

GENERAL NOTES

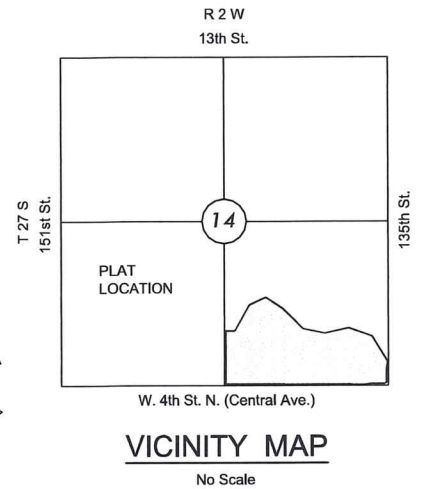
- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS & SPECIAL PROVISIONS.
- THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:
 KANSAS ONE-CALL 1-800-344-7233
 OR (LOCAL WICHITA) 687-2470
 THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:
 AT&T 1-800-246-8464
 BLACK HILLS ENERGY (GAS) 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
 EVERGY 1-800-544-4857
- 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.
- EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- 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 THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
- ALL EARTHWORK COMPACTION SHALL BE 95% STANDARD DENSITY IN ACCORDANCE WITH ASTM D-698. BERM COMPACTION SHALL BE AT 90% STANDARD DENSITY. CONTRACTOR SHALL CORRECT ANY AREAS THAT DO NOT MEET COMPACTION REQUIREMENTS, INCLUDING AREAS TESTED BY THE CITY.
- OTHER CONSTRUCTION MAY BE UNDER WAY SIMULTANEOUSLY WITH THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH ANY CONTRACTORS CONSTRUCTING OTHER PORTIONS OF THE PROJECT.
- EXCESS EXCAVATION SHALL BE STOCKPILED ON-SITE IN A LOCATION APPROVED BY THE OWNER.
- COMPACTION DENSITY TESTING, WITHIN PUBLIC RIGHT-OF-WAY, WILL BE PROVIDED BY THE CITY OF WICHITA.
- COMPACTION TESTING SHALL BE PROVIDED BY THE CONTRACTOR, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. TESTING SHALL BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED ENGINEERING TECHNICIAN OR PROFESSIONAL ENGINEER. ALL TESTING METHODS AND EQUIPMENT SHALL BE BASED ON CURRENT ASTM AND/OR AASHTO REQUIREMENTS. ONE NUCLEAR DENSITY TEST SHALL BE PROVIDED FOR EVERY LOT PER EACH FOOT OF FILL MATERIAL PLACED.
- PROPOSED GRADES IN THESE DRAWINGS REFLECT THE TOP OF ROADWAY AND TOP OF SURFACE ELEVATIONS. IT'S THE CONTRACTORS RESPONSIBILITY TO ADJUST THE ELEVATIONS TO REFLECT THE FUTURE PAVEMENT THICKNESS. REFER TO DETAIL 1 & 4 ON SHEET 02 FOR TYPICAL ALLEY & ROADWAY CROSS-SECTIONS.
- THE EARTHWORK SUMMARY SHOWN ON THIS SHEET IS AN EARTHWORK VOLUME WHICH EXCLUDES THE THICKNESS OF THE ASPHALT AND CRUSHED ROCK BASE. THE ELEVATION SHOWN ON THESE PLANS ARE FINISHED GRADE.
- DEVELOPER FOR THIS PROJECT IS:
 PERFECTION SIGNATURE PROPERTIES, LLC
 443 N MAIZE RD
 WICHITA, KS 67212
 SCOTT LEHNER/JASON RONK
 316.729.1900

**STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
 COURTYARDS AT JACOBS FARM**

PROJECT NO. 458-2023-085532

AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS
 PAUL GUNZELMAN, P.E. - INTERIM CITY ENGINEER

ORG CODE 47311423
 MUNIS NO. E3055



INDEX TO DRAWINGS

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03	GRADING DETAILS
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CONTROL POINTS

DATUM:
 THE HORIZONTAL DATUM IS BASED ON THE KANSAS COORDINATE SYSTEM OF 1983, NAD83(2011), EPOCH:2010.0000, SOUTH ZONE. COORDINATES SHOWN HAVE BEEN MODIFIED TO THE GROUND USING A COMBINED ADJUSTMENT FACTOR OF 1.0001200144. STATE PLANE COORDINATES CAN BE CALCULATED BY MULTIPLYING THE SHOWN VALUES BY 0.99988.

ALL ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 VERTICAL DATUM.

CP#1
 N: 1687833.941 E: 1597017.365 EL: 1388.832
 5/8" x 24" REBAR w/ ALUM. MKEC CONTROL CAP NE OF THE SW CORNER OF SECTION 14, BASE POINT.

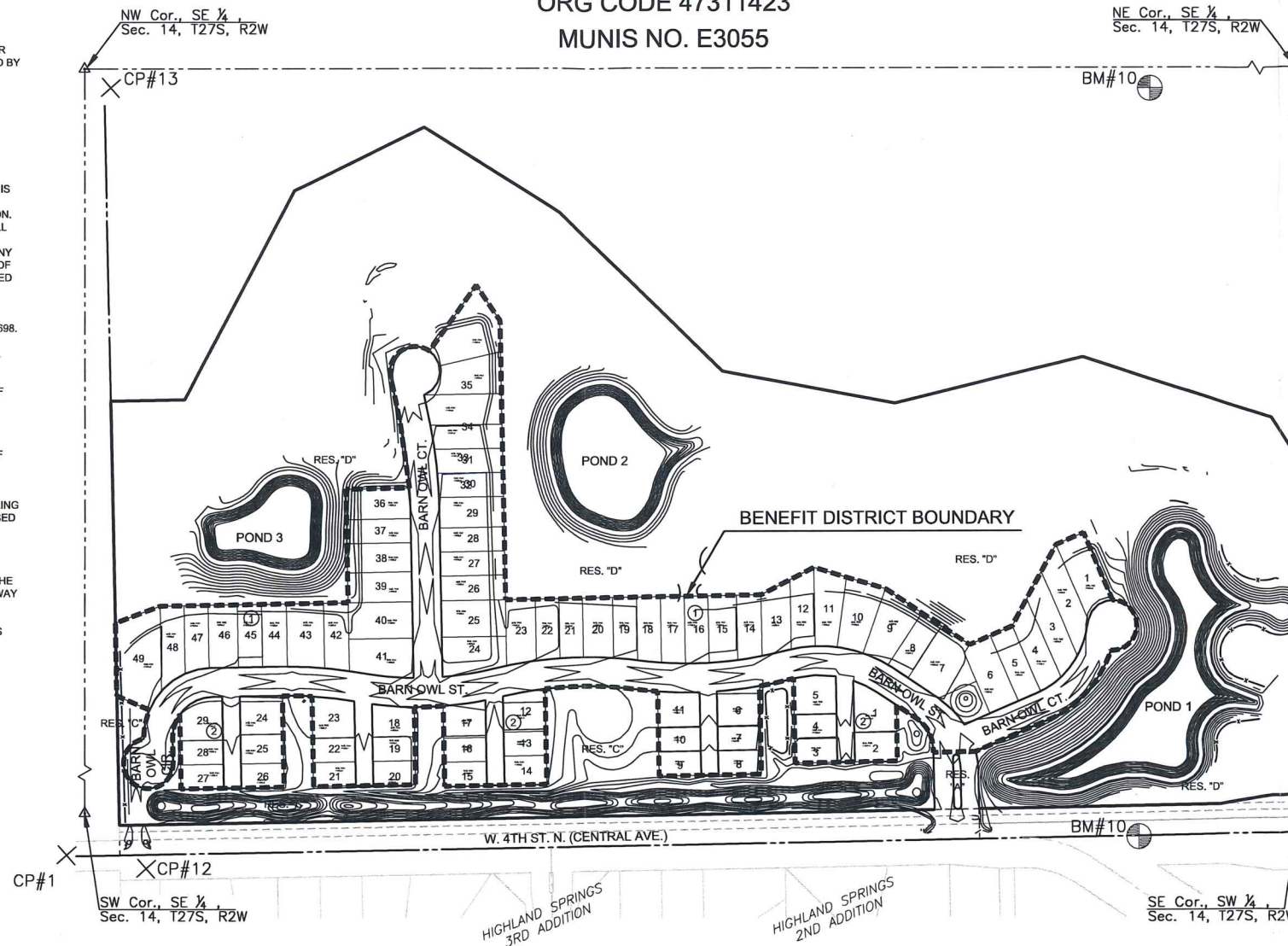
CP#12
 N: 1687798.979 E: 1599657.272 EL: 1364.621
 5/8" x 24" REBAR w/ ALUM. MKEC CONTROL CAP SE OF THE S1/4 CORNER OF SECTION 14.

CP#13
 N: 1690394.971 E: 1599584.309 EL: 1365.514
 5/8" x 24" REBAR w/ ALUM. MKEC CONTROL CAP SE OF THE CENTER CORNER OF SECTION 14.

BM#10
 N: 1690648.796 E: 1602120.242 EL: 1351.535
 MAGW IN TOP OF CURB NEAR THE NW CORNER OF SOUTHWEST INLET ON LOST CREEK AND 135TH.

BM#11
 N: 1687910.369 E: 1602163.413 EL: 1349.135
 MAGW IN TOP CONCRETE TRAFFIC SIGNAL MH AT THE NW QUADRANT OF 135TH AND CENTRAL.

NOTE:
 ALL CONTROL POINTS SHOWN HAVE ELEVATIONS ESTABLISHED BY DIFFERENTIAL LEVELING AND CAN BE USED AS TEMPORARY BENCHMARKS. WHEN USING A CONTROL POINT AS A TEMPORARY BENCHMARK, IT IS RECOMMENDED THAT CROSS-CHECKS BE MADE TO OTHER CONTROL POINTS OR BENCHMARKS TO CONFIRM ELEVATIONS PRIOR TO USE.



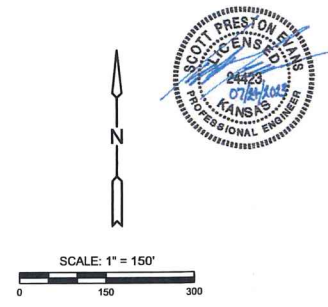
**WATER RESOURCES
 RECEIVED
 APR 02 2024
 KS DEPT OF AGRICULTURE**

EARTHWORK SUMMARY

EXCAVATION	91,000 C.Y.
*COMPACTED FILL (95%)	62,350 C.Y.
**COMPACTED FILL (90% STOCKPILE)	19,300 C.Y.

* 15% SHRINK/SWELL FACTOR ADDED
 EXCESS MATERIAL TO BE PLACED & COMPACTED ON SITE. SEE SHEET 02 FOR STOCKPILE LOCATION.

Stormwater Certification:
 New Development or Redevelopment (Circle One)
 Stormwater Permit # _____
 NOI Permit # KS NO.:S-AR94-1834; FED NO.: KSR121392
 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) = 56.4 ACRES
 Disturbed Area (Acres) = 27.5 ACRES
 Water Quality Treatment: OFF-SITE BMP PROGRAM
 Downstream Channel Protection: N/A - 10% RULES
 Detention: N/A - 10% RULE - REFER TO DRAINAGE REPORT
 The BMP used for this development is OFF-SITE BMP PROGRAM



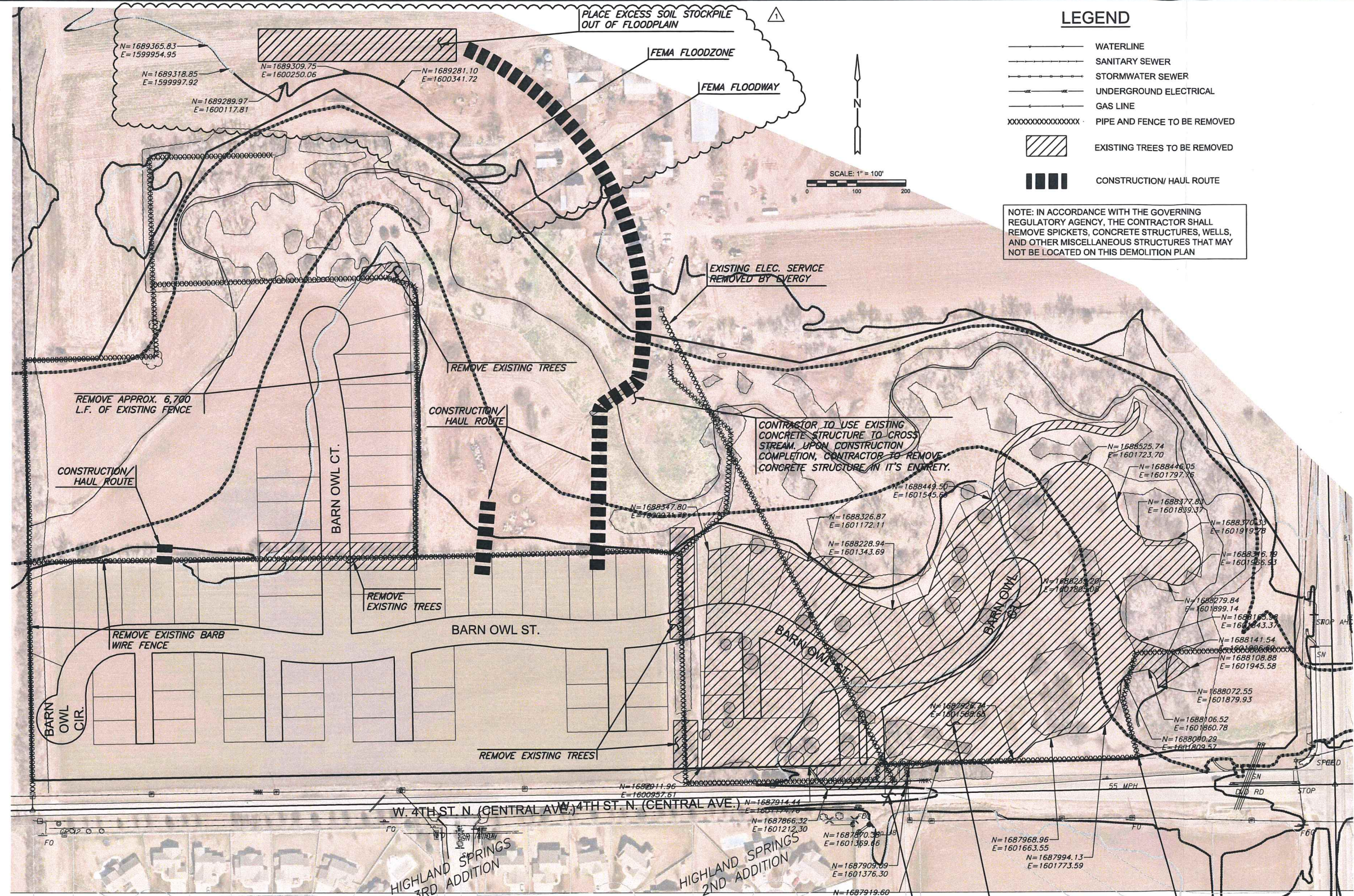
**STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
 COURTYARDS AT JACOBS FARM
 WICHITA, KS**

TITLE SHEET

PROJECT NO.	458-2023-085532	
DATE	JULY 2023	
SCALE	1" = 150'	
DESIGNED	DML	
DRAWN	DML	
CHECKED	SPE	
NO.	REVISION	DATE
SHEET NO. 01 OF 26		

PLOTTED: Thursday, August 31, 2023 @ 09:01AM

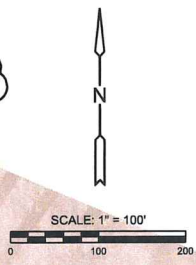
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LEGEND

- WATERLINE
- SANITARY SEWER
- STORMWATER SEWER
- UNDERGROUND ELECTRICAL
- GAS LINE
- XXXXXXXXXXXXXXXXX PIPE AND FENCE TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- CONSTRUCTION/HAUL ROUTE

NOTE: IN ACCORDANCE WITH THE GOVERNING REGULATORY AGENCY, THE CONTRACTOR SHALL REMOVE SPICKETS, CONCRETE STRUCTURES, WELLS, AND OTHER MISCELLANEOUS STRUCTURES THAT MAY NOT BE LOCATED ON THIS DEMOLITION PLAN



STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE COURTYARDS AT JACOBS FARM WICHITA, KS

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DEMO PLAN

PROJECT NO.	458-2023-085532	
DATE	JULY 2023	
SCALE	1" = 100'	
DESIGNED	DML	
DRAWN	DML	
CHECKED	SPE	
NO.	REVISION	DATE
1	ADDED FLOODPLAIN	08/31/23

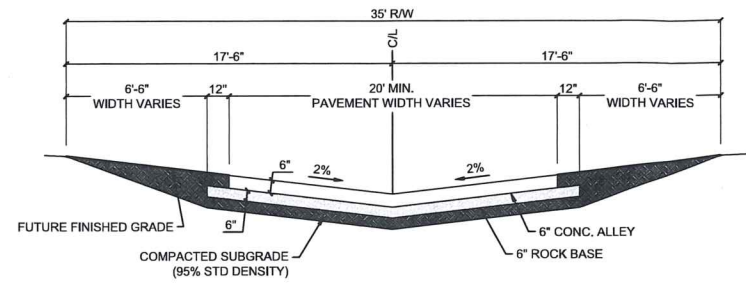
WATER RESOURCES RECEIVED
APR 02 2024
KS DEPT OF AGRICULTURE

EXISTING 25'X16" CMAC CULVERT TO BE CONCRETE PLUGGED ON BOTH SIDES & SAND JETTED FULL. REPAIR DISTURBED GRADE & RESEED MATCHING EXISTING TURF TYPE.

ALL CONSTRUCT ITEMS NOTED ON THIS SHEET SHALL BE SUBSIDIARY TO SITE CLEARING.

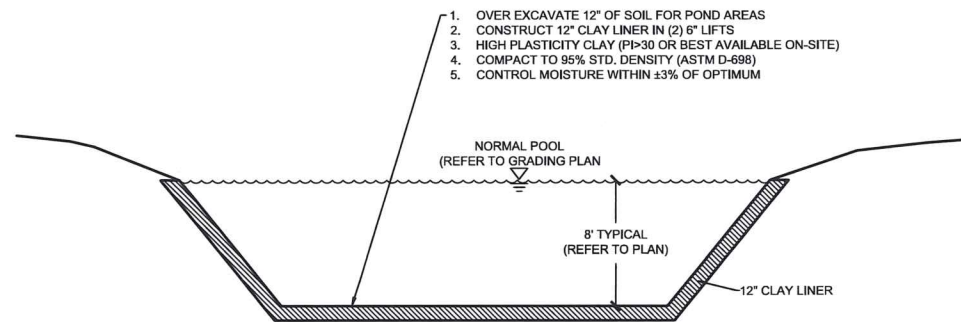
GENERAL GRADING NOTES

- THIS IS DESIGN GRADING. ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDING/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET EXISTING ARE NOT ACCEPTABLE. SURVEY STAKES FOR POND GRADING ARE FOR GENERAL GRADING PURPOSES ONLY. NOT ALL SLOPES ARE CONSTANT AND THEREFORE THE GRADING PLANS SHALL BE REFERRED TO FOR FINAL GRADE SHAPING. ALL BERMS & POND EDGES SHALL BE FINAL GRADED/SHAPED WITH A TRACK DOZER, NOT A BLADE. THE GRADING SHALL BE APPROVED BY MKEC'S LANDSCAPE ARCHITECT PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
 - EXISTING NATURAL AREAS (TREES & PASTURE) OUTSIDE OF THE NOTED LIMITS OF GRADING SHALL BE PRESERVED & SHALL BE OFF LIMITS TO ANY TYPE OF CONSTRUCTION ACTIVITY. TEMPORARY CONSTRUCTION FENCE SHALL BE ERRECTED AROUND NOTED LOCATIONS PRIOR TO THE START OF CONSTRUCTION.
 - A 6" LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND FILL AND SAVED BACK FOR TOPSOIL REPLACEMENT. NOTE: THE FINISHED GRADE INDICATES THE SURFACE ELEVATION AFTER THE ELEVATION LAYER OF TOPSOIL HAS BEEN PLACED. IN CASES WHERE GRADING IS DIRECTED UNDER TREE DRIP LINES NO TOPSOIL STRIPPING SHALL BE PERFORMED WITHIN THESE AREAS. (COST SUBSIDIARY TO EARTHWORK).
- TOPSOIL PLACEMENT DEPTH**
 NEIGHBORHOOD LOTS - 4 INCHES
 STREET RW - 0 INCHES
 BERMS - 12 INCHES PLUS
- CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE ON HAUL ROAD ROUTES, IF OTHER THAN THOSE INDICATED ON THE PLANS.
 - REMOVAL OF EXISTING DRIVES, PAVEMENT, STRUCTURES, AND DEBRIS SHALL BE SUBSIDIARY TO SITE CLEARING AND RESTORATION. DEBRIS IF CRUSHED INTO SMALL PIECES MAY BE WASTED ON SITE UNDER THE PROPOSED BERMS. THERE SHALL BE A MINIMUM OF 3" OF SOIL COVER. CONCRETE DEBRIS MAY ALSO BE WASTED ON SITE IN PROPOSED PONDS AS FISH HABITATS. COORDINATE WITH OWNER'S REPRESENTATIVE.
 - AS THE PROJECT NEARS COMPLETION, THE CONTRACTOR SHALL RIP (SCARIFY) ALL HAUL ROADS WITH AN AGRICULTURAL IMPLEMENT INTENDED FOR SUCH PURPOSES TO A DEPTH OF 18". MULTIPLE PASSES MAY BE NECESSARY TO THOROUGHLY ALLEVIATE COMPACTION.
 - A DENSITY TEST FOR EVERY LOT PER EACH FOOT OF FILL MATERIAL PLACED SHALL BE PERFORMED ON ALL LOTS. COMPACTION TESTING EXPENSES WILL BE COVERED BY THE CONTRACTOR. (COORDINATION EFFORT SHALL BE SUBSIDIARY TO PROJECT).
 - THE CONTRACTOR WILL BE REQUIRED TO PROVIDE COMPACTION TESTING FOR ENTIRE PROJECT THROUGH THE CITY'S CERTIFIED TESTING LAB. THE FREQUENCY OF TESTING SHALL BE ONE SITE PER LOT PER FOOT OF FILL.

