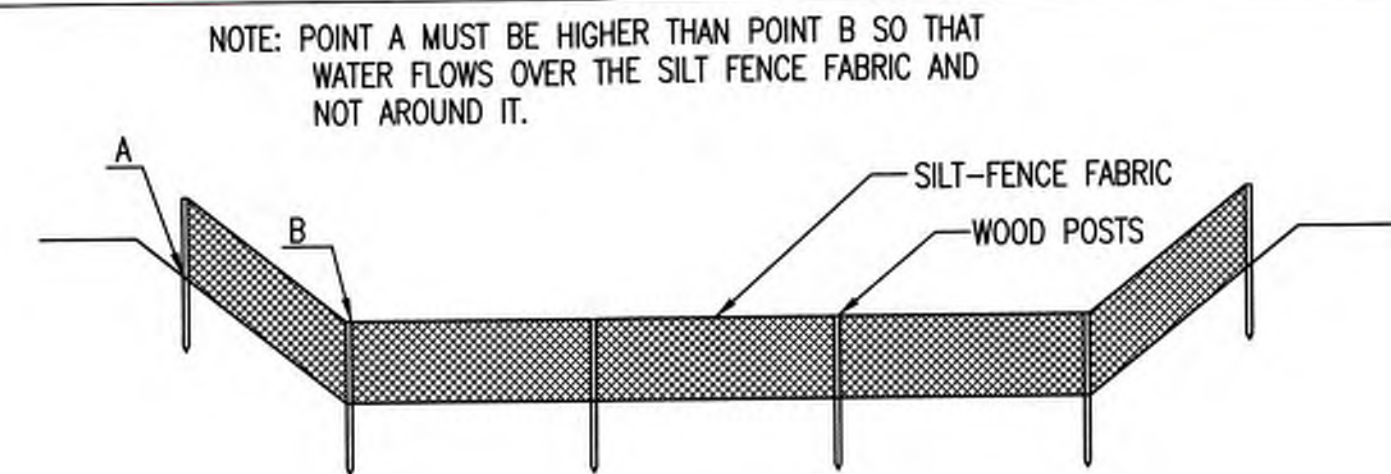
STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:

DESIGN: TJW DRAWN: ISA

DATE: February 7, 2023

SHEET **3** OF **10**



ELEVATION
SILT FENCE DITCH CHECKS
(STREAM PROTECTION)

MATERIAL SPECIFICATION:

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

PLACEMENT:

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

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

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

PROPER INSTALLATION METHOD:

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

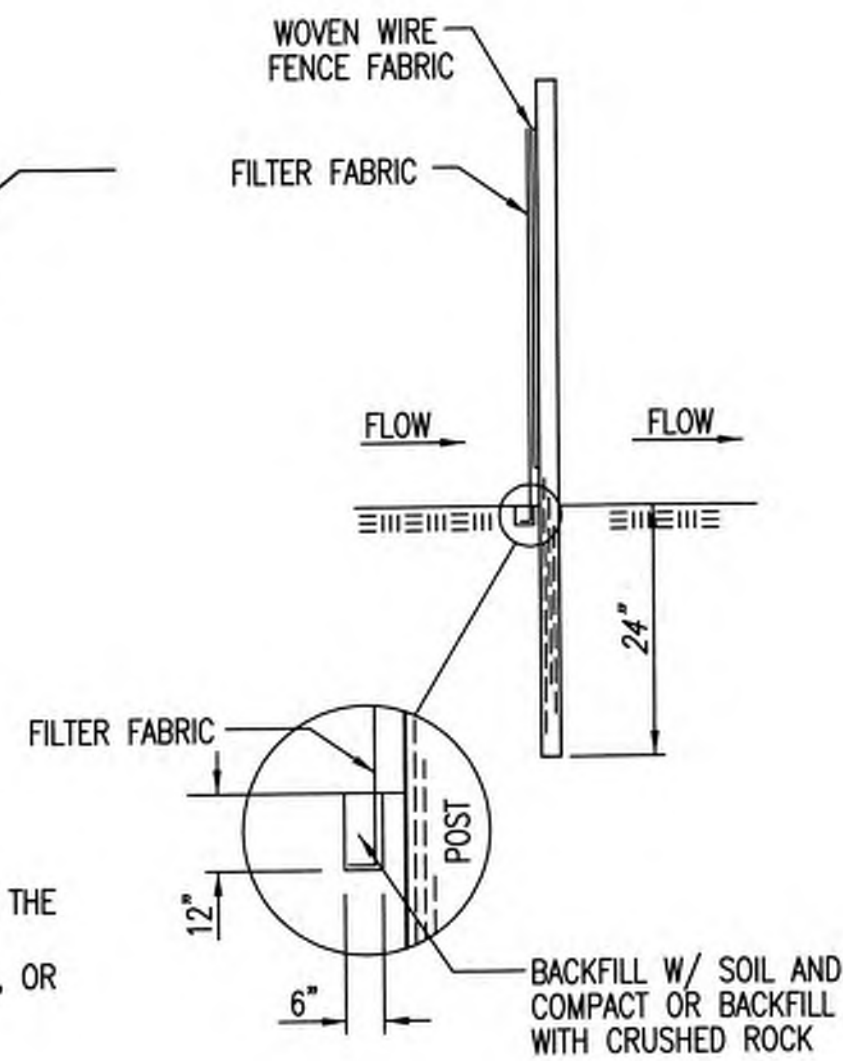
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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