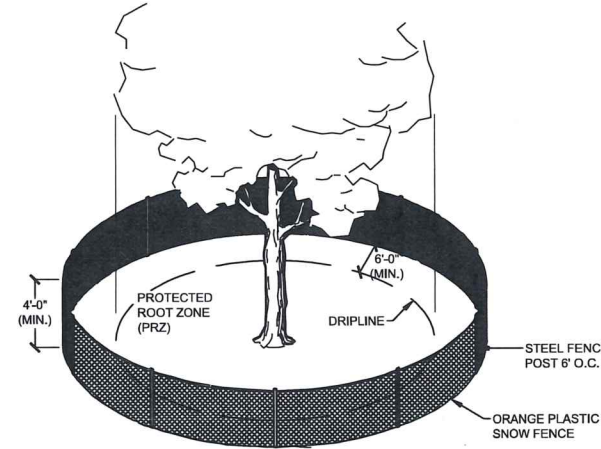


1 **TYPICAL ALLEY CROSS SECTION DETAIL**
NTS

NOTE:
 PERMEABILITY TESTS OF THE LINER MATERIAL SHALL BE PERFORMED BY A GEOTECHNICAL SOILS ENGINEER AT 2 RANDOM LOCATIONS PER POND AS DETERMINED BY THE PROJECT INSPECTOR AND AT THE CONTRACTOR'S EXPENSE. THE CLAY LINER MATERIAL SHALL MEET OR EXCEED A PERMEABILITY RATING VALUE OF 1.0×10^{-4} CM/SEC.

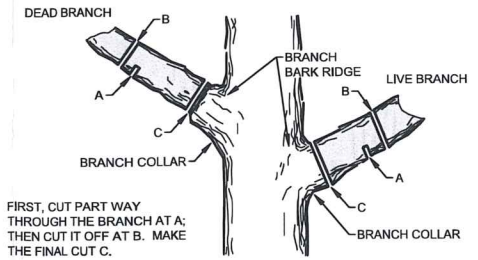


5 **POND LINER DETAIL**
NTS



NOTE:
 THE TEMPORARY FENCE IS TO BE CONSTRUCTED AROUND SPECIFIED AREAS/TREES PRIOR TO ANY CONSTRUCTION AND SHALL REMAIN UNTIL ALL CONSTRUCTION IS COMPLETE. CONSTRUCTION EQUIPMENT AND MATERIALS ARE NOT PERMITTED WITHIN THE (PRZ). THE FENCE PLACEMENT AROUND THE (PRZ) MAY ONLY BE ADJUSTED WITH PERMISSION FROM THE LANDSCAPE ARCHITECT.

2 **TREE PROTECTION DETAIL**
SCALE: NTS

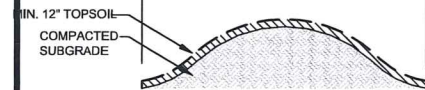


FIRST, CUT PART WAY THROUGH THE BRANCH AT A; THEN CUT IT OFF AT B. MAKE THE FINAL CUT C.

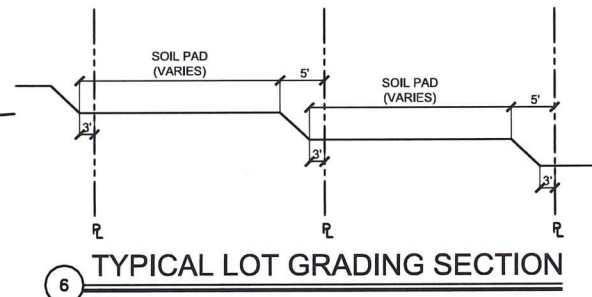
TREE TRIMMING NOTES:

- NOTIFY MKEC PROJECT ENGINEER PRIOR TO COMMENCEMENT OF EASEMENT CLEARING & GRUBBING OPERATIONS. CONTRACTOR SHALL HAVE LIMITS OF REMOVAL DEFINED WITH FLAG & LATH. MKEC PROJECT ENGINEER WILL PROVIDE JUDGEMENT CALLS FOR TREES IN QUESTION. PROVIDE MKEC 24-HOUR NOTICE.
- TREES MAY BE BURNED ON SITE. REGULATORY & PERMITTING APPROVALS SHALL BE SECURED BY CONTRACTOR.
- TRIMMING OF BRANCHES SHALL NOT BE DONE WITH A BACKHOE!

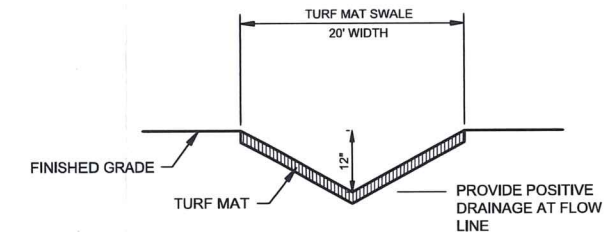
3 **TREE TRIMMING DETAIL**
SCALE: NTS



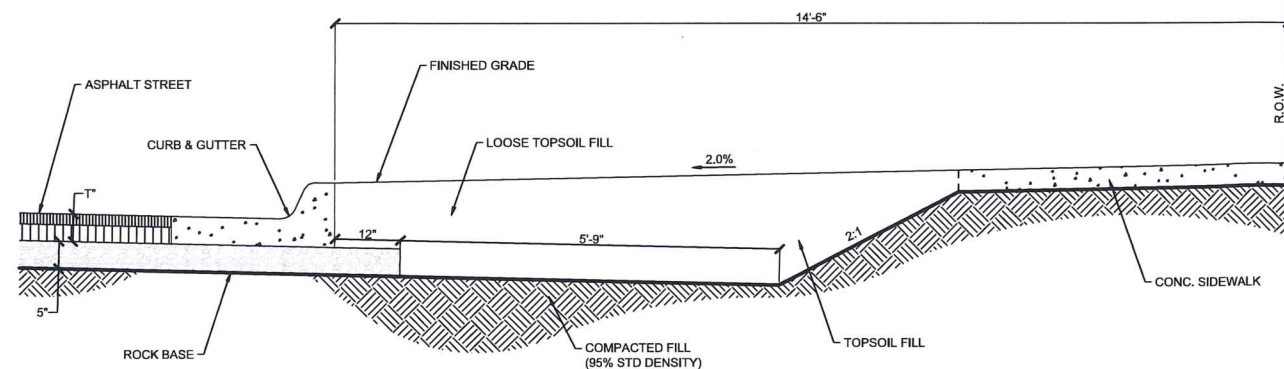
4 **TYPICAL BERM SECTION**
NTS



6 **TYPICAL LOT GRADING SECTION**
NTS

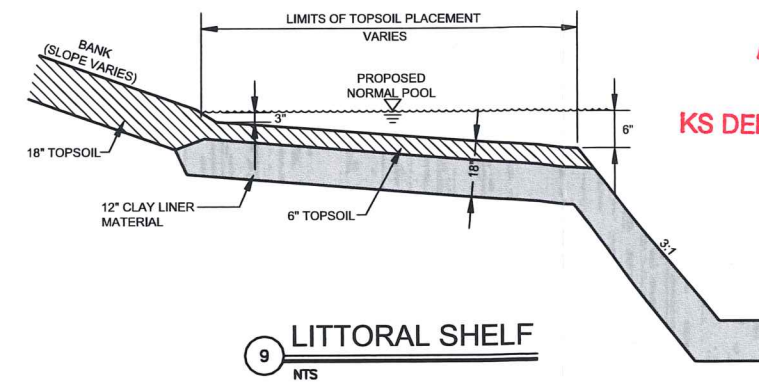


7 **TURF MAT SWALE**
NTS



T" (PAVEMENT THICKNESS)
 5" - ASPHALT ROADS
 7" - CONCRETE VALLEY GUTTERS

8 **TYPICAL ROAD CROSS SECTION DETAIL ALONG LOT FRONTAGE**
NTS



9 **LITTORAL SHELF**
NTS

WATER RESOURCES RECEIVED

APR 02 2024

KS DEPT OF AGRICULTURE



STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
 WICHITA, KS

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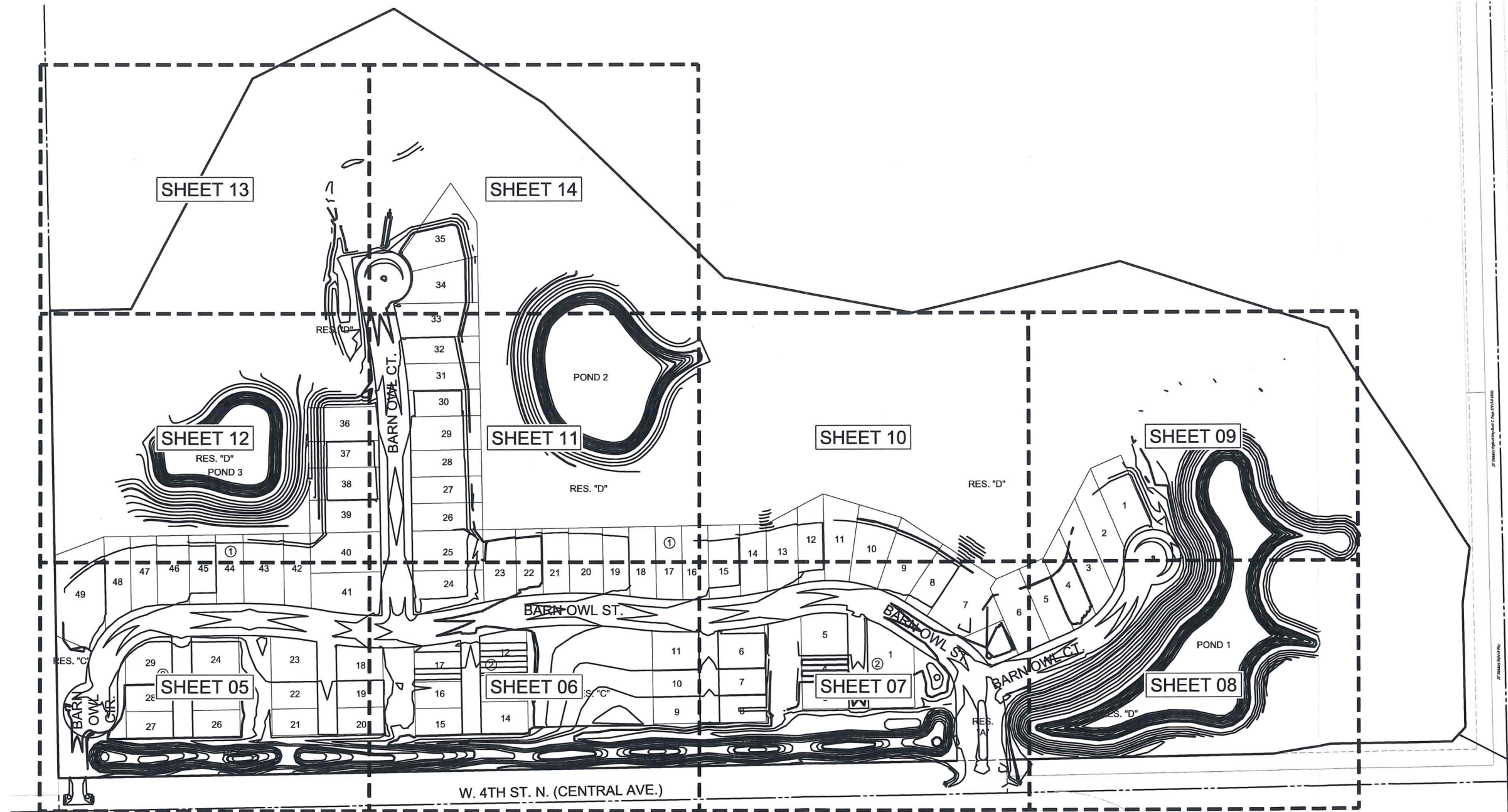
GRADING DETAILS

PROJECT NO.	458-2023-085532
DATE	JULY 2023
SCALE	NTS
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

NO.	REVISION	DATE
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PLOTED: Wednesday, July 26, 2023 @ 09:00AM

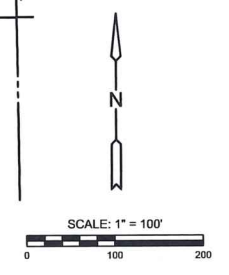
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HIGHLAND SPRINGS 3RD ADDITION

HIGHLAND SPRINGS 2ND ADDITION

WATER RESOURCES RECEIVED
 APR 02 2024
 KS DEPT OF AGRICULTURE



STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
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OVERALL GRADING PLAN

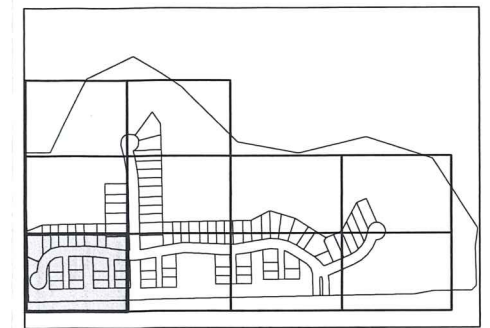
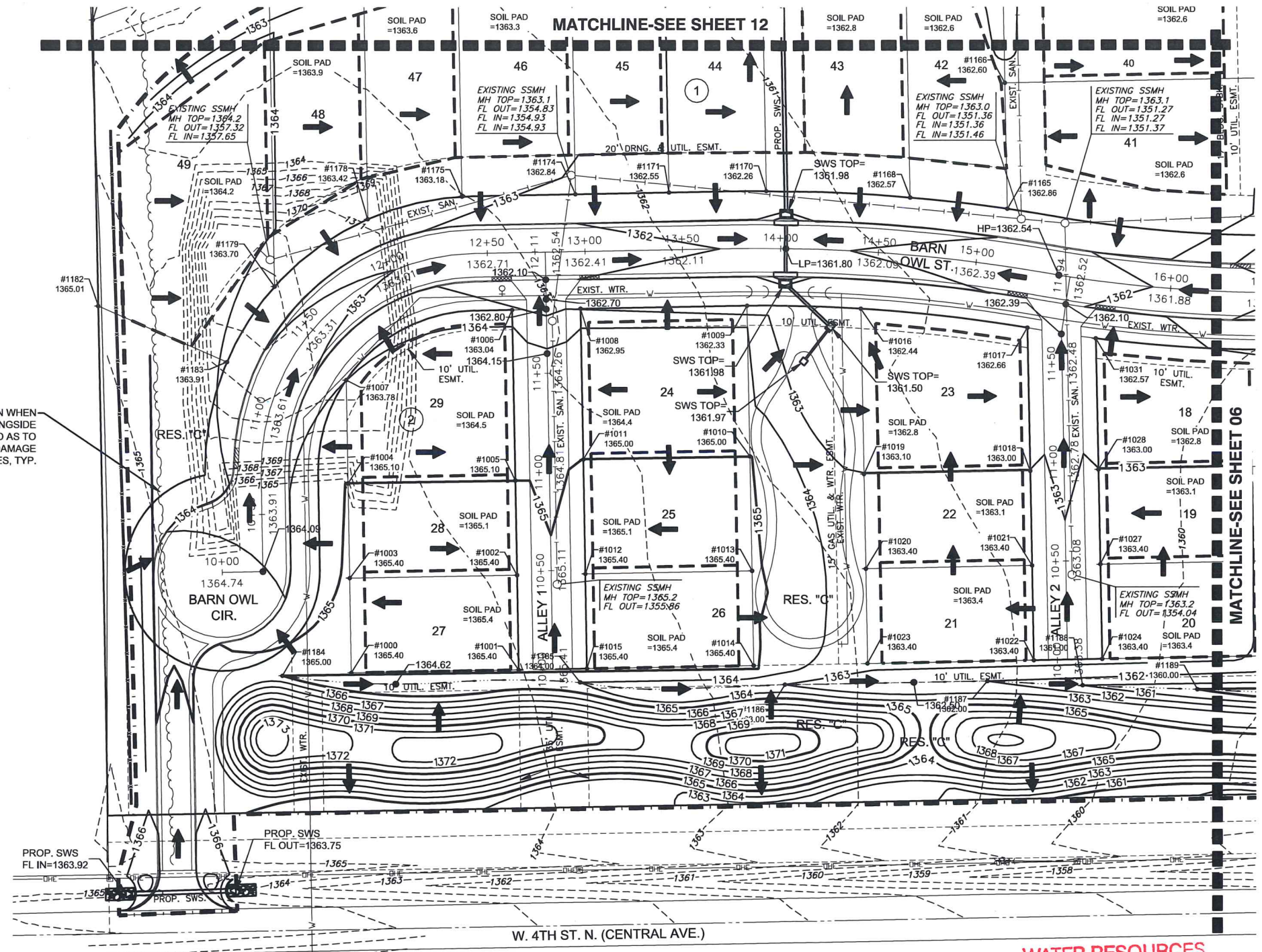
PROJECT NO.	458-2023-085532
DATE	JULY 2023
SCALE	1" = 100'
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

NO.	REVISION	DATE

SHEET NO.
04 OF 26

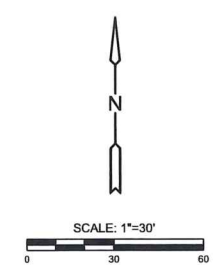
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NOTES:
VERTICAL DATUM USED IS NAVD88.
ALL STREET GRADES SHOWN ARE TO TOP OF PAVEMENT. CONTRACTOR SHALL OVER EXCAVATE ROADS TO TOP OF SUBGRADE. REFER TO ROAD CROSS SECTION DETAIL IN PAVING PLANS.

- LEGEND**
- 1250 --- EXISTING MAJOR CONTOUR
 - - - 1250 - - - EXISTING MINOR CONTOUR
 - 1250 — PROPOSED MAJOR CONTOUR
 - - - 1250 - - - PROPOSED MINOR CONTOUR
 - W — EXISTING WATERLINE
 - SAN — EXISTING SANITARY SEWER
 - SWS — EXISTING STORMWATER SEWER
 - UGT — EXISTING UNDERGROUND TELEPHONE
 - UGE — EXISTING UNDERGROUND ELECTRICAL
 - OHE — EXISTING OVERHEAD ELECTRICAL
 - G — EXISTING GASLINE
 - FOC — EXISTING FIBER OPTIC LINE
 - SWS — PROPOSED STORMWATER SEWER
 - — — LIMITS OF GRADING
 - 1329.86 SPOT ELEVATIONS
 - FLOW ARROW
 - — — SWALE FLOWLINE
 - — — TREE PROTECTION FENCE



WATER RESOURCES RECEIVED
APR 02 2024
KS DEPT OF AGRICULTURE

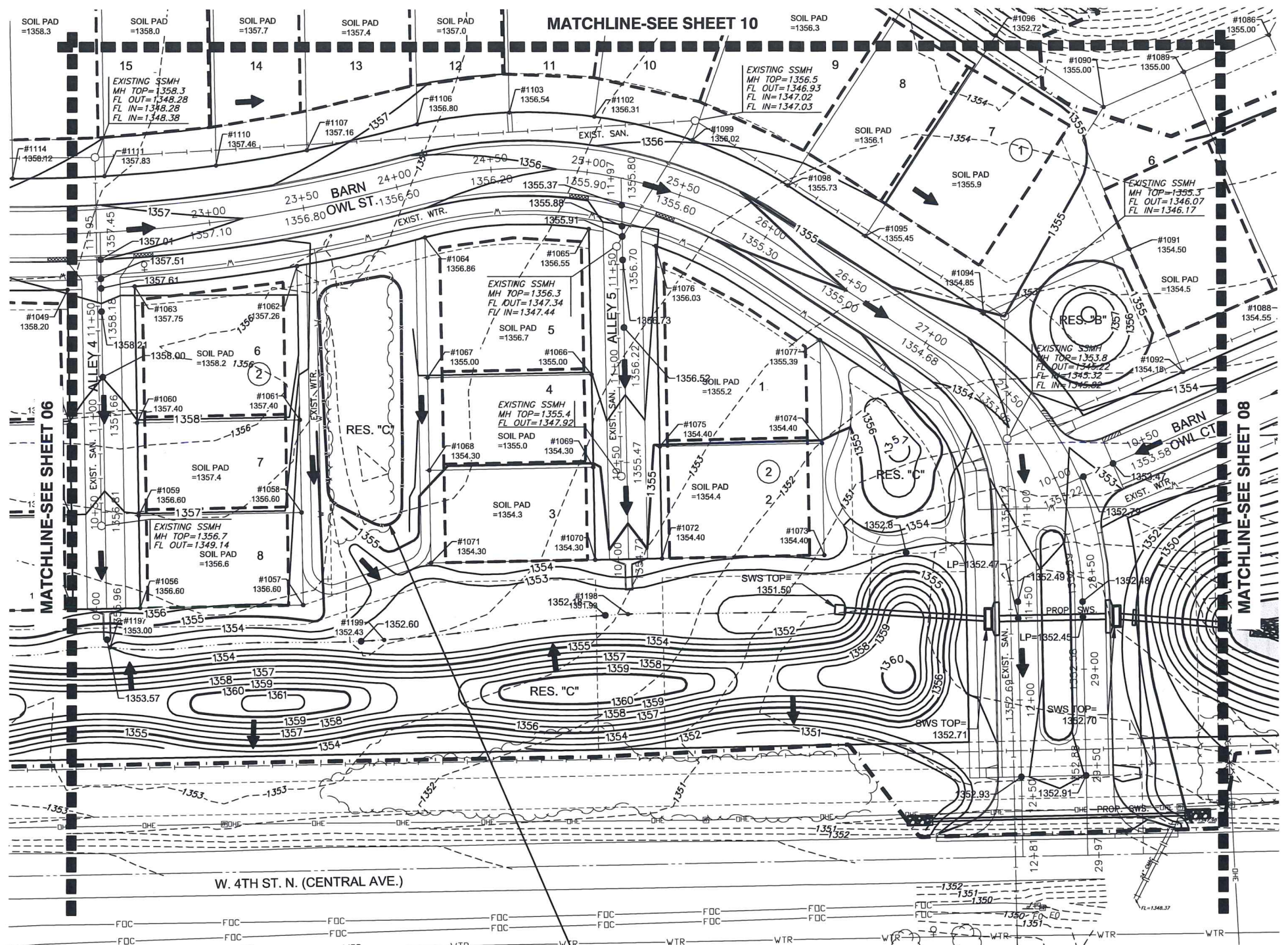


STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
WICHITA, KS

GRADING PLAN

PROJECT NO.	458-2023-085532	
DATE	JULY 2023	
SCALE	1" = 30'	
DESIGNED	DML	
DRAWN	DML	
CHECKED	SPE	
NO.	REVISION	DATE
SHEET NO.		

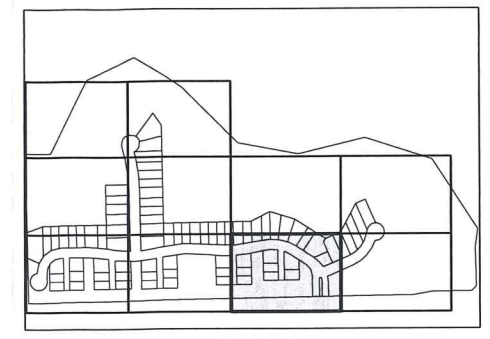
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 J:\PROJECTS\2022\20220710\20220710\PERFECTION_JACOBS_13811 AND CENTRAL\0220296 CAD\DWG\20220710-05-1023.DWG



INSTALL TREE PROTECTION FENCE. USE CAUTION WHEN GRADING ALONGSIDE TREE ROW SO AS TO NOT DAMAGE EXISTING TREES, TYP.

WATER RESOURCES RECEIVED
APR 02 2024

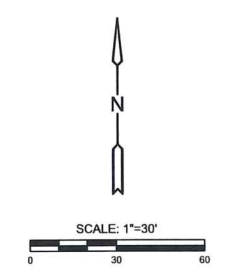
KS DEPT OF AGRICULTURE



KEY MAP

NOTES:
 VERTICAL DATUM USED IS NAVD88.
 ALL STREET GRADES SHOWN ARE TO TOP OF PAVEMENT. CONTRACTOR SHALL OVER EXCAVATE ROADS TO TOP OF SUBGRADE. REFER TO ROAD CROSS SECTION DETAIL IN PAVING PLANS.

- LEGEND**
- 1250 --- EXISTING MAJOR CONTOUR
 - 1250 --- EXISTING MINOR CONTOUR
 - 1250 --- PROPOSED MAJOR CONTOUR
 - 1250 --- PROPOSED MINOR CONTOUR
 - W EXISTING WATERLINE
 - --- EXISTING SANITARY SEWER
 - --- EXISTING STORMWATER SEWER
 - UGT EXISTING UNDERGROUND TELEPHONE
 - UGE EXISTING UNDERGROUND ELECTRICAL
 - OHE EXISTING OVERHEAD ELECTRICAL
 - G EXISTING GASLINE
 - FOC EXISTING FIBER OPTIC LINE
 - --- PROPOSED STORMWATER SEWER
 - --- LIMITS OF GRADING
 - 1329.86 SPOT ELEVATIONS
 - > FLOW ARROW
 - --- SWALE FLOWLINE
 - --- TREE PROTECTION FENCE



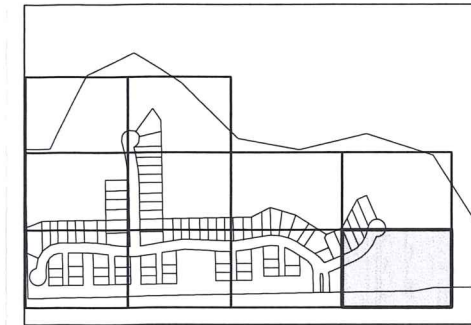
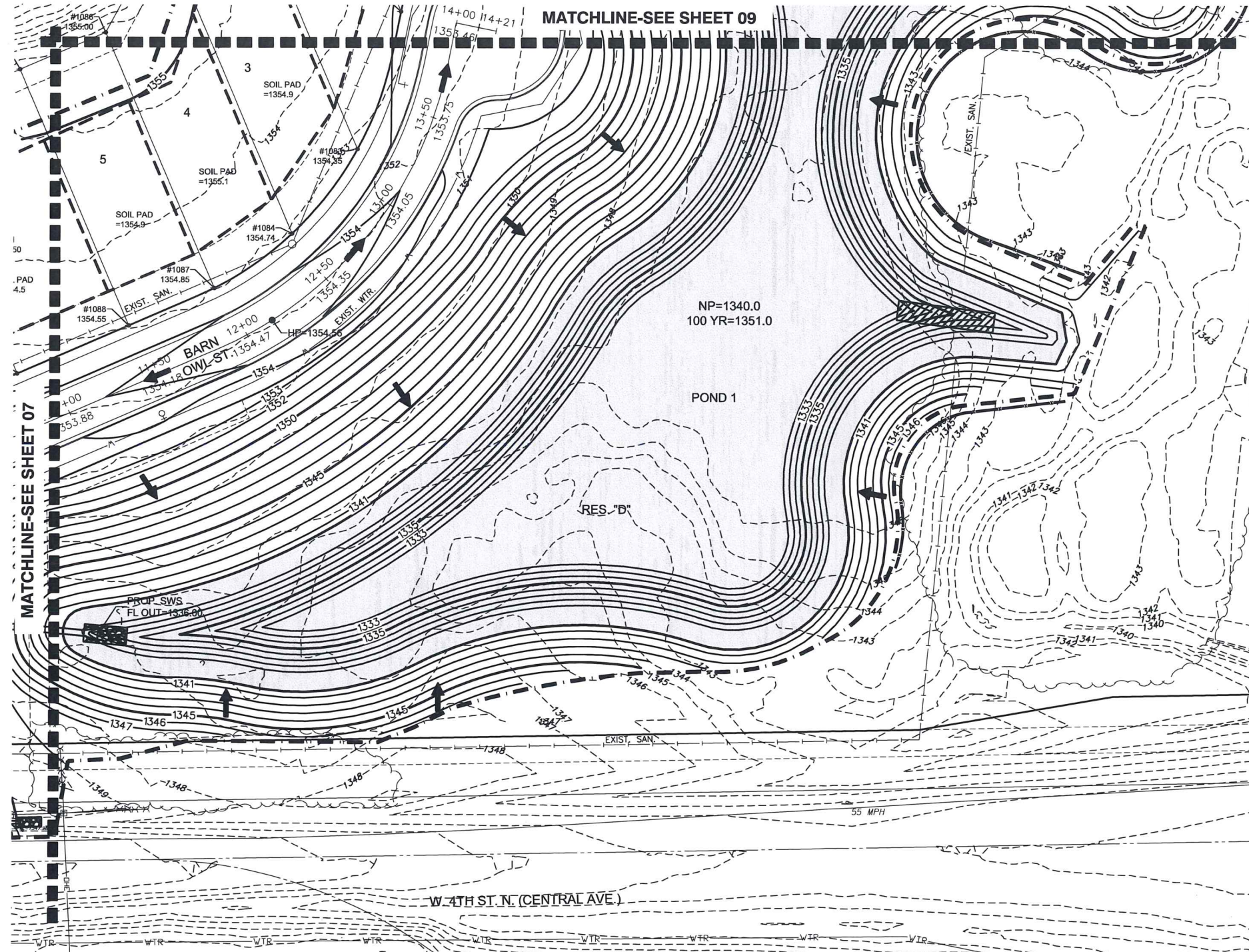
STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
 WICHITA, KS

GRADING PLAN

PROJECT NO.	458-2023-085532
DATE	JULY 2023
SCALE	1" = 30'
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

NO.	REVISION	DATE

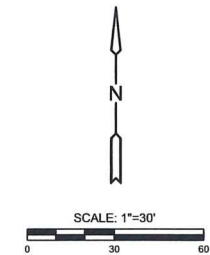
PROJECTS/2023/07/02/02/PERFECTION_JACOBS_15TH AND CENTRAL/00_226296 CAD/SITUS CIVIL/DR226296-05-120.DWG
 PLOTTED Wednesday, July 26, 2023 @ 09:04AM



KEY MAP

NOTES:
 VERTICAL DATUM USED IS NAVD88.
 ALL STREET GRADES SHOWN ARE TO TOP OF PAVEMENT. CONTRACTOR SHALL OVER EXCAVATE ROADS TO TOP OF SUBGRADE. REFER TO ROAD CROSS SECTION DETAIL IN PAVING PLANS.

- LEGEND**
- 1250 --- EXISTING MAJOR CONTOUR
 - 1250 --- EXISTING MINOR CONTOUR
 - 1250 — PROPOSED MAJOR CONTOUR
 - 1250 — PROPOSED MINOR CONTOUR
 - W EXISTING WATERLINE
 - — — EXISTING SANITARY SEWER
 - — — EXISTING STORMWATER SEWER
 - UGT — EXISTING UNDERGROUND TELEPHONE
 - UGE — EXISTING UNDERGROUND ELECTRICAL
 - OHE — EXISTING OVERHEAD ELECTRICAL
 - G — EXISTING GASLINE
 - FOC — EXISTING FIBER OPTIC LINE
 - — — PROPOSED STORMWATER SEWER
 - — — LIMITS OF GRADING
 - 1329.86 SPOT ELEVATIONS
 - ➔ FLOW ARROW
 - — — SWALE FLOWLINE
 - — — TREE PROTECTION FENCE



STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
 WICHITA, KS

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GRADING PLAN

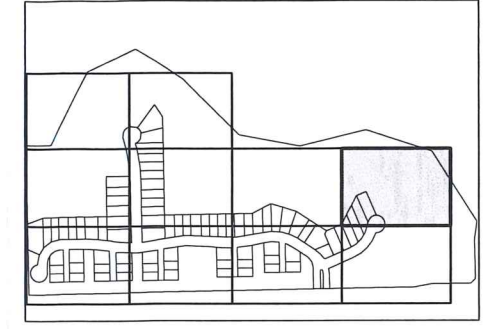
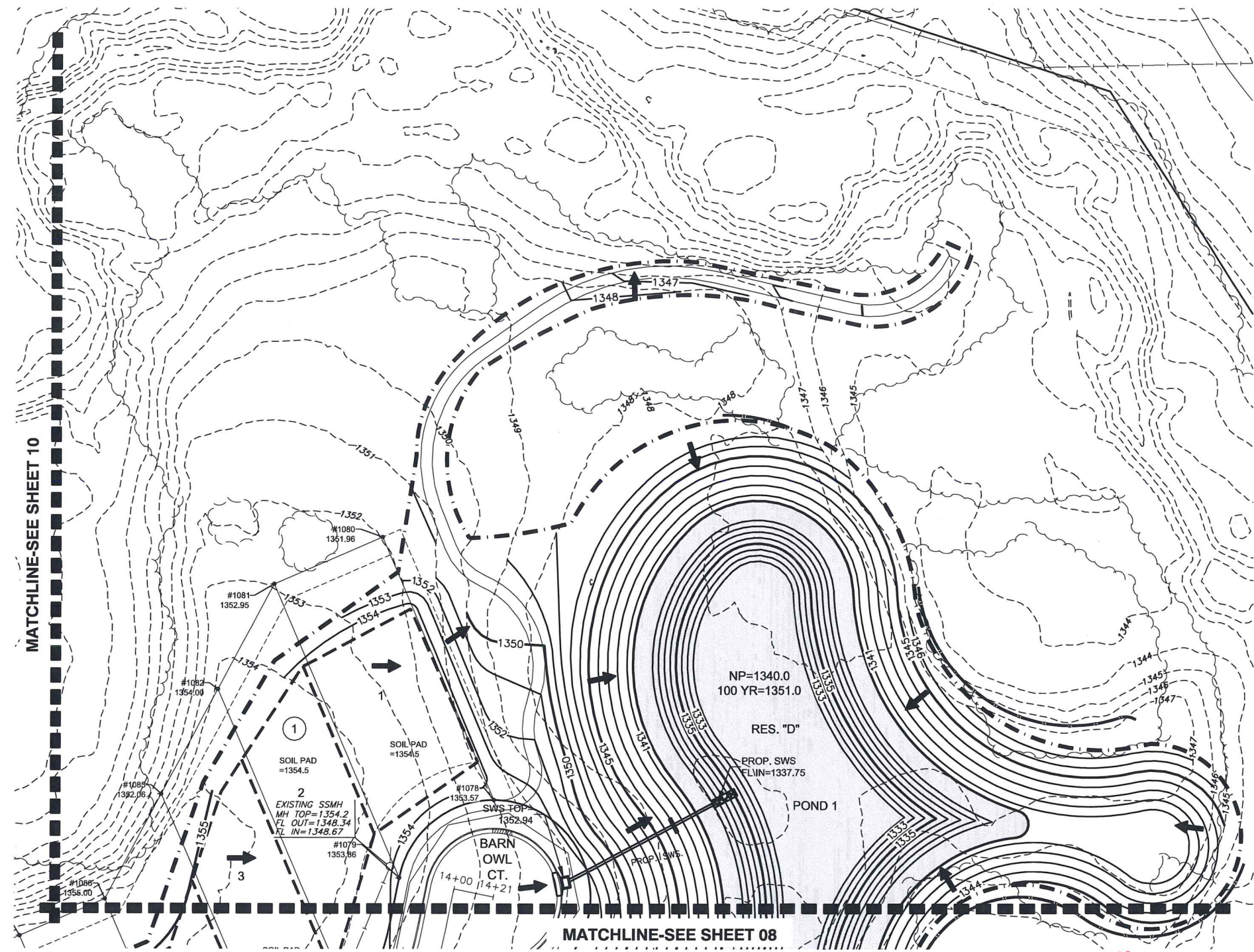
PROJECT NO.	458-2023-085532
DATE	JULY 2023
SCALE	1" = 30'
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

NO.	REVISION	DATE

SHEET NO. 08 OF 26

WATER RESOURCES
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 APR 02 2024
 KS DEPT OF AGRICULTURE

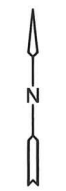
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 PLOTTO: Wednesday, July 24, 2023 @ 09:37AM



KEY MAP

NOTES:
 VERTICAL DATUM USED IS NAVD88.
 ALL STREET GRADES SHOWN ARE TO TOP OF PAVEMENT. CONTRACTOR SHALL OVER EXCAVATE ROADS TO TOP OF SUBGRADE. REFER TO ROAD CROSS SECTION DETAIL IN PAVING PLANS.