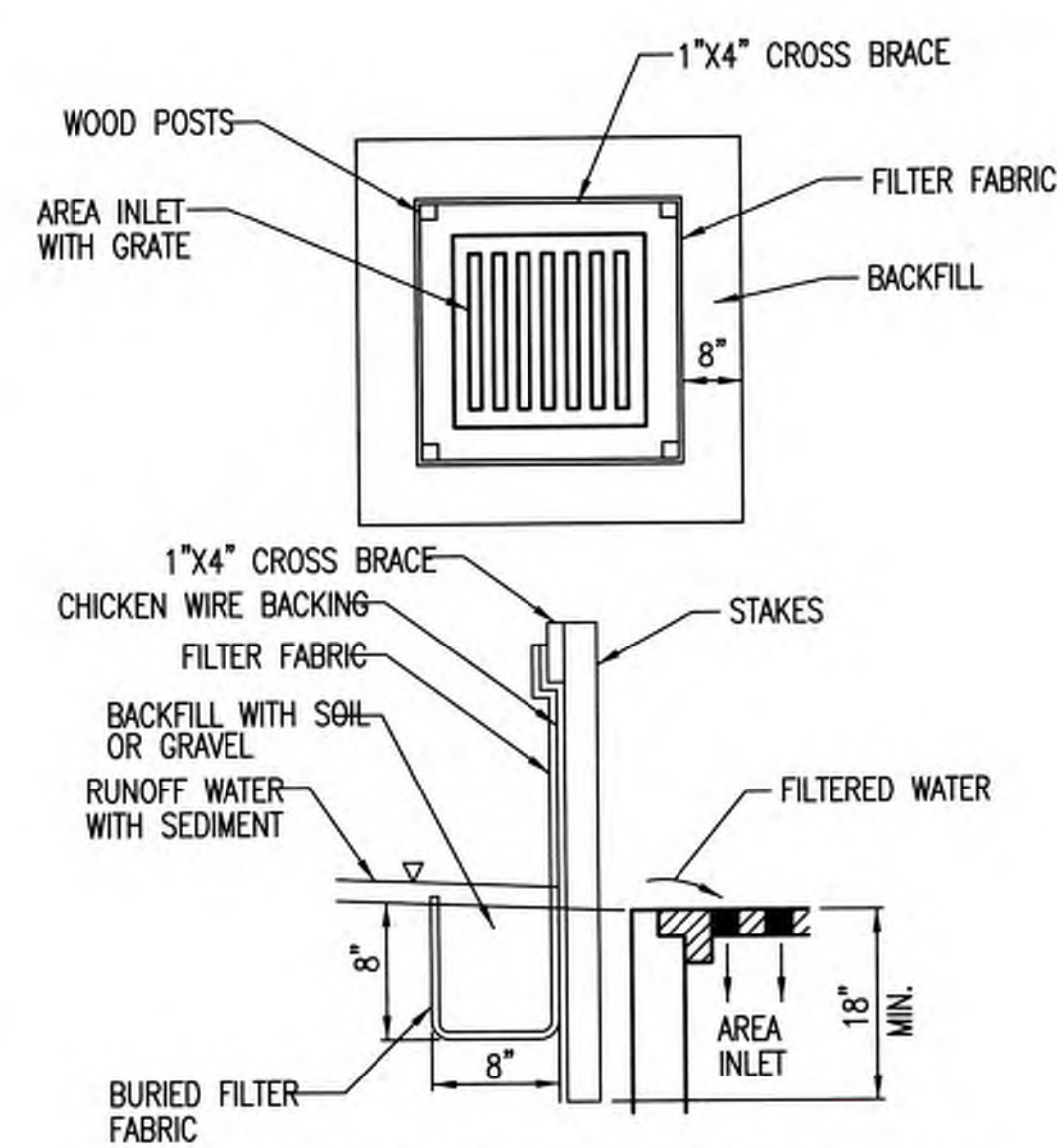
INSPECTION AND MAINTENANCE:

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

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



ANCHOR TRENCH DETAIL



SILT FENCE BARRIERS FOR AREA INLETS
(INLET PROTECTION)

Silt Fence Barriers installed.

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.

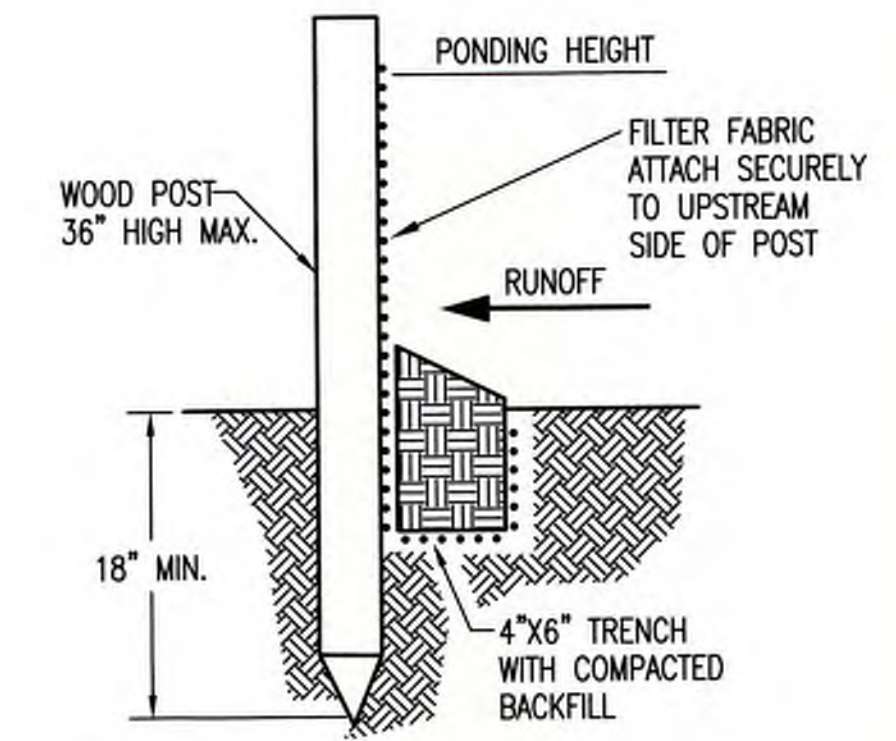
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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 RESTRICTED 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?