- LEGEND**
- 1250 --- EXISTING MAJOR CONTOUR
 - - - 1250 - - - EXISTING MINOR CONTOUR
 - 1250 — PROPOSED MAJOR CONTOUR
 - 1250 — PROPOSED MINOR CONTOUR
 - W — EXISTING WATERLINE
 - S — EXISTING SANITARY SEWER
 - SS — EXISTING STORMWATER SEWER
 - UGT — EXISTING UNDERGROUND TELEPHONE
 - UGE — EXISTING UNDERGROUND ELECTRICAL
 - OHE — EXISTING OVERHEAD ELECTRICAL
 - G — EXISTING GASLINE
 - FOC — EXISTING FIBER OPTIC LINE
 - SS — PROPOSED STORMWATER SEWER
 - — — — — LIMITS OF GRADING
 - 1329.86 SPOT ELEVATIONS
 - ➔ FLOW ARROW
 - — — — — SWALE FLOWLINE
 - — — — — TREE PROTECTION FENCE



SCALE: 1"=30'

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STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
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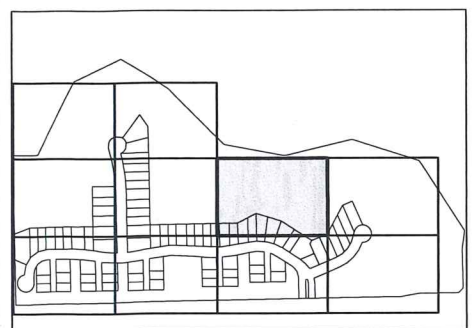
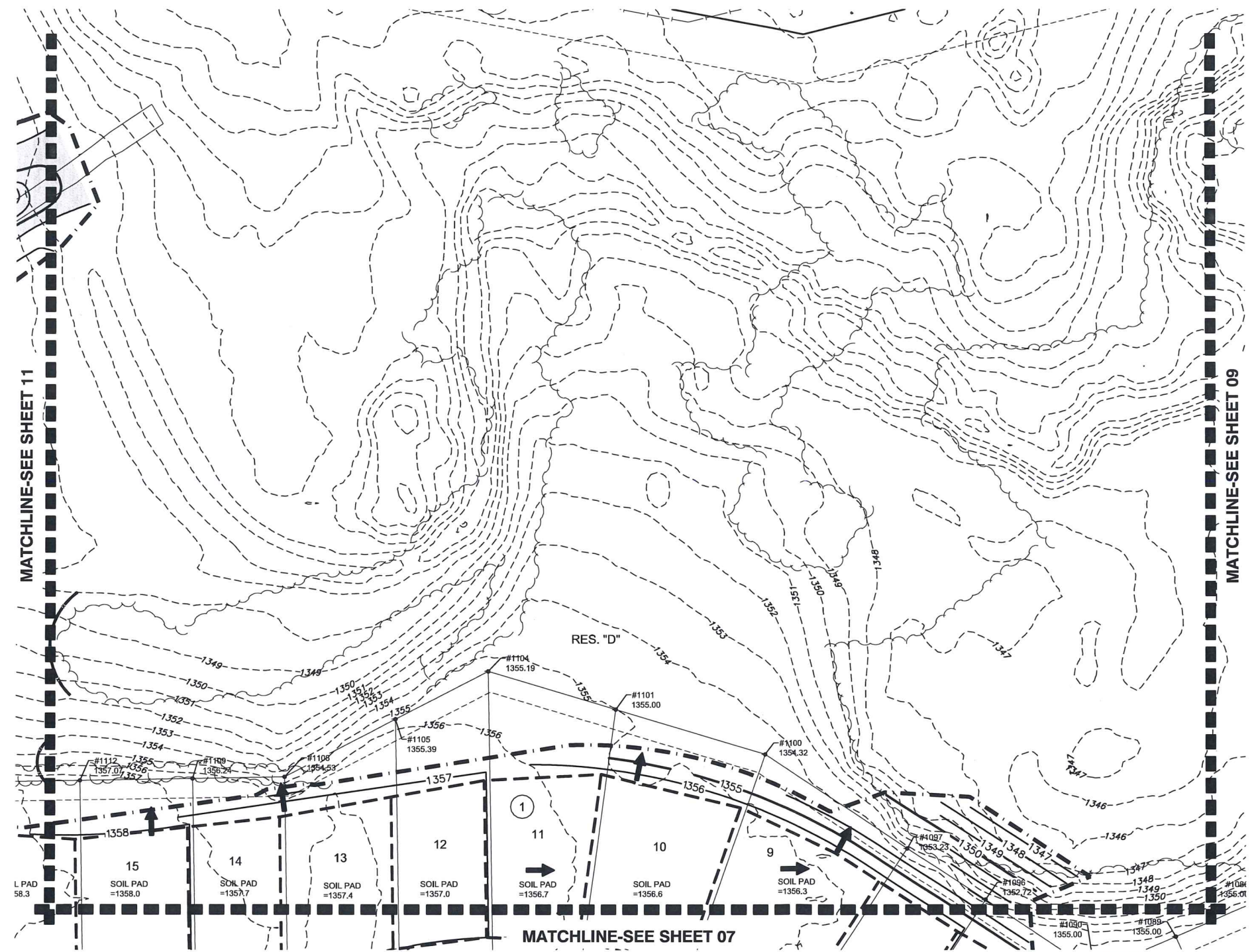
GRADING PLAN

PROJECT NO.	458-2023-085532
DATE	JULY 2023
SCALE	1" = 30'
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

NO.	REVISION	DATE

SHEET NO.
09 OF 26

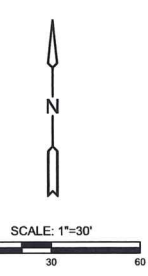
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 PLOTTED: Wednesday, July 24, 2023 @ 09:54AM



KEY MAP

NOTES:
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 ALL STREET GRADES SHOWN ARE TO TOP OF PAVEMENT. CONTRACTOR SHALL OVER EXCAVATE ROADS TO TOP OF SUBGRADE. REFER TO ROAD CROSS SECTION DETAIL IN PAVING PLANS.

- LEGEND**
- 1250 --- EXISTING MAJOR CONTOUR
 - - - 1250 - - - EXISTING MINOR CONTOUR
 - 1250 — PROPOSED MAJOR CONTOUR
 - - - 1250 - - - PROPOSED MINOR CONTOUR
 - W — EXISTING WATERLINE
 - S — EXISTING SANITARY SEWER
 - SS — EXISTING STORMWATER SEWER
 - UGT — EXISTING UNDERGROUND TELEPHONE
 - UGE — EXISTING UNDERGROUND ELECTRICAL
 - OHE — EXISTING OVERHEAD ELECTRICAL
 - G — EXISTING GASLINE
 - FOC — EXISTING FIBER OPTIC LINE
 - SS — PROPOSED STORMWATER SEWER
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 - FLOW ARROW
 - — — SWALE FLOWLINE
 - — — TREE PROTECTION FENCE



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STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
 WICHITA, KS

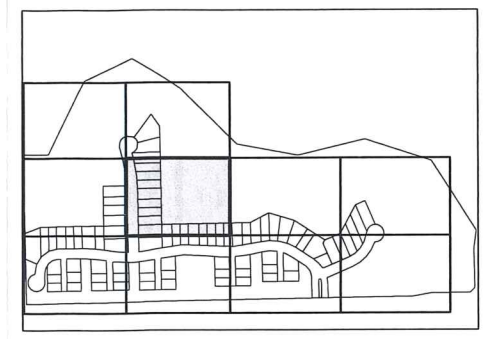
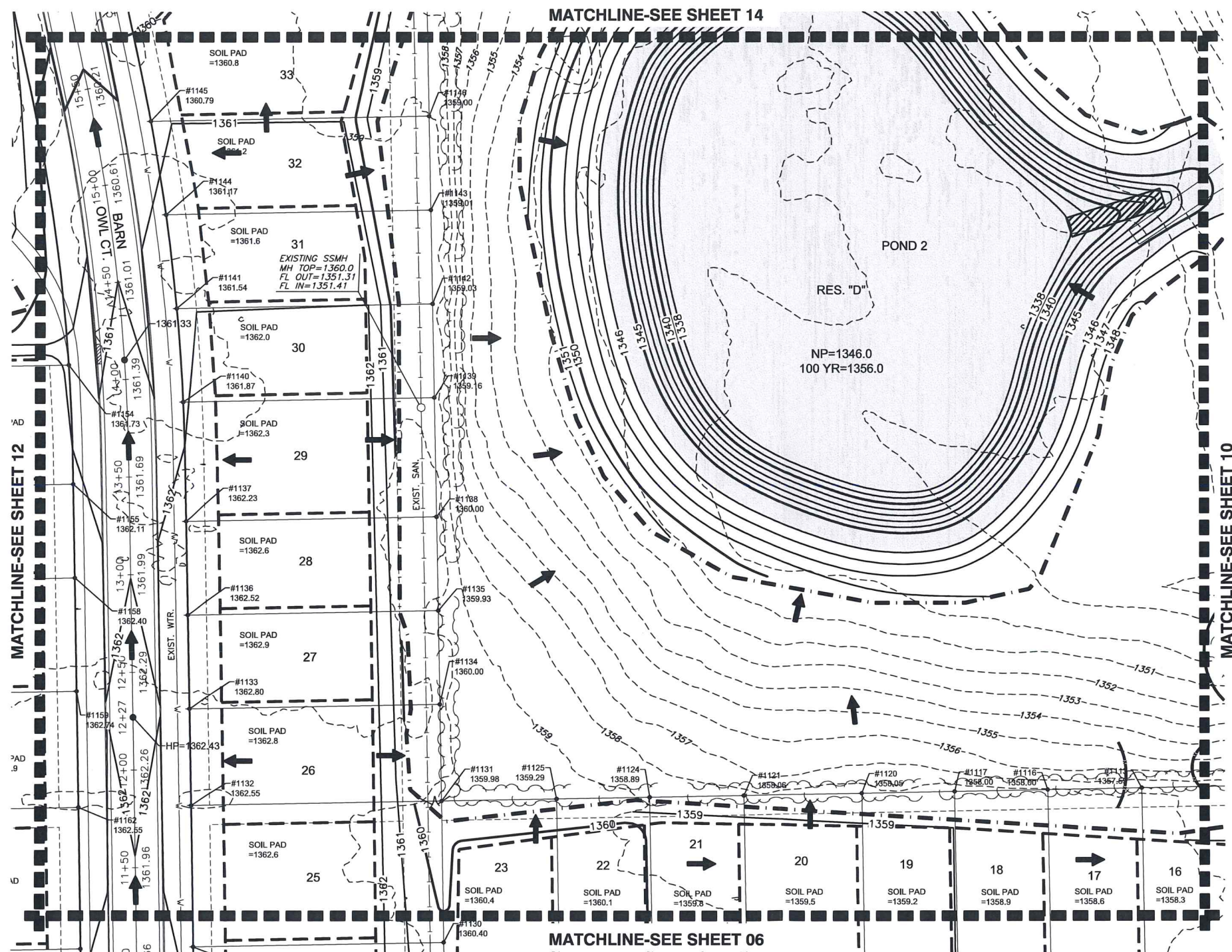
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GRADING PLAN

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DATE	JULY 2023
SCALE	1" = 30'
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

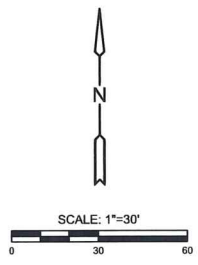
NO.	REVISION	DATE

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 PLOTDATE: Wednesday, July 24, 2023 @ 09:58AM




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 VERTICAL DATUM USED IS NAVD88.
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- LEGEND**
- 1250 --- EXISTING MAJOR CONTOUR
 - 1250 --- EXISTING MINOR CONTOUR
 - 1250 — PROPOSED MAJOR CONTOUR
 - 1250 — PROPOSED MINOR CONTOUR
 - W — EXISTING WATERLINE
 - S — EXISTING SANITARY SEWER
 - S — EXISTING STORMWATER SEWER
 - UGT — EXISTING UNDERGROUND TELEPHONE
 - UGE — EXISTING UNDERGROUND ELECTRICAL
 - OHE — EXISTING OVERHEAD ELECTRICAL
 - G — EXISTING GASLINE
 - FOC — EXISTING FIBER OPTIC LINE
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COURTYARDS AT JACOBS FARM

WICHITA, KS

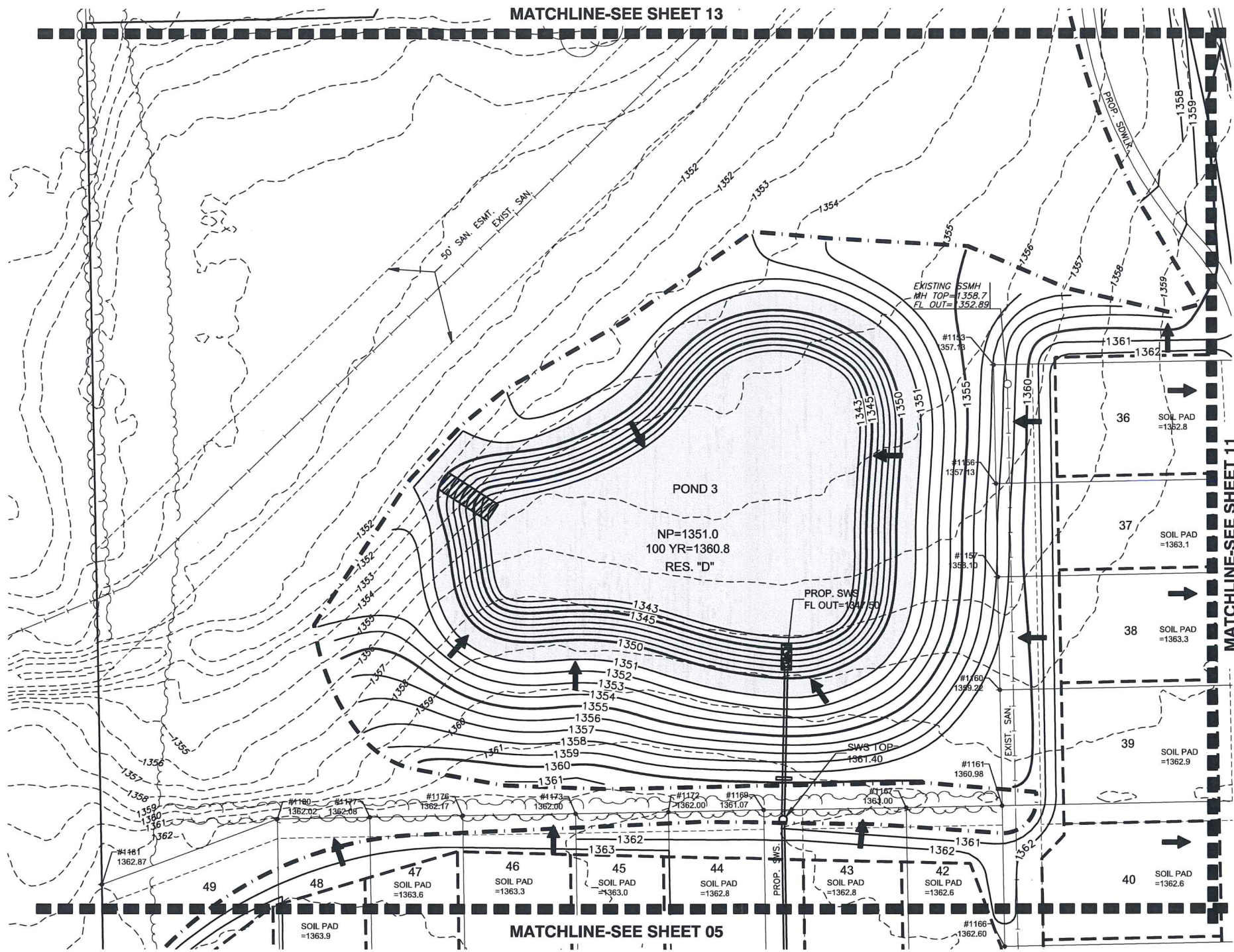
GRADING PLAN

PROJECT NO.	458-2023-085532	
DATE	JULY 2023	
SCALE	1" = 30'	
DESIGNED	DML	
DRAWN	DML	
CHECKED	SPE	
NO.	REVISION	DATE
SHEET NO.		
11 OF 26		

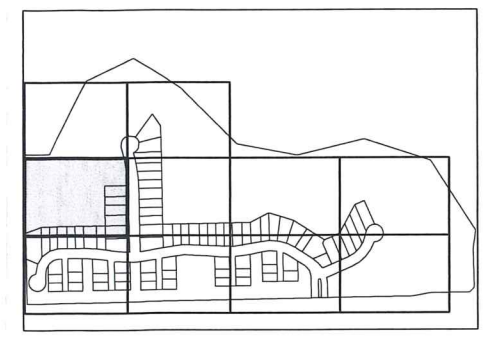
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PLOTTER: Wednesday, July 26, 2023 @ 10:00AM

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WATER RESOURCES
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KEY MAP

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LEGEND

- 1250 --- EXISTING MAJOR CONTOUR
- - - 1250 - - - EXISTING MINOR CONTOUR
- 1250 — PROPOSED MAJOR CONTOUR
- - - 1250 - - - PROPOSED MINOR CONTOUR
- W — EXISTING WATERLINE
- S — EXISTING SANITARY SEWER
- SWS — EXISTING STORMWATER SEWER
- UGT — EXISTING UNDERGROUND TELEPHONE
- UGE — EXISTING UNDERGROUND ELECTRICAL
- OHE — EXISTING OVERHEAD ELECTRICAL
- G — EXISTING GASLINE
- FOC — EXISTING FIBER OPTIC LINE
- SWS — PROPOSED STORMWATER SEWER
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- FLOW ARROW
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- — — TREE PROTECTION FENCE



STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
WICHITA, KS

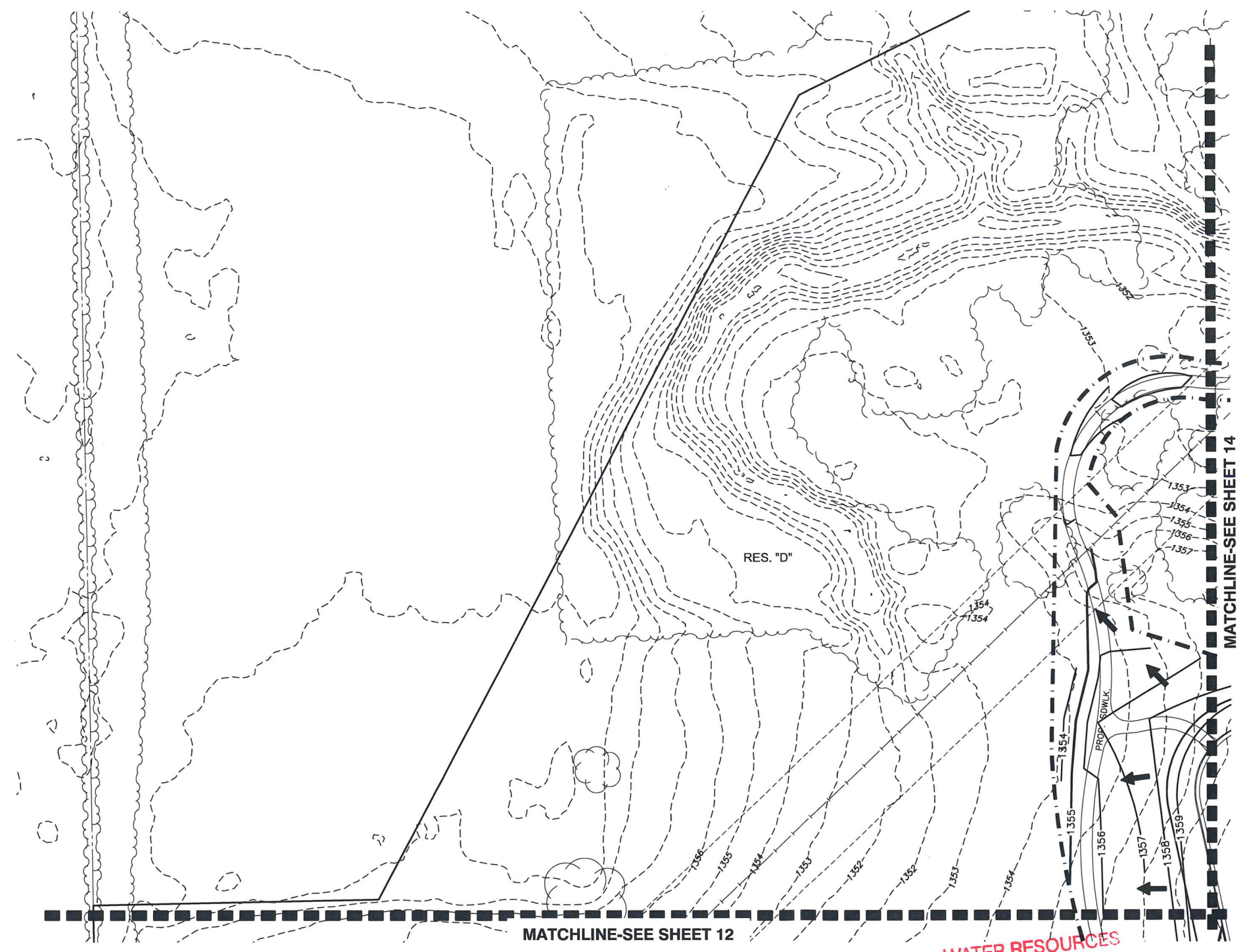
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GRADING PLAN

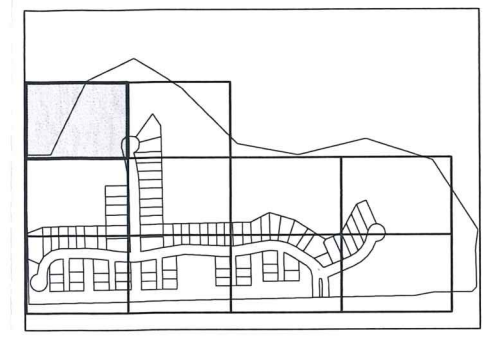
PROJECT NO.	458-2023-085532
DATE	JULY 2023
SCALE	1" = 30'
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

NO.	REVISION	DATE

PROJECT: S:\2023\20230710\2023_PERFECTION_JACOBS_15871 AND CENTRAL\00_220236 CAD\SHOTS\1505 CW\1505R2236-05-1205.DWG
 PLOTTED: Wednesday, July 24, 2023 @ 10:01AM



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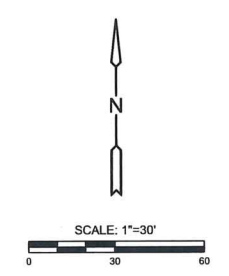


KEY MAP

NOTES:
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 ALL STREET GRADES SHOWN ARE TO TOP OF PAVEMENT. CONTRACTOR SHALL OVER EXCAVATE ROADS TO TOP OF SUBGRADE. REFER TO ROAD CROSS SECTION DETAIL IN PAVING PLANS.

LEGEND

- 1250 --- EXISTING MAJOR CONTOUR
- 1250 --- EXISTING MINOR CONTOUR
- 1250 — PROPOSED MAJOR CONTOUR
- 1250 — PROPOSED MINOR CONTOUR
- W — EXISTING WATERLINE
- S — EXISTING SANITARY SEWER
- SS — EXISTING STORMWATER SEWER
- UCT — EXISTING UNDERGROUND TELEPHONE
- UGE — EXISTING UNDERGROUND ELECTRICAL
- OHE — EXISTING OVERHEAD ELECTRICAL
- G — EXISTING GASLINE
- FOC — EXISTING FIBER OPTIC LINE
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- ↑ FLOW ARROW
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STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
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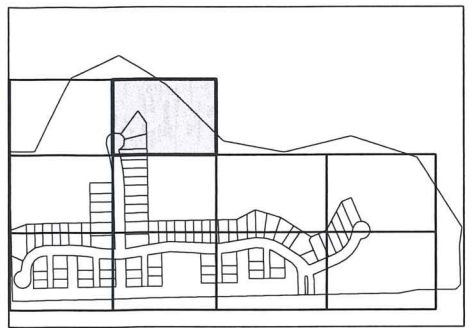
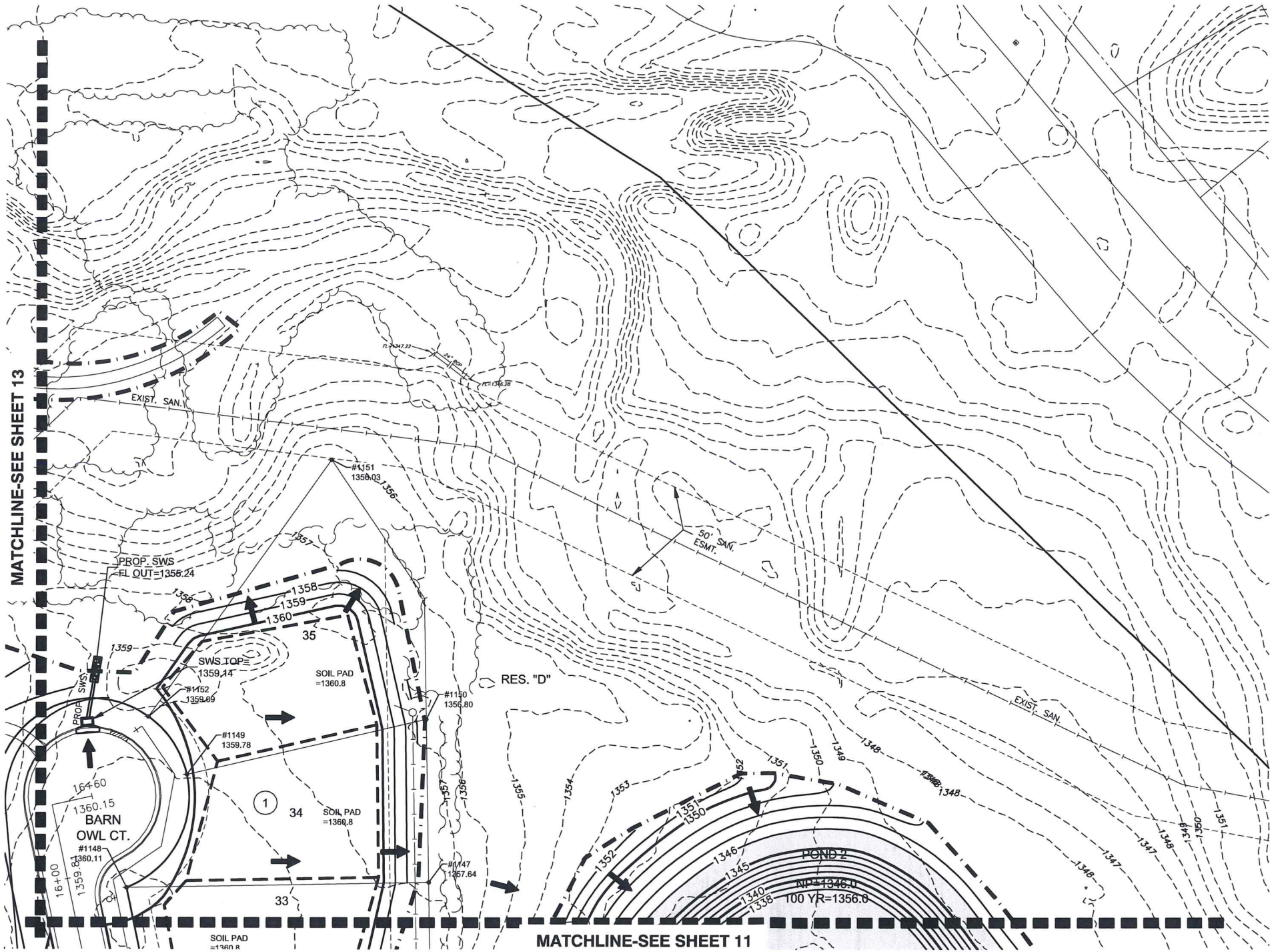
PROJECT NO.	458-2023-085532
DATE	JULY 2023
SCALE	1" = 30'
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

NO.	REVISION	DATE

SHEET NO. 13 OF 26

PLOTTED: Wednesday, July 24, 2023 @ 10:03AM

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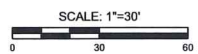
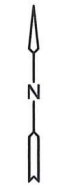


KEY MAP

NOTES:
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- LEGEND**
- 1250 --- EXISTING MAJOR CONTOUR
 - - - 1250 - - - EXISTING MINOR CONTOUR
 - 1250 — PROPOSED MAJOR CONTOUR
 - - - 1250 - - - PROPOSED MINOR CONTOUR
 - W — EXISTING WATERLINE
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 - ➔ FLOW ARROW
 - — — SWALE FLOWLINE
 - — — TREE PROTECTION FENCE



WATER RESOURCES RECEIVED
APR 02 2024

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STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
WICHITA, KS

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GRADING PLAN

PROJECT NO.	458-2023-085532
DATE	JULY 2023
SCALE	1" = 30'
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

NO.	REVISION	DATE

SHEET NO.
14 OF 26

PLOTTED: Wednesday, July 28, 2023 @ 10:04AM

J:\PROJECTS\2023\20230710\2023_220226 CAUSHTS\BUBBLE MAP\20230728-05-1211.DWG

GRADING POINTS		
Point #	Northing	Easting
1000	1687958.21	1599727.50
1001	1687959.75	1599812.49
1002	1688007.75	1599811.61
1003	1688006.20	1599726.63
1004	1688054.19	1599725.75
1005	1688055.74	1599810.74
1006	1688142.18	1599809.17
1007	1688106.60	1599724.80
1008	1688142.82	1599844.16
1009	1688144.27	1599929.15
1010	1688067.92	1599930.54
1011	1688066.37	1599845.55
1012	1688008.38	1599846.61
1013	1688009.93	1599931.59
1014	1687961.94	1599932.47
1015	1687960.39	1599847.48
1016	1688142.79	1599987.18
1017	1688133.03	1600072.38
1018	1688060.53	1600073.70
1019	1688058.98	1599988.71

GRADING POINTS		
Point #	Northing	Easting
1020	1688010.99	1599989.58
1021	1688012.53	1600074.57
1022	1687964.54	1600075.44
1023	1687962.99	1599990.46
1024	1687965.18	1600110.44
1025	1687966.72	1600195.42
1026	1688014.72	1600194.55
1027	1688013.17	1600109.56
1028	1688061.16	1600108.69
1029	1688062.71	1600193.68
1030	1688121.72	1600192.60
1031	1688127.59	1600107.48
1032	1688123.64	1600250.58
1033	1688135.17	1600335.38
1034	1688061.12	1600336.73
1035	1688059.57	1600251.74
1036	1688011.58	1600252.62
1037	1688013.12	1600337.60
1038	1687965.13	1600338.48
1039	1687963.58	1600253.49

GRADING POINTS		
Point #	Northing	Easting
1040	1687965.77	1600373.47
1041	1687967.31	1600458.46
1042	1688025.31	1600457.40
1043	1688023.76	1600372.41
1044	1688071.75	1600371.54
1045	1688073.30	1600458.53
1046	1688157.49	1600454.99
1047	1688142.93	1600370.25
1048	1688152.21	1600682.32
1049	1688150.39	1600767.36
1050	1688080.84	1600768.63
1051	1688079.30	1600683.64
1052	1688031.31	1600684.52
1053	1688032.85	1600769.50
1054	1687984.86	1600770.38
1055	1687983.31	1600685.39
1056	1687985.50	1600805.37
1057	1687987.04	1600890.36
1058	1688035.04	1600899.48
1059	1688033.49	1600804.50

GRADING POINTS		
Point #	Northing	Easting
1060	1688081.48	1600803.62
1061	1688083.03	1600888.61
1062	1688162.73	1600887.16
1063	1688152.18	1600802.34
1064	1688177.51	1600954.24
1065	1688181.78	1601039.18
1066	1688106.40	1601040.55
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1071	1688008.87	1600957.31
1072	1688011.05	1601077.29
1073	1688012.60	1601162.28
1074	1688070.59	1601161.22
1075	1688069.04	1601076.24
1076	1688172.97	1601074.35
1077	1688123.98	1601160.25
1078	1688332.35	1601595.85
1079	1688292.24	1601546.72

GRADING POINTS		
Point #	Northing	Easting
1080	1688467.43	1601537.63
1081	1688443.28	1601481.61
1082	1688389.26	1601452.63
1083	1688222.00	1601524.73
1084	1688178.73	1601491.11
1085	1688335.24	1601423.65
1086	1688281.23	1601394.66
1087	1688150.86	1601450.86
1088	1688131.62	1601406.88
1089	1688262.23	1601350.58
1090	1688244.20	1601308.76
1091	1688170.56	1601322.04
1092	1688106.88	1601349.48
1094	1688137.47	1601245.26
1095	1688177.87	1601183.88
1096	1688281.49	1601252.09
1097	1688307.89	1601212.00
1098	1688204.11	1601143.69
1099	1688227.65	1601093.68
1100	1688356.28	1601138.48

GRADING POINTS		
Point #	Northing	Easting
1101	1688379.36	1601061.04
1102	1688239.96	1601042.20
1103	1688242.19	1600998.04
1104	1688398.99	1600995.19
1105	1688374.38	1600947.63
1106	1688236.17	1600950.14
1107	1688222.72	1600892.38
1108	1688344.65	1600890.16
1109	1688343.78	1600842.17
1110	1688214.79	1600844.52
1111	1688209.28	1600786.61
1112	1688342.72	1600784.18
1113	1688341.85	1600736.19
1114	1688208.03	1600738.62
1115	1688209.77	1600690.58
1116	1688340.98	1600688.19
1117	1688340.10	1600640.20
1118	1688214.52	1600642.49
1119	1688218.92	1600594.40
1120	1688339.23	1600592.21

GRADING POINTS		
Point #	Northing	Easting
1121	1688338.12	1600531.22
1122	1688220.46	1600533.36
1123	1688218.52	1600485.39
1124	1688337.25	1600483.23
1125	1688336.37	1600435.24
1126	1688213.78	1600437.47
1127	1688203.97	1600378.14
1128	1688181.73	1600249.52
1129	1688260.45	1600248.09
1130	1688262.80	1600377.06
1131	1688335.29	1600375.75
1132	1688332.94	1600246.77
1133	1688382.43	1600245.87
1134	1688384.78	1600374.84
1135	1688432.77	1600373.97
1136	1688430.43	1600244.99
1137	1688478.42	1600244.12
1138	1688480.76	1600373.10
1139	1688541.75	1600371.99
1140	1688539.40	1600242.63

GRADING POINTS		
Point #	Northing	Easting
1141	1688587.35	1600239.33
1142	1688589.75	1600371.11
1143	1688637.74	1600370.24
1144	1688635.26	1600233.78
1145	1688683.12	1600225.93
1146	1688685.73	1600369.37
1147	1688746.72	1600368.26
1148	1688743.90	1600213.29
1149	1688801.75	1600243.94
1150	1688830.05	1600366.74
1151	1688962.42	1600317.81
1152	1688831.22	1600224.23
1153	1688556.00	1600055.68
1154	1688558.33	1600183.47
1155	1688497.36	1600185.76
1156	1688495.01	1600056.79
1157	1688447.02	1600057.66
1158	1688449.37	1600186.64
1159	1688391.38	1600187.69
1160	1688389.03	1600058.72

GRADING POINTS		
Point #	Northing	Easting
1161	1688329.54	1600059.80
1162	1688331.89	1600188.78
1163	1688259.40	1600190.10
1164	1688179.74	1600191.55
1165	1688193.30	1600062.28
1166	1688257.05	1600061.12
1167	1688328.64	1600010.31
1168	1688199.05	1600012.66
1169	1688327.30	1599936.82
1170	1688202.36	1599939.09
1171	1688201.66	1599889.60
1172	1688326.40	1599887.33
1173	1688325.53	1599839.33
1174	1688200.78	1599841.60
1175	1688199.62	1599783.62
1176	1688324.47	1599781.34
1177	1688323.60	1599733.35
1178	1688188.15	1599735.82
1179	1688153.95	1599688.43
1180	1688322.72	1599685.36

GRADING POINTS		
Point #	Northing	Easting
1181	1688288.97	1599595.01
1182	1688144.04	1599597.92
1183	1688115.70	1599663.92
1184	1687956.67	1599692.56
1185	1687953.44	1599843.93
1186	1687952.23	1599948.43
1187	1687954.00	1600051.61
1188	1687951.82	1600100.52
1189	1687949.71	1600158.42
1190	1687947.13	1600214.13
1191	1687949.55	1600251.79
1192	1687948.48	1600292.02
1193	1687948.78	1600332.23
1194	1687945.58	1600423.00
1195	1687956.13	1600547.85
1196	1687963.91	1600684.67
1197	1687965.21	1600789.63
1198	1687982.23	1601059.47
1199	1687968.95	1600932.70

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STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
 WICHITA, KS

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BUBBLE MAP

PROJECT NO.	458-2023-085532	
DATE	JULY 2023	
SCALE	NTS	
DESIGNED	DRAWN	CHECKED
DML	DML	SPE

NO.	REVISION	DATE

EROSION CONTROL/SEEDING NOTES

1. EROSION CONTROL IS TO MEET ALL FEDERAL, STATE, COUNTY AND LOCAL CODE STANDARDS.
2. TEMPORARY SEEDING: ALL AREAS DISTURBED WITH EXCEPTION OF PROPOSED STREET PAVEMENT BE SEEDED (COST SUBSIDIARY TO PROJECT) AND FERTILIZED UNLESS PERMANENT SEEDING CAN BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION. SEE SEEDING NOTES FOR TEMPORARY SEEDING INFORMATION.
3. IN THE EVENT THAT A PORTION OF THE SITE WILL REMAIN DISTURBED FOR MORE THAN 14 DAYS, PERMANENT SEEDING SHALL BE INSTALLED. PERMANENT SEEDING MIX AND RATE SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
4. ALL AREAS SHALL BE FINE GRADED AND SURFACE SHALL BE FREE FROM STICKS, SMALL STONES, AND OTHER EXTRANEIOUS MATERIALS.
5. CONTRACTOR SHALL PROVIDE EROSION PROTECTION THROUGHOUT PROJECT CONSTRUCTION. THE PLAN PROVIDED HERE IS FOR FINAL PROTECTION, VARIOUS PHASES OF THIS PLAN SHALL BE IMPLEMENTED OR MODIFIED TO CONTROL EROSION. MODIFICATIONS OF THE PLAN SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
6. SEEDING AREAS SHALL BE PREPARED FOR PLANTING WITH COMMON AGRICULTURAL TECHNIQUES. APPROVE WITH OWNER'S REPRESENTATIVE BEFORE PLANTING.
7. ALL SEED SHALL BE DISTRIBUTED WITH AN ACCEPTABLE DRILL INTENDED FOR SUCH OPERATIONS, OR OTHER EQUIPMENT APPROVED BY THE OWNER'S REPRESENTATIVE. SEEDING DEPTH SHALL BE 1/4 OF AN INCH.
8. ALL SEEDED AREAS SHALL BE IMMEDIATELY MULCHED WITH PRAIRIE HAY AT 2 TONS/ACRE. ANCHOR MULCH BY CRIMPING INTO TOPSOIL WITH SUITABLE MECHANICAL EQUIPMENT.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND IMPLEMENTING ALL EROSION CONTROL.
10. IN ORDER TO PREVENT SILT OR SEDIMENT FROM ENTERING ADJACENT PROPERTIES, APPROPRIATE BMP'S SHALL BE IMPLEMENTED WITHIN THE PROJECT.
11. ANY MUD TRACKED ONTO ADJACENT PAVED AREAS OR STREETS SHALL BE REMOVED AT THE END OF EACH WORK DAY.
12. PER THE REQUIREMENTS OF THE NOI/SWPPP, BMP INSPECTION REPORTS SHALL BE COMPLETED BY THE CONTRACTOR WEEKLY AND WITHIN 24 HOURS AFTER A 1/2" RAIN. REPORTS SHALL BE KEPT WITH THE SWPPP ON SITE.
13. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN C350.
14. CONTRACTOR SHALL PROVIDE A SIGN NEAR THE ENTRANCE WITH THE FOLLOWING INFORMATION:
 A. CONTACT NAME AND INFORMATION
 B. A COPY OF THE NOI
 C. LOCATION OF SWPPP

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND INLET PROTECTION AT EXISTING DROP INLETS. CONSTRUCTION ENTRANCE SHALL BE INSTALLED.
2. CLEARING/GRUBBING
3. EXCAVATE POND
4. PLACE FILL
5. TEMPORARY SEEDING AS NEEDED
6. ALL DISTURBED AREAS TO BE SEEDED WITH RYE GRASS AT A RATE OF 150 LBS. PER ACRE WITHIN 10 DAYS OF CONSTRUCTION. CONTRACTOR TO PREPARE GROUND PER CITY SPECIFICATIONS. COST IS SUBSIDIARY TO SITE PREPARATION AND RESTORATION.