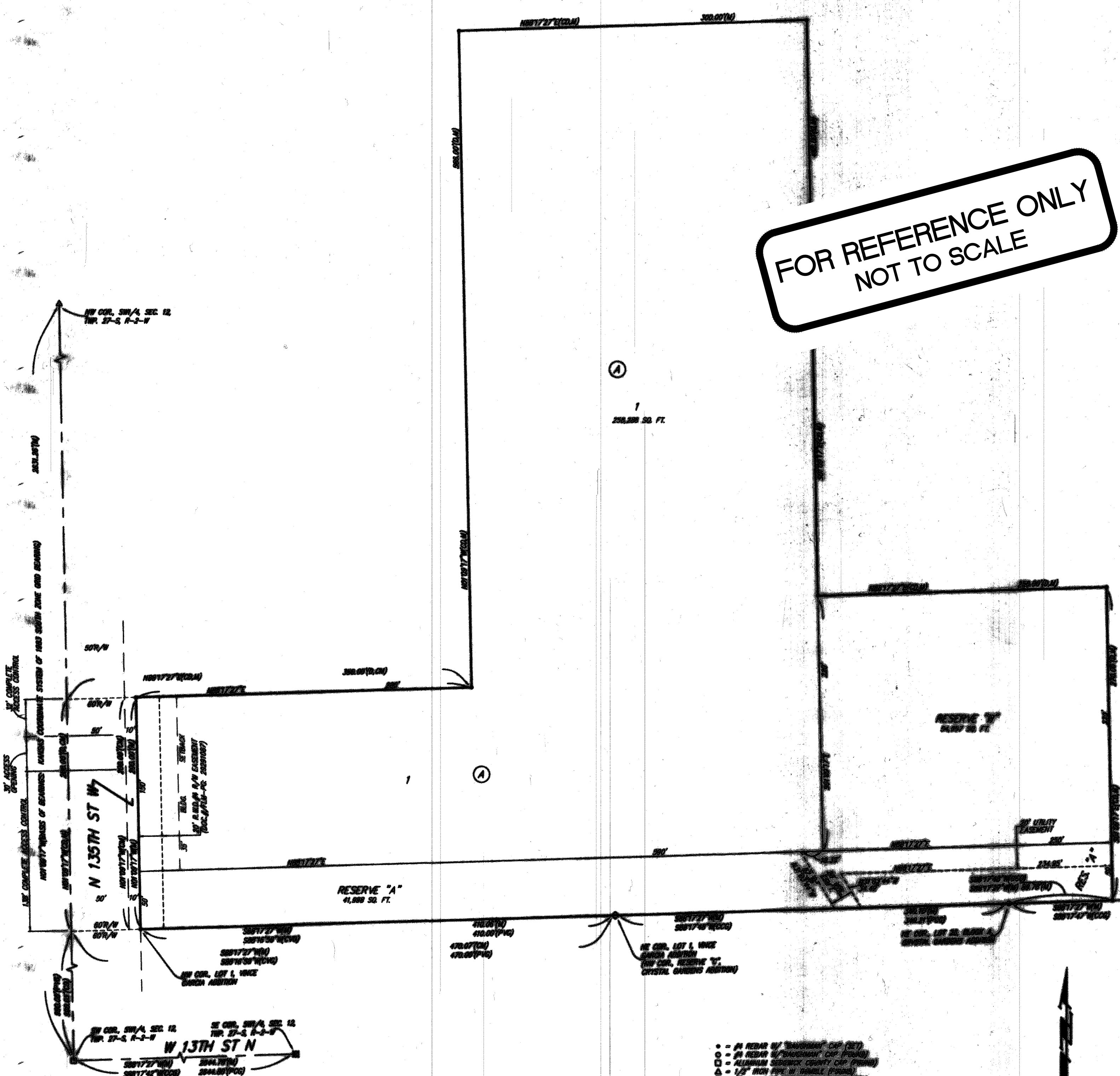
REVISION DATE: MAY 2013

 <p>CITY OF WICHITA PUBLIC WORKS & UTILITIES ENGINEERING DIVISION</p>			SILT FENCE DITCH CHECK AND BARRIER DETAILS	
			CITY ENGINEER GARY JANZEN, P.E.	
PROJECT NUMBER	OCA NUMBER	DATE 5/2013		
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501			SHEET 6 of 10	



R. D. WOOD COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FOR REFERENCE ONLY
NOT TO SCALE



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
platted "R. D. WOOD COMMERCIAL ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as follows: That part of the Southwest
Quarter of Section 12, Township 27 South, Range 2 West of the Sixth
Principal Meridian, Sedgwick County, Kansas described as follows:
Commencing at the southwest corner of said Southwest Quarter; thence
north along the west line of said Southwest Quarter, 990.00 feet to the
intersection with the westerly extension of the north line of Lot 1, Vince
Garcia Addition, an Addition to Sedgwick County, Kansas, and for a point
of beginning; thence continuing north along the west line of said
Southwest Quarter, 200.00 feet; thence east parallel with the south line
of said Southwest Quarter, 350.00 feet; thence north parallel with the
west line of said Southwest Quarter, 586.00 feet; thence east parallel with
the south line of said Southwest Quarter, 300.00 feet; thence south
parallel with the west line of said Southwest Quarter, 496.00 feet; thence
east parallel with the south line of said Southwest Quarter, 250.00 feet;
thence south parallel with the west line of said Southwest Quarter, 270.00
feet to a point on the north line of Crystal Gardens Addition, Wichita,
Sedgwick County, Kansas; thence west along the north line of said Crystal
Gardens and along the north line of Lot 1 in said Vince Garcia Addition,
and as extended west, 900.00 feet to the point of beginning, all being
subject to road rights-of-way of record.