LEGEND

- 1.370 --- EXIST. CONTOUR
- 1.370 — PROP. CONTOUR
- WATERLINE
- SANITARY SEWER
- STORMWATER SEWER
- UGE — UNDERGROUND ELECTRICAL
- G — GAS LINE
- FOC — FIBER OPTIC CABLE
- FLOW ARROW
- IP AREA INLET PROTECTION
- CURB INLET PROTECTION
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- DITCH CHECK (7)
- TURF REINFORCEMENT MAT

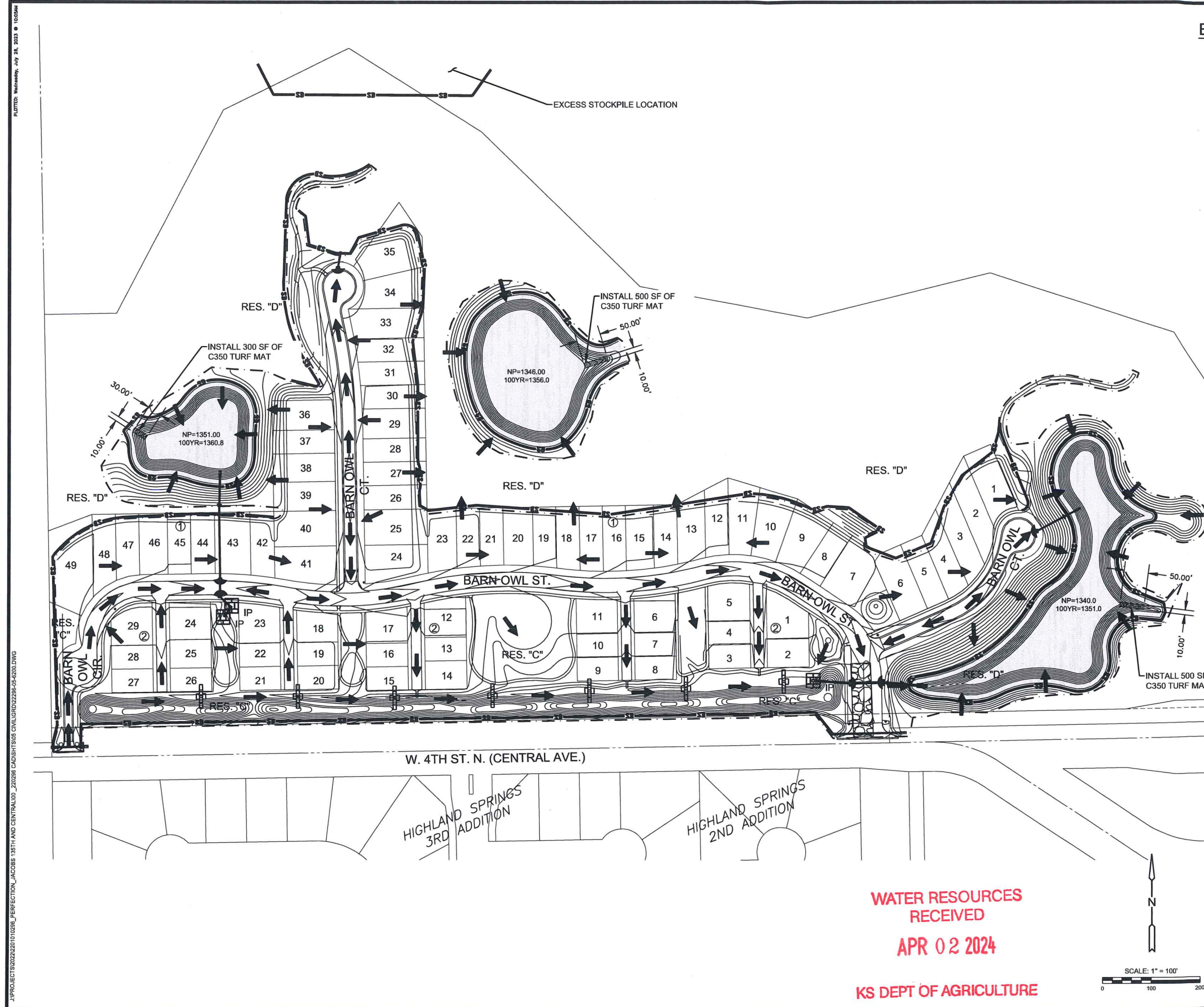


STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
 WICHITA, KS

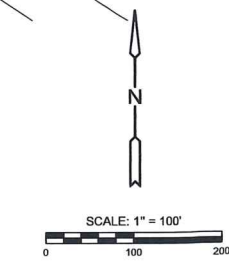
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EROSION CONTROL PLAN

PROJECT NO.	458-2023-085532	
DATE	JULY 2023	
SCALE	1" = 100'	
DESIGNED	DML	
DRAWN	DML	
CHECKED	SPE	
NO.	REVISION	DATE
SHEET NO.		



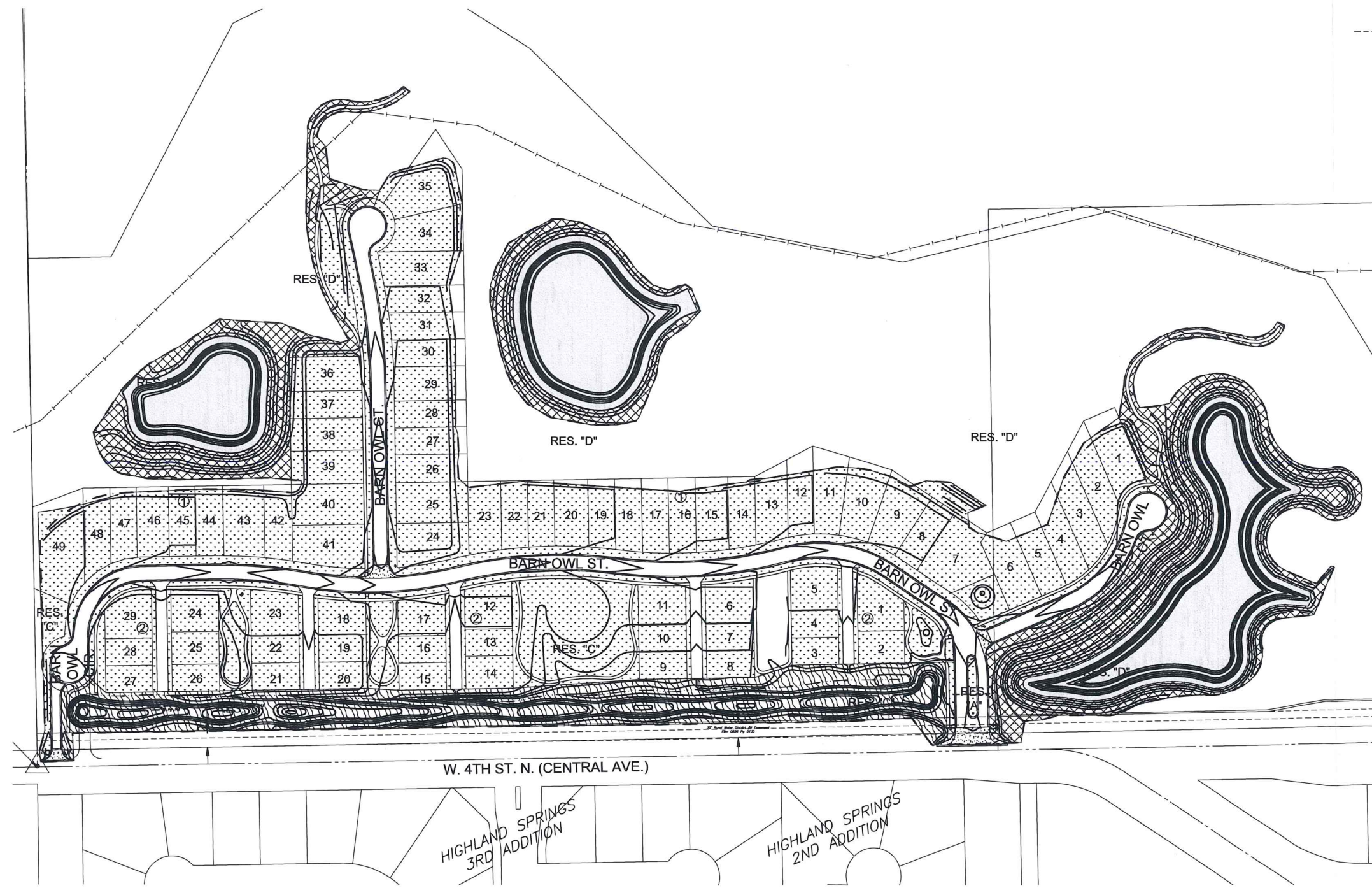
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PLOTTED: Wednesday, July 26, 2023 @ 10:50AM
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PLOT: Wednesday, July 26, 2023 @ 10:00AM

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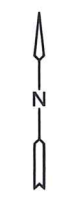
LEGEND

- LIMITS OF GRADING
- [Stippled Box] POND NORMAL POOL
- [Dotted Box] COVER CROP
- [Cross-hatched Box] SHORT NATIVE GRASS MIX
- [Diagonal-hatched Box] TALL NATIVE GRASS MIX

NOTES

ALL QUANTITIES ARE FOR REFERENCE ONLY AND ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.

ANY AREA DISTURBED BEYOND DEPICTED SEEDING LIMITS SHALL BE SEEDED W/ SHORT NATIVE GRASS MIX.



SCALE: 1" = 100'



STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
WICHITA, KS

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SEEDING PLAN

PROJECT NO.	458-2023-085532
DATE	JULY 2023
SCALE	1" = 100'
DESIGNED	DML
DRAWN	DML
CHECKED	SPE

NO.	REVISION	DATE

SHEET NO.
17 OF 26

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 PLOTID: W0000000, July 26, 2023 @ 10:05AM

GENERAL NOTES

- CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE NATIVE GRASS, WILDFLOWER AND PLUG INSTALLATION IN THE DRAINAGE AREA.
- LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 811 OR 1-800-344-7233, OR ONLINE AT WWW.KANSASONECALL.COM. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY PREPARE THE TOP SOIL LAYER FOR LANDSCAPE MATERIAL INSTALLATION.
- SEED MIXES SHALL BE OBTAINED THROUGH STOCK SEED FARMS, MURDOCK, NEBRASKA (800) 759-1520, OR APPROVED EQUAL.
- ALL SEED MIXES & CERTIFIED CLEAN PRAIRIE HAY MULCH DOCUMENTATION SHALL BE SUBMITTED TO DESIGN ENGINEER FOR REVIEW AT LEAST ONE MONTH PRIOR TO INSTALLATION.

NATIVE GRASS & WILDFLOWER INSTALLATION

- SEEDBED PREPARATION:**
- ONCE TOPSOIL HAS BEEN PLACED, DIS/CASCIFY SOIL PRIOR TO SEEDING UNLESS SEEDING INTO INTENTIONALLY PLANTED COVER CROP.
 - IT IS INTENDED A COVER CROP (TEMPORARY SEEDING) BE PLANTED IN ALL DISTURBED AREAS WHEN THE CALENDAR IS OUTSIDE OF THE NATIVE SEEDING DATES. THIS INCLUDES ALL NATIVE SEEDING AREAS (COST FOR COVER CROP WITHIN NATIVE SEEDING AREAS SHALL BE SUBSIDIARY TO NATIVE SEED ITEMS). REFER TO EROSION CONTROL & SEEDING PLAN NOTES.
- PERMANENT SEEDING MIX:**
- ALL DISTURBED AREAS AS SHOWN ON THE SEEDING PLAN SHALL RECEIVE PERMANENT NATIVE GRASS SEED MIX AND FERTILIZED AFTER GRADING OPERATIONS ARE COMPLETE.
- COVER CROP MIX (TEMPORARY SEEDING)**
- OATS @ 45 LBS./ACRE
 "REGREEN" STERILE WHEAT @ 45 LBS./ACRE
 CANADA WILD RYE @ 20 LBS./ACRE
 SLOW RELEASE @ 150 LBS./ACRE
- TALL NATIVE GRASS MIX:**
- STOCK SEED FARMS - PRAIRIE 7 PLUS
 DRILL @ 10 PLS LBS./ACRE
- SHORT NATIVE GRASS MIX:**
- STOCK SEED FARMS - PRAIRIE 3 PLUS
 DRILL @ 8 PLS LBS./ACRE
- WILDFLOWER MIX:**
- NOTE: WILDFLOWER MIX TO BE SEEDED WITH ALL NATIVE GRASS MIXES EXCEPT ON LOTS.
- STOCK SEED FARMS - ANNUAL WILDFLOWER MIX
 DRILL @ 5 PLS LBS./ACRE
- STOCK SEED FARMS - STOCK'S POLLINATOR MIX
 DRILL @ 10 PLS LBS./ACRE
- NOTE: ALL SEED MIXES ARE AVAILABLE THROUGH STOCK SEED FARMS, MURDOCK, NE, (800) 759-1520.
- SEEDING METHOD:**
- SEED PLACEMENT IS IMPORTANT AND SHOULD BE PLANTED NO MORE THAN 1/2" DEEP. TO ENSURE ACCURATE PLACEMENT OF SEED IT IS PREFERRED THAT SEED IS PLACED WITH A 'SEED DRILL' OR 'NO-TILL DRILL'. WHEN THIS METHOD IS NOT PRACTICAL THE SEED BED CAN BE PREPARED WITH A CULTIPACKER THEN BROADCAST SEED AND ROLL AGAIN. NOTE: A CULTIPACKER IS A SEGMENTED ROLLER THAT PREPARES THE SEEDBED THEN SLIGHTLY COMPACT THE SOIL AFTER SEEDING.
- SEEDING RATES:**
- ALL SEED SHOULD BE PLACED AT A UNIFORM RATE OVER THE DELINEATED AREA AT THE SPECIFIED SEEDING RATE. BROADCAST SEED SHALL BE PLACED AT 1.5 TIMES THE DESIGNATED RATE.
- SEEDING DATES:**
- PLANT SEED BETWEEN MARCH 25TH AND APRIL 10TH (PREFERRED) BETWEEN THE FIRST LATE YEAR HEAVY FROST AND MAY 1ST (ACCEPTABLE); OR AS APPROVED BY THE LANDSCAPE ARCHITECT THROUGH COORDINATION WITH THE CONTRACTOR. DO NOT SEED WHEN GROUND IS FROZEN.
- FERTILIZING:**
- GENERALLY FERTILIZING IS NOT REQUIRED OR RECOMMENDED FOR NATIVE GRASS OR WILDFLOWER ESTABLISHMENT AS IT WOULD PROMOTE WEED GROWTH. IN THIS INSTANCE HOWEVER, ALL WEEDS SHOULD BE KILLED PRIOR TO PLANTING. THE ONE TIME APPLICATION OF A GRANULAR FERTILIZER IS RECOMMENDED DURING ESTABLISHMENT.
- WATERING (BY OTHERS):**
- DURING THE ESTABLISHMENT PHASE, SUPPLEMENTAL WATERING (ONCE A WEEK) FOR FOUR TO SIX WEEKS MAY BE REQUIRED TO ENSURE SEED GERMINATION, THEN GRADUALLY REDUCE WATERING. A TEMPORARY IRRIGATION SYSTEM SHALL BE UTILIZED FOR INITIAL PLANT ESTABLISHMENT IF NECESSARY. ADDITIONAL WATERING WILL BE REQUIRED DURING TIMES OF PROLONGED DRY WEATHER IN THE FIRST 2 - 3 GROWING SEASONS.
- MANAGEMENT DURING ESTABLISHMENT (BY OTHERS):**
- WEED CONTROL IS NECESSARY IN NEW SEEDING TO REDUCE COMPETITION FOR MOISTURE, NUTRIENTS AND SUNLIGHT. HERBICIDES ARE NOT RECOMMENDED, AS THEY WILL HARM THE WILDFLOWER STAND. IF NECESSARY, HERBICIDES MAY BE APPLIED USING A WICK APPLICATOR. MOWING DURING THE FIRST YEAR OF ESTABLISHMENT IS THE MOST APPROPRIATE METHOD TO REDUCE WEED POPULATIONS. MOWING MUST TAKE PLACE BEFORE THE WEEDY PLANTS PRODUCE SEED. WEEDS SHALL BE MOWED BEFORE THEY ARE 6" TALL; AS MUCH OF THE WEED SHOULD BE CUT AS POSSIBLE WITHOUT REMOVING TOO MUCH OF THE NEW GROWTH OF NATIVE GRASSES.
- TRASH AND DEBRIS REMOVAL:**
- THE BMP AREA SHOULD BE INSPECTED FOLLOWING MAJOR STORMS AND ON A REGULAR MONTHLY SCHEDULE. ANY TRASH OR DEBRIS SHOULD BE REMOVED AS SOON AS IT IS FOUND TO PREVENT PLANTS FROM BEING SMOTHERED. REGULARLY REMOVING TRASH AND DEBRIS WILL MAINTAIN AESTHETICS OF THE FEATURE. ALL TRASH AND DEBRIS SHOULD BE DISPOSED OF PROPERLY.
- VEGETATION (BY OTHERS):**
- REVIEW AND INSPECT VEGETATION WITHIN THE PLANTING AREA ON A MONTHLY BASIS DURING THE SPRING AND SUMMER MONTHS. INSPECTION SHOULD BE PERFORMED TO DETERMINE HEALTH AND TO IDENTIFY WEEDS AND INVASIVE SPECIES. INSPECTIONS SHOULD BE PERFORMED BY A PERSON TRAINED IN PLANT IDENTIFICATION AND CHARACTERISTICS. VEGETATION SHOULD ONLY INCLUDE PLANT SPECIES AS IDENTIFIED IN THE SEED MIX SPECIFIED. ALL OTHER PLANT SPECIES NOT IDENTIFIED IN SEED MIX ARE TO BE REMOVED DURING MAINTENANCE.
- FALL AND WINTER MANAGEMENT (BY OTHERS):**
- SEEDING AREAS SHOULD BE MOWED FOLLOWING A HARD FREEZE AND AFTER PLANTS HAVE ESTABLISHED SEEDS. IF MOWING IS USED IT SHOULD BE A TWO STEP PROCESS. MOW SITE AND THEN REMOVE TOP GROWTH. TOP GROWTH MAY BE REMOVED BY RAKING, BALING OR MOWING WITH A BAGGER BUT A LAWN VACUUM SHOULD NOT BE USED.
- SATISFACTORY NATIVE STAND:**
- WITHIN ONE FULL GROWING SEASON AND AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, VIABLE NATIVE STAND SHALL BE ESTABLISHED, FREE OF BARE AREAS GREATER THAN TWO SQUARE FEET IN SIZE AND FREE OF BROADER AREAS FAILING TO ACHIEVE 85% DESIRABLE PLANT COVERAGE.
- REESTABLISH NATIVE STANDS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL NATIVE STANDS ARE SATISFACTORY.



STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
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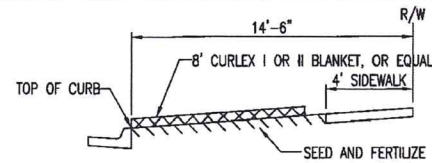
SEEDING NOTES

PROJECT NO.	458-2023-085532	
DATE	JULY 2023	
SCALE	AS SHOWN	
DESIGNED	DRAWN	CHECKED
DML	DML	SPE

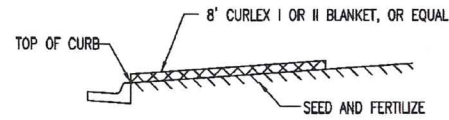
NO.	REVISION	DATE

SHEET NO. 18 OF 26

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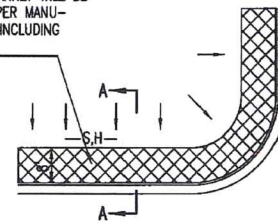


SECTION B-B

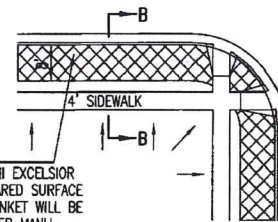


SECTION A-A

INSTALL 8" WIDE CURLEX I OR II EXCELSIOR BLANKET, OR EQUAL, ON PREPARED SURFACE BACK OF CURB. EDGE OF BLANKET WILL BE AT BACK OF CURB. INSTALL PER MANUFACTURER'S RECOMMENDATION, INCLUDING STAPLES. (SEE DETAIL)



SOUTH STREET

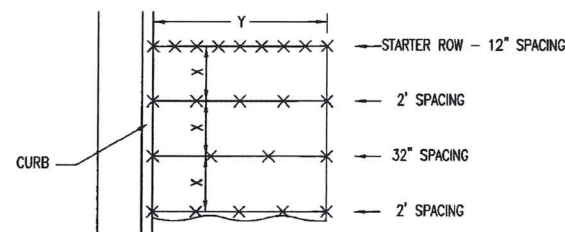


INSTALL 8" WIDE CURLEX I OR II EXCELSIOR BLANKET, OR EQUAL, ON PREPARED SURFACE BACK OF CURB. EDGE OF BLANKET WILL BE AT BACK OF CURB. INSTALL PER MANUFACTURER'S RECOMMENDATION, INCLUDING STAPLES. (SEE DETAIL)

GENERAL NOTES

- EXCELSIOR MAT TO BE INSTALLED WHEN SOD IS NOT SPECIFIED ON PROJECT.
- EXCELSIOR BLANKET TO BE INSTALLED OVER SEED AND FERTILIZER, AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
- 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.

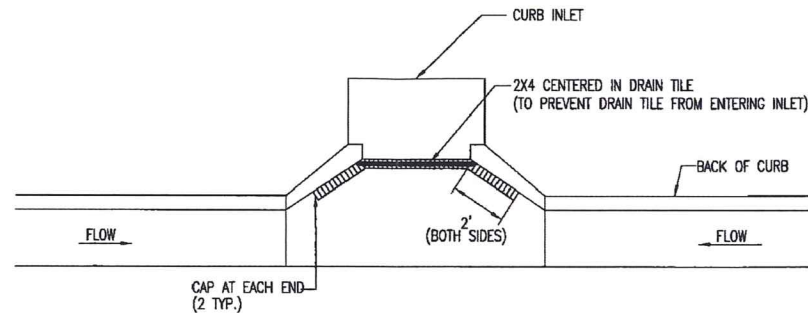
BACK OF CURB PROTECTION DETAIL



STAPLE PATTERN

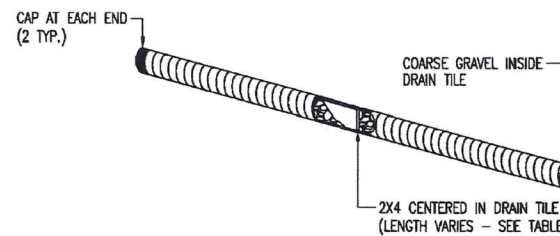
NOTES: USE 6" SEAM OVERLAP
(X & Y = RECOMMENDED BY MANUFACTURE)

DETAILS FOR APPROVED EROSION CONTROL MAT

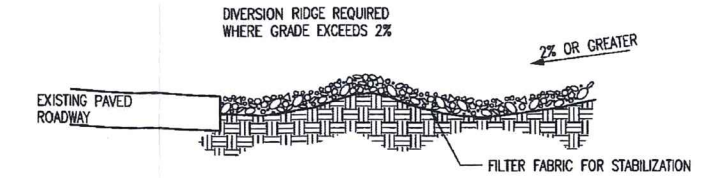


NOTE: PLACE 4" PERFORATED PVC PIPE, FILLED WITH 1/2"-1" DIA. GRAVEL, IN FRONT OF CURB INLET AS SHOWN.

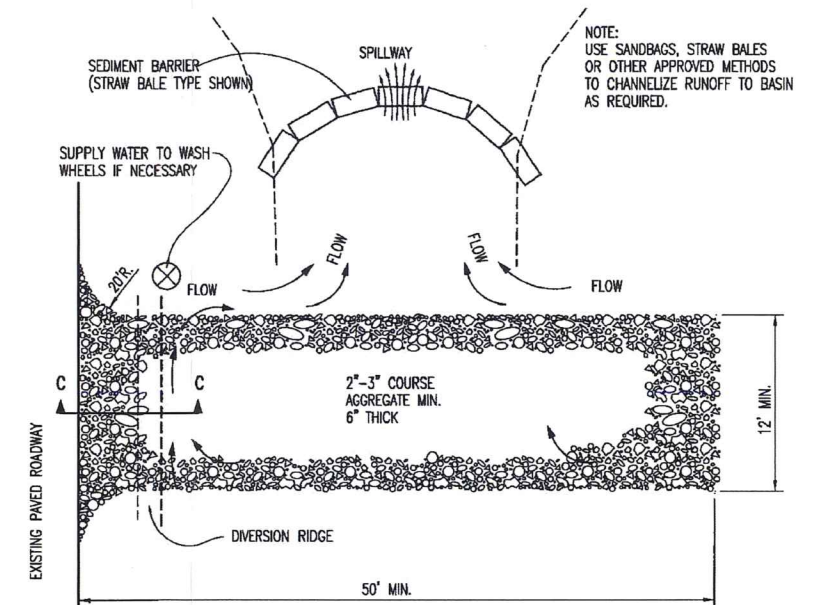
2X4 LENGTH	INLET TYPE	INLET OPENING
5'-6"	1-A	5'-0"
10'-6"	1-A	10'-0"
15'-6"	1-A	15'-0"



CURB INLET PROTECTION
4" PERFORATED PIPE W/ GRAVEL



SECTION C-C

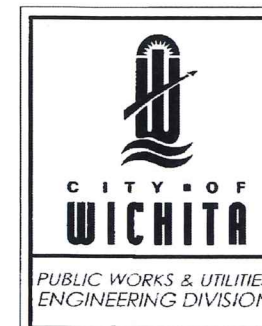


STABILIZED CONSTRUCTION ENTRANCE

GENERAL NOTES

- 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.

WATER RESOURCES
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BACK OF CURB PROTECTION,
CURB INLET PROTECTION AND
CONSTRUCTION ENTRANCE

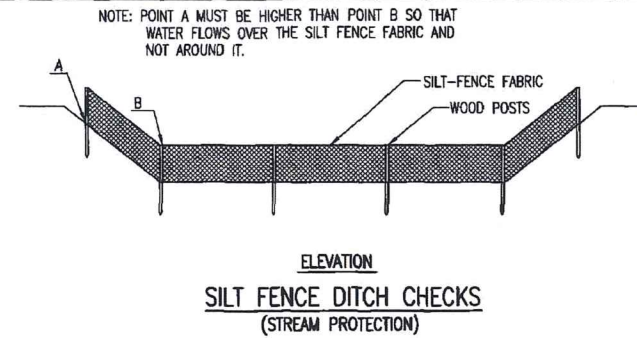
CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER 458-2023-085532
OCA NUMBER ###
DATE JULY 2023

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

SHEET
19 OF 26

REVISION DATE: MAY 2013



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.

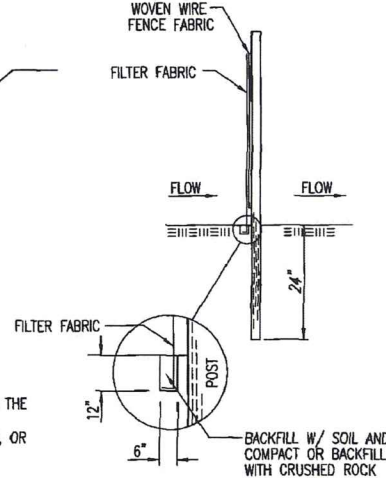
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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.

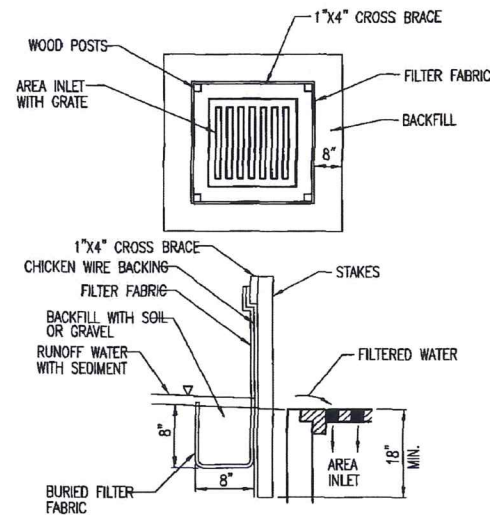
INSPECTION AND MAINTENANCE:

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?



ANCHOR TRENCH DETAIL



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.

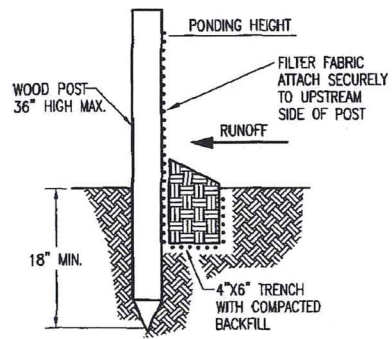
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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 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?
- 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 SLOPE BARRIER?

REVISION DATE: MAY 2013

WATER RESOURCES RECEIVED APR 02 2024 KS DEPT OF AGRICULTURE



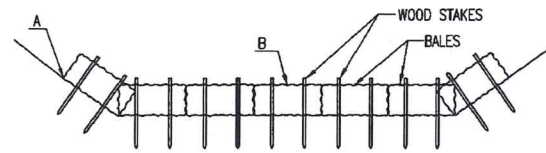
CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

SILT FENCE DITCH CHECK AND BARRIER DETAILS

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER 458-2023-085532	OCA NUMBER ####	DATE JULY 2023
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 20 OF 26

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 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".

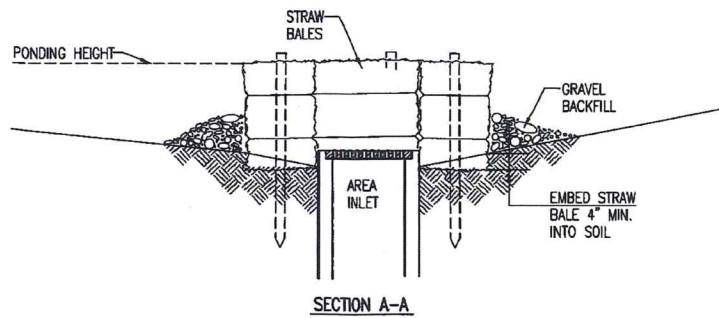
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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.

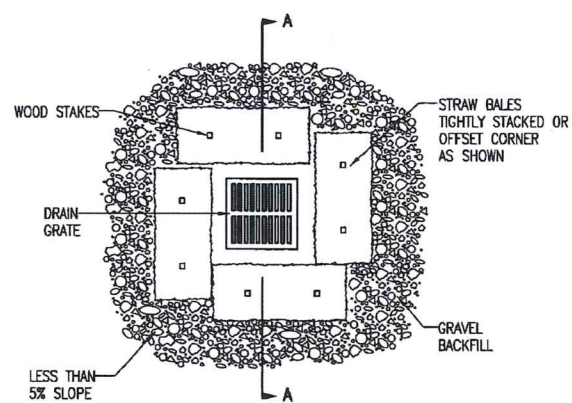
INSPECTION AND MAINTENANCE:

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.

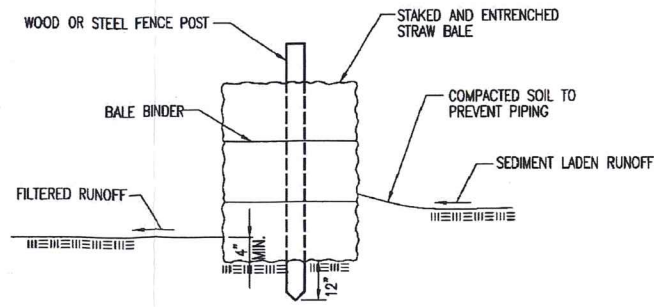
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

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 OF 1/2" OR MORE. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION:

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



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

WATER RESOURCES RECEIVED APR 02 2024

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CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

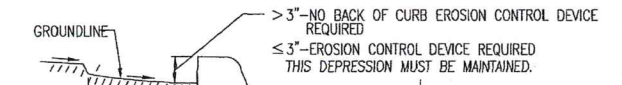
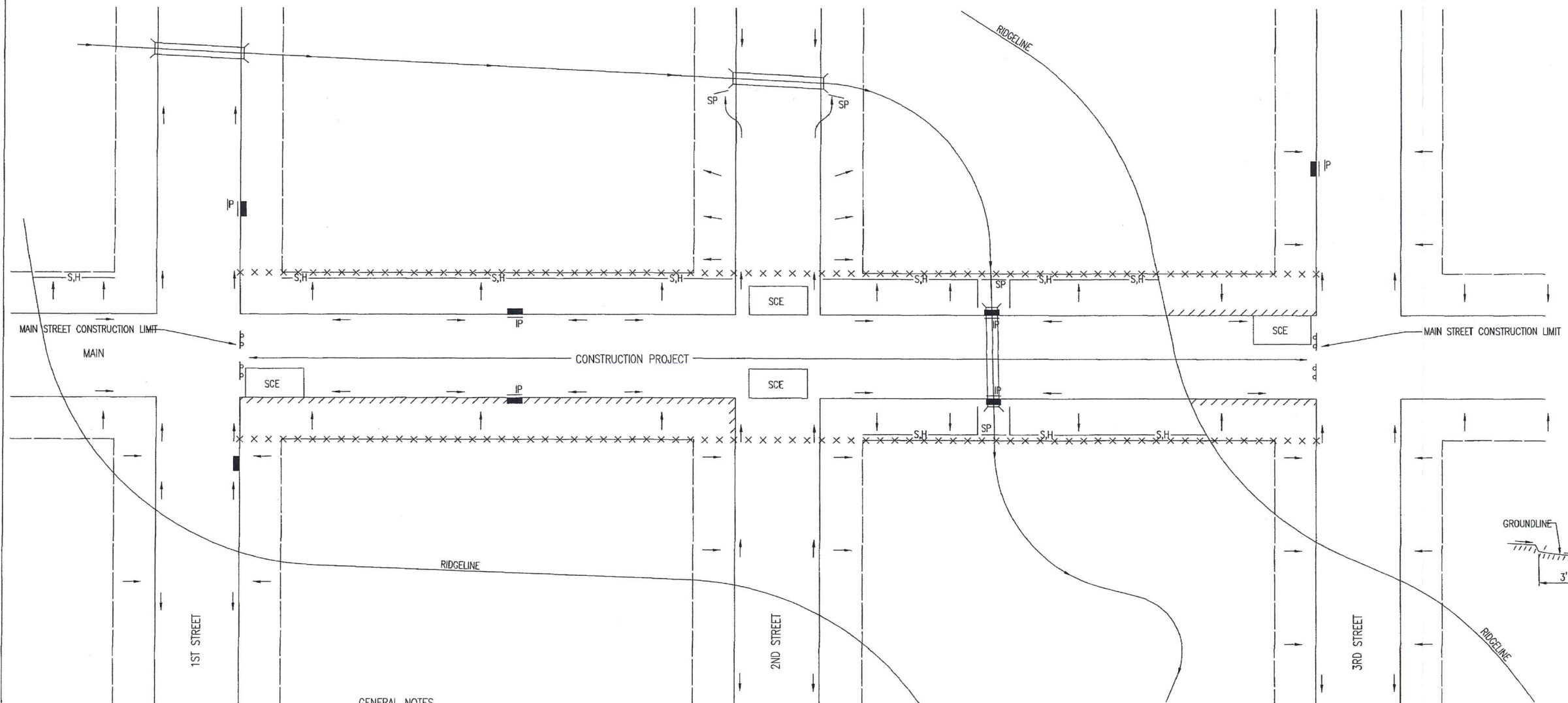
STRAW BALE DITCH CHECK AND BARRIER DETAILS

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER 458-2023-085532	OCA NUMBER ####	DATE JULY 2023
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 21 OF 26

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 CONTRACTOR 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)

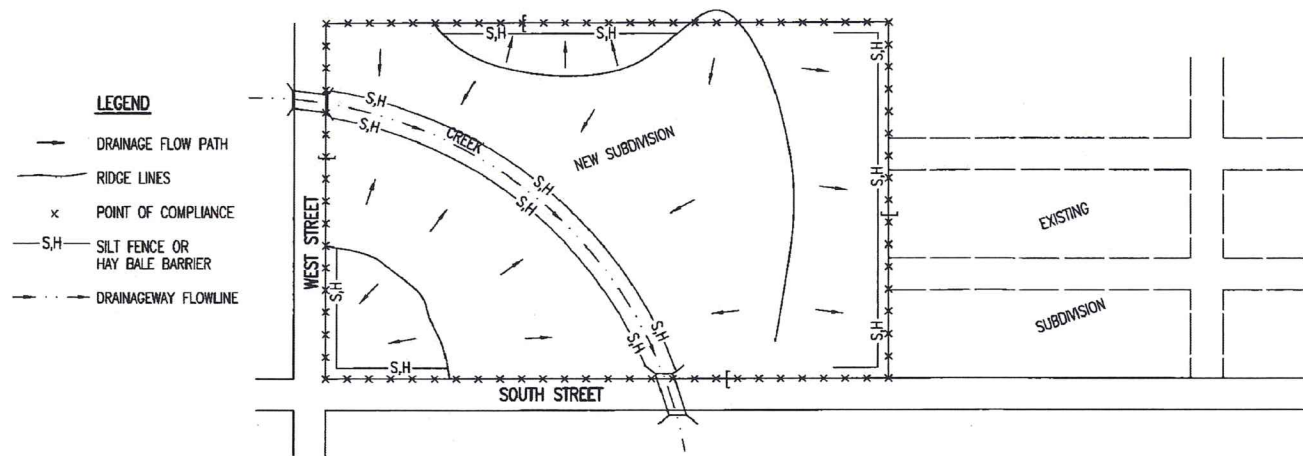
WATER RESOURCES RECEIVED
APR 02 2024



CITY OF WICHITA		
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION		
STREET IMPROVEMENT PROJECTS		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER 458-2023-085532	OCA NUMBER ####	DATE JULY 2023
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 22 OF 26

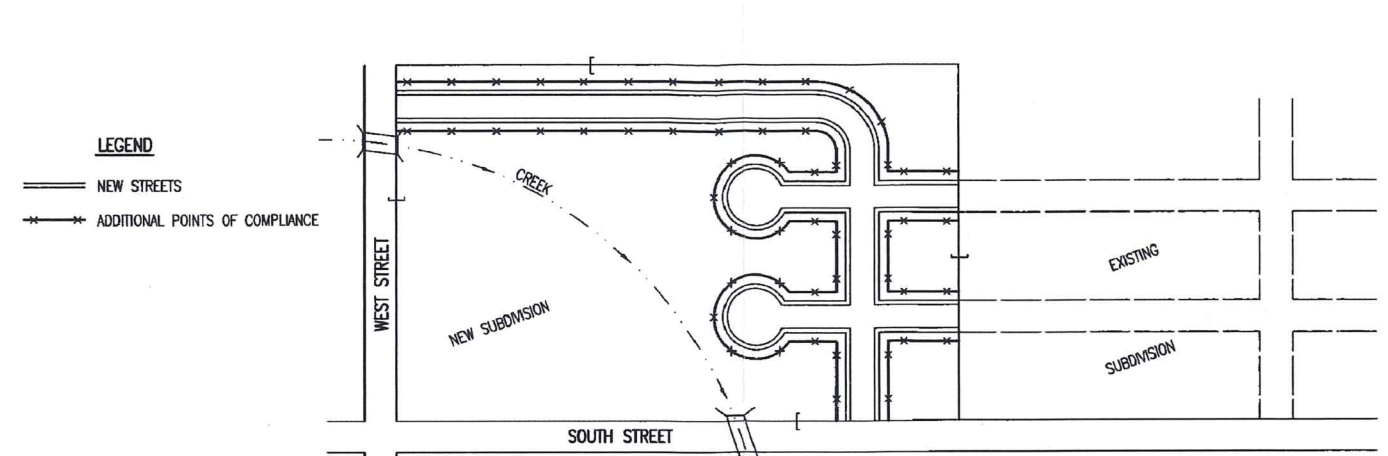
REVISION: JUNE 2015

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



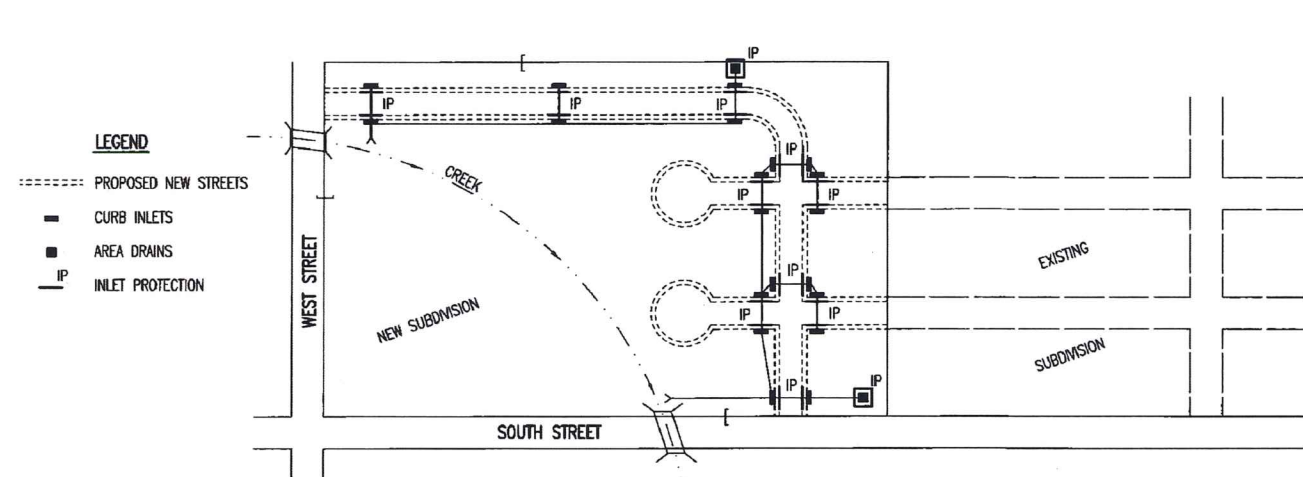
- LEGEND**
- DRAINAGE FLOW PATH
 - RIDGE LINES
 - x POINT OF COMPLIANCE
 - S.H. SILT FENCE OR HAY BALE BARRIER
 - - - - - DRAINAGEWAY FLOWLINE
1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, THE POINTS OF COMPLIANCE ARE THE PERIMETER BOUNDARIES AND ANY DRAINAGE WAYS OR STORM SEWERS DRAINING THROUGH 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 3 – STREET CONSTRUCTION



- LEGEND**
- NEW STREETS
 - x 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.