Existing public easements, building setbacks,
access controls, and dedications, if any, being
waived by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.

Michael G. Conroy, Surveyor
18-071
29.2019

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot, a Block, a Street, and Reserves to be known as "R. D.
WOOD COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction and
maintenance of all public utilities. No signs, light poles, private drainage
systems, masonry fences, masonry trash enclosures or other structures
shall be located within public utility easements unless a Use of Easement
Permit is obtained from the City of Wichita Public Works & Utilities
Department. The street is hereby dedicated to and for the use of the
public. Reserve "A" is hereby reserved for open space, landscaping,
drainage purposes, lakes, barns, sidewalks, waterlines and related
appurtenances as confined to easement, and utilities as confined to
easement. Reserve "B" is hereby reserved for open space, landscaping,
drainage purposes, lakes, barns, sidewalks, and utilities as confined to
easement. Reserves "A" and "B" shall be owned and maintained by the
owner of Lot 1, Block A. Access controls shall be as depicted on the
face of the plat and are hereby granted to the City of Wichita, Kansas.
The Minimum Building Pad Elevations for the lowest opening to the
structures shall be as indicated on the face of the plat. FEMA Floodplain
and regulatory floodway boundaries are subject to periodic change and
such change may affect the intended land use within the subdivision.

R. D. Wood, Betty Jo Wood

State of Kansas) SS The foregoing instrument acknowledged before
me, this 15th day of August, 2019, by R. D. Wood and Betty Jo
Wood, husband and wife.

Notary Public
LUNETTE A. BAKER

This plat of "R. D. WOOD COMMERCIAL
ADDITION", Wichita, Sedgwick County, Kansas has been submitted to
and approved by the Wichita-Sedgwick County Metropolitan Area
Planning Commission, Wichita, Kansas.
Dated this 6th day of September, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Candy Miles, Chairman
Dale Miller, Secretary

This plat approved and all dedications
shown hereon, accepted by the City Council of the City of Wichita,
Kansas, this 14th day of August, 2019.

Jeff Longwell, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 14th day of August, 2019.

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

Entered on transfer record this 14th day
of August, 2019.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 15th day
of August, 2019 at 10:03 o'clock A.M. and is duly recorded.

Tonya Buckingham, Register of Deeds
Kathy Zahring, Deputy

REMARKS:
CHECKED CROSS ON FACE OF BLK. 576.1' N. OF THE WEST
WESTERLY NE COR. LOT 1, BLOCK A, R. D. WOOD COMMERCIAL
ADDITION (AND MOST WESTERLY NE COR. BEING A POINT ON THE
E. 1/4 LINE OF N 135TH ST. N. & 44.1' E. OF THE W. LINE,
SW 1/4 SEC. 12, TWP. 27-S, R-2-W
ELEV. = 1357.39 NAVD83

CHECKED CROSS ON NE COR. OF GATCH BASIN, 36.4' N. & 11.6' S.
OF SW COR. RESERVE "A", R. D. WOOD COMMERCIAL ADDITION.
ELEV. = 1352.89 NAVD83

LOT	BLOCK	ELEVATION
1	A	1394.2

- (M) - MEASURED
- (D) - DESIGNED
- (C) - CALCULATED FROM MEASURED INFO
- (CO) - CALCULATED FROM RECORDING INFO
- (PO) - PLATED INFO FROM LAND BARN ADDITION
- (OV) - CALCULATED FROM LAND BARN ADDITION
- (PC) - PLATED INFO FROM CRYSTAL GARDENS ADDITION
- (CO) - CALCULATED FROM CRYSTAL GARDENS ADDITION

Register of Deeds - Tonya Buckingham
Doc. #/Fm-Pg: 28870200
Recording Fee: \$32.00
Page Recorded: 1
Clerk: vluah
Date Recorded: 08/15/2019 11:26:18 AM

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

B
BAUGHMAN
COMPANY

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

R.D. WOOD COMM. ADD.
Phase 3

**COPY OF
PLAT**

STORM WATER SEWER
IMPROVEMENTS

PROJECT NUMBER:

DESIGN: DRAWN:
DATE: September 19, 2022
SHEET 10 OF 10

File: E:\Projects\R.D. Wood Commercial Addition_16-07-P215\Engineering\Phase 3\PPD\PPD.dwg