PHASE 2 – INSTALLATION OF STORM SEWER

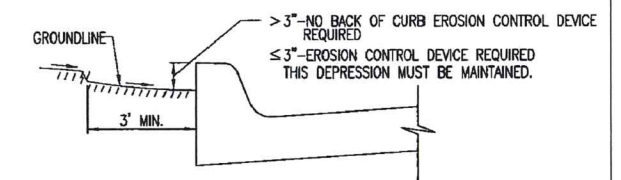


- LEGEND**
- - - - - PROPOSED NEW STREETS
 - CURB INLETS
 - AREA DRAINS
 - IP INLET PROTECTION
1. DURING THIS PHASE OF SUBDIVISION DEVELOPMENT, ALL EROSION CONTROL DEVICES REQUIRED IN PHASE 1 SHALL REMAIN IN PLACE AND BE MAINTAINED.
 2. AS NEW STORM SEWERS, WITH INLETS, ARE INSTALLED, THE STORM SEWERS 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.

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 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

WATER RESOURCES RECEIVED
APR 02 2024

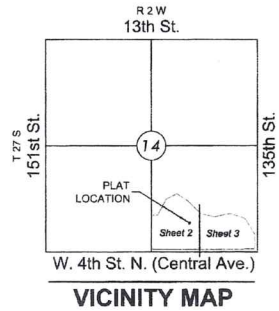


CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

SUBDIVISION DEVELOPMENT PROCESS		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER 458-2023-085532	OCA NUMBER ###	DATE JULY 2023
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 23 OF 26

Courtyards at Jacobs Farm Addition (SUB2022-00061)

FINAL PLAT COURTYARDS AT JACOBS FARM ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

NW cor., SE 1/4, Sec. 14, T27S, R2W, 6th P.M. Fnd. Stone w/ 1/2" Rebar over top

LEGEND

- Date of Survey: June 2022
- △ = Section Corner Monument Found
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (CM) = Calculated from Measurement
- (CD) = Calculated from Described
- Dmg. = Drainage
- Util. = Utility
- Easmt. = Easement
- ① = Lot
- ② = Block

FLOODWAY NOTE:

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.

ACCESS CONTROLS NOTE:

Access Management Regulations The minimum distance between full turning movement drives shall be 400 feet. The minimum distance between a right in/out drive and either another right in/out drive or a full turning movement drive shall be 200 feet. Distances being measured centerline to centerline. Final placement of drive locations shall be reviewed and approved by the City Traffic Engineer.

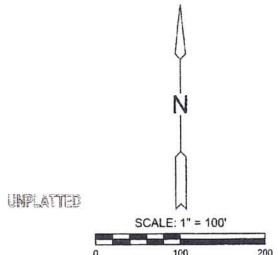
NOTE:

This plat of "Courtyards at Jacobs Farm" is subject to the conditions of the Planned Unit Development PUD No. 107. The platted building setbacks are established with the PUD or as shown hereon.

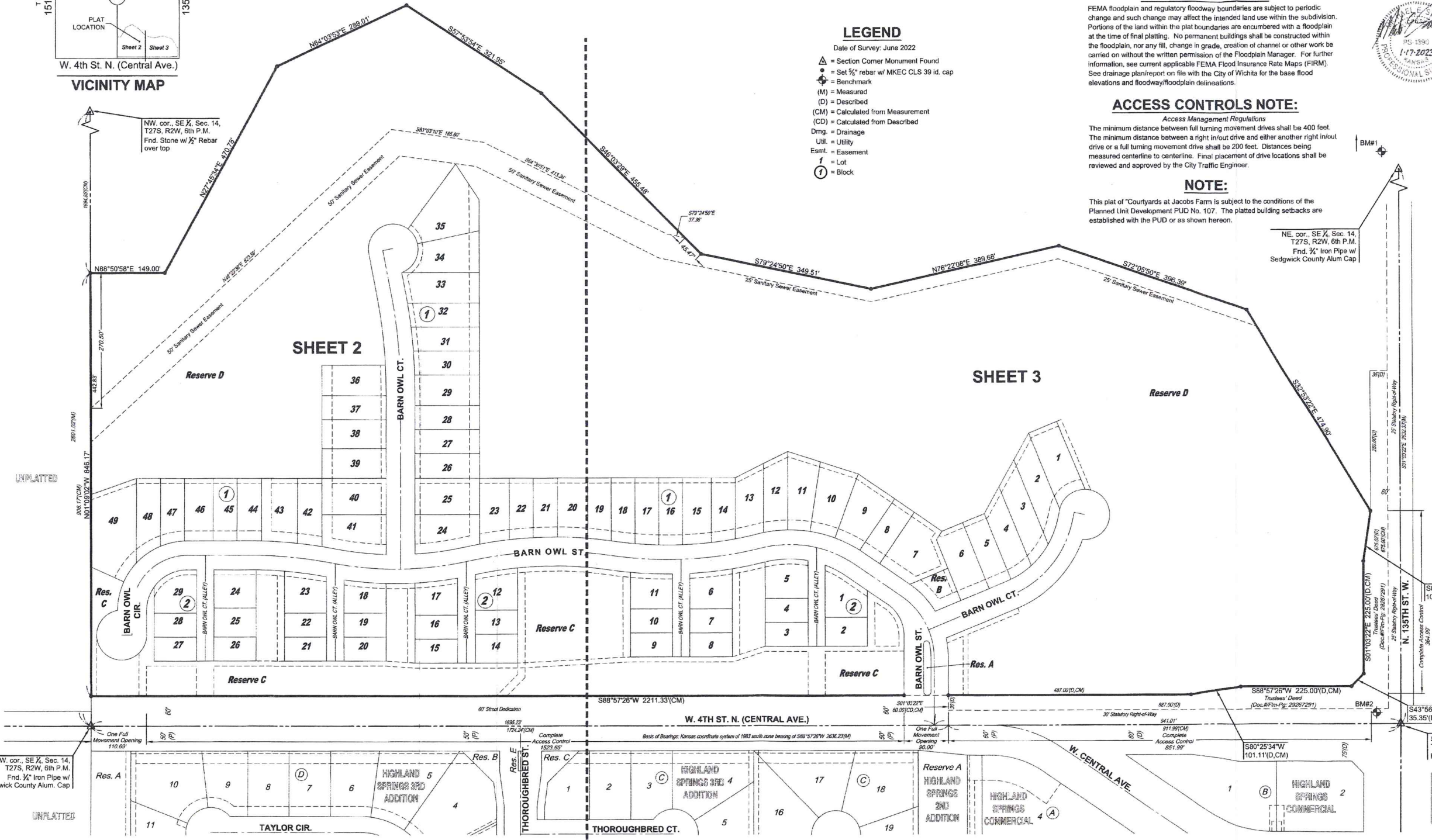


LOT(S)	BLOCK	ELEVATION NAVD 88
1	1	1355.0
2	1	1355.3
3	1	1355.5
4	1	1355.9
5	1	1356.1
6	1	1356.4
7	1	1356.9
8	1	1357.1
9	1	1357.3
10	1	1357.6
11	1	1357.7
12,13	1	1358.0
14,15	1	1358.3
16,17	1	1358.5
18,19	1	1358.7
20,21	1	1358.9
22-30	1	1359.0
31-35	1	1361.8
36-42	1	1363.6
43,44	1	1363.8
45,46	1	1364.0
47-49	1	1364.1
1-2	2	1353.1

NE cor., SE 1/4, Sec. 14, T27S, R2W, 6th P.M. Fnd. 3/4" Iron Pipe w/ Sedgwick County Alum Cap



UNPLATTED
SCALE: 1" = 100'
Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°57'26"W on the south line of Southeast Quarter, Section 14, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728



BENCHMARKS

- BM#1 Nail in top of curb, south side of Lost Creek Road near northwest corner of lot, 56 feet west and 145 feet north of Northeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1351.54 NAVD88
- BM#2 Nail in northeast corner of traffic signal, northwest corner of Central and 135th Street, 77 feet west and 36 feet north of Southeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1349.14 NAVD88

WATER RESOURCES RECEIVED
APR 02 2024

KS DEPT OF AGRICULTURE

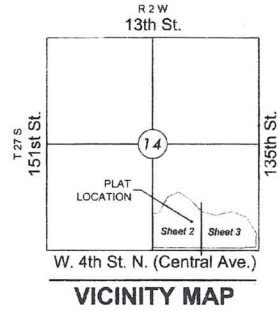


Courtyards at Jacobs Farm Addition (SUB2022-00061)

FINAL PLAT

COURTYARDS AT JACOBS FARM ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

Date of Survey: June 2022

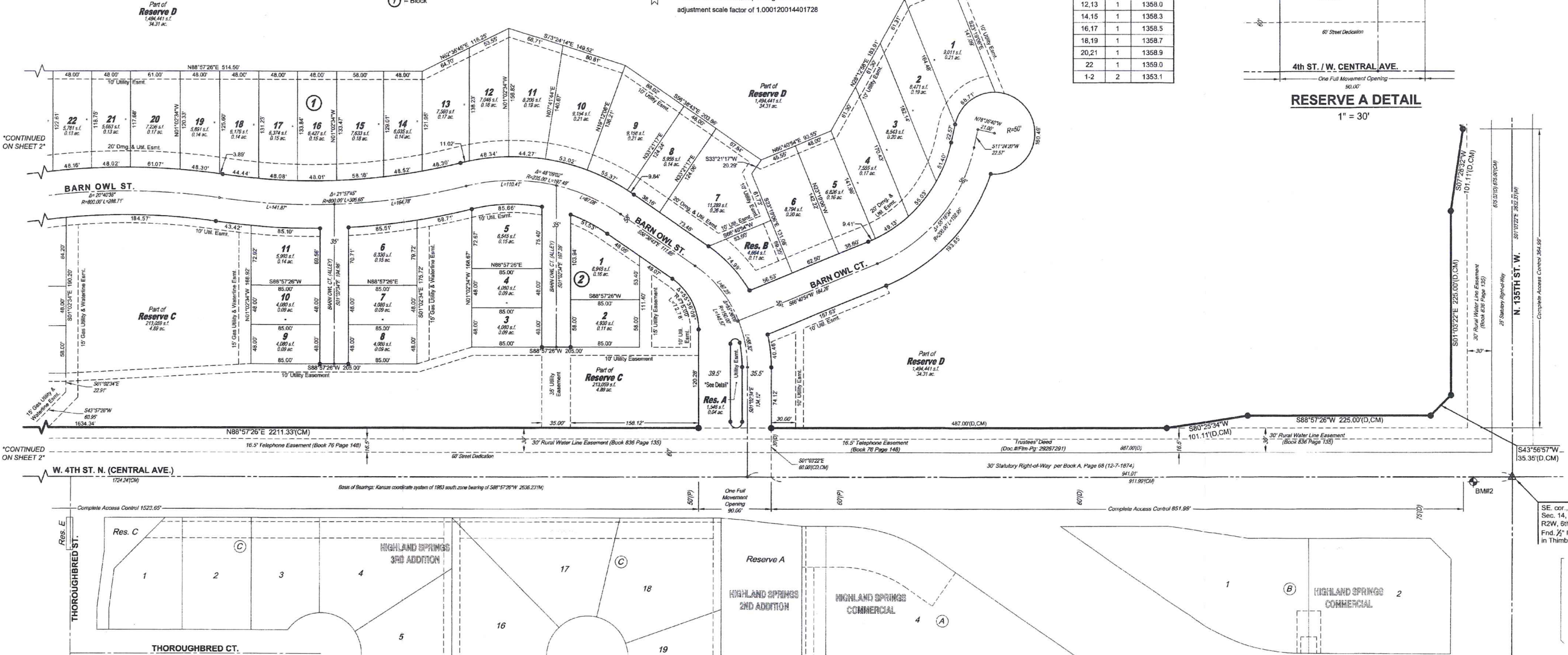
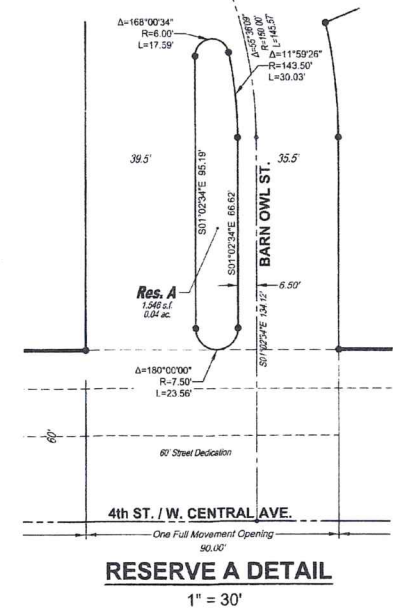
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- (CD) = Calculated from Described
- Dmg. = Drainage
- Util. = Utility
- Esmt. = Easement
- 1 = Lot
- ① = Block

SCALE: 1"=60'

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°57'26"W on the south line of Southeast Quarter, Section 14, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LOT(S)	BLOCK	ELEVATION
Inclusive		NAVD 88
1	1	1355.0
2	1	1355.3
3	1	1355.5
4	1	1355.9
5	1	1356.1
6	1	1356.4
7	1	1356.9
8	1	1357.1
9	1	1357.3
10	1	1357.6
11	1	1357.7
12,13	1	1358.0
14,15	1	1358.3
16,17	1	1358.5
18,19	1	1358.7
20,21	1	1358.9
22	1	1359.0
1-2	2	1353.1



BENCHMARKS

- BM#1 Nail in top of curb, south side of Lost Creek Road near northwest corner of inlet, 56 feet west and 145 feet north of Northeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1351.54 NAVD88 (offset)
- BM#2 Nail in northeast corner of traffic signal, northwest corner of Central and 135th Street, 77 feet west and 36 feet north of Southeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1349.14 NAVD88

WATER RESOURCES RECEIVED
APR 02 2024

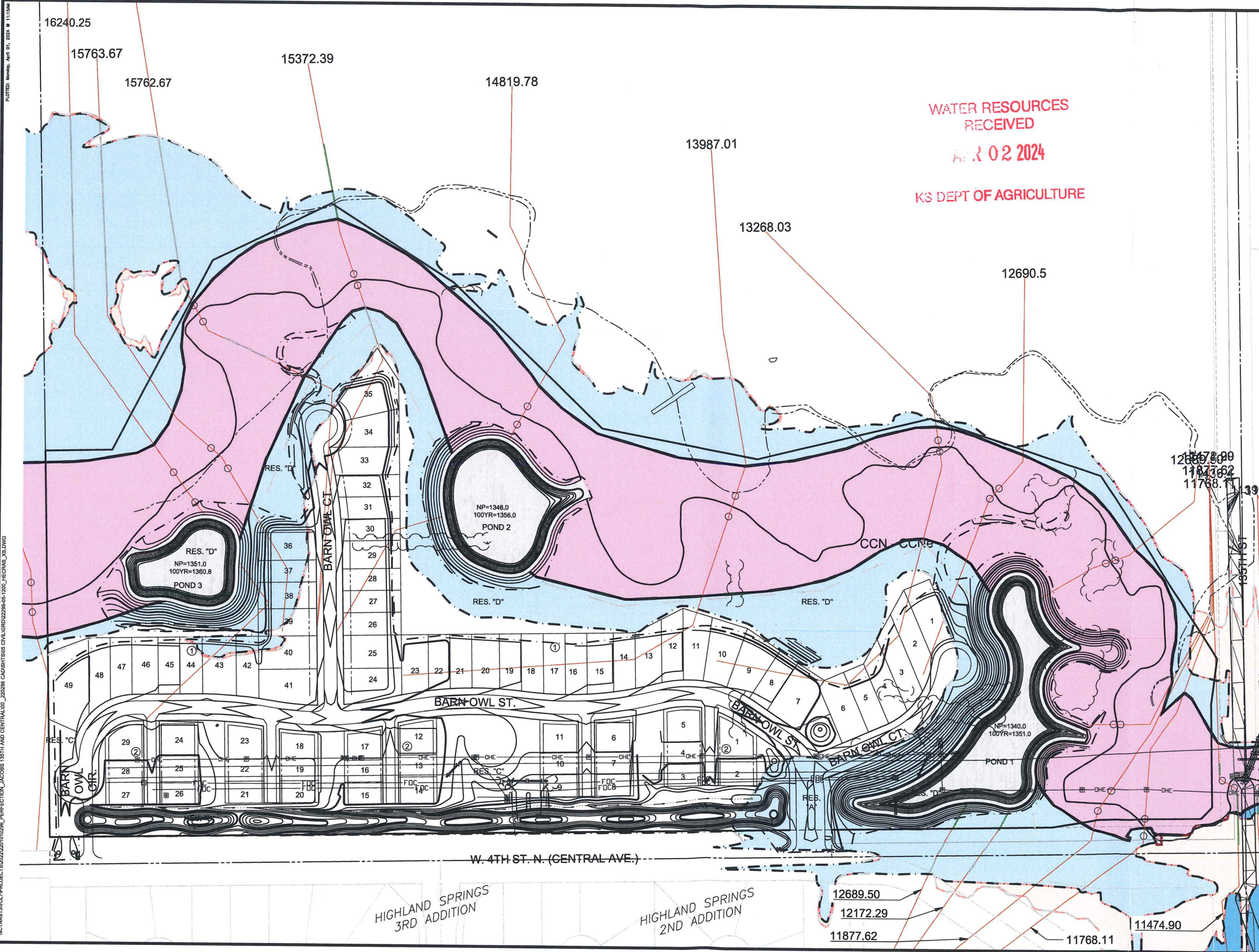


3
4

KS DEPT OF AGRICULTURE

PC 308-10D

COURTYARDS AT JACOBS FARM ADDITION (SUB2022-00061)



THE CONNECTIONS TO THE POND HAVE NOT BEEN DONE AND WILL NOT BE DONE UNTIL PERMITTING IS COMPLETE THROUGH THE USACE.

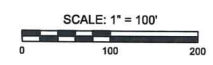
WATER RESOURCES RECEIVED
 APR 02 2024
 KS DEPT OF AGRICULTURE



STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE
COURTYARDS AT JACOBS FARM
 WICHITA, KS

LEGEND

- FLOODWAY
- LIMITS OF 100-YR FLOODPLAIN
- LIMITS OF 500-YR FLOODPLAIN



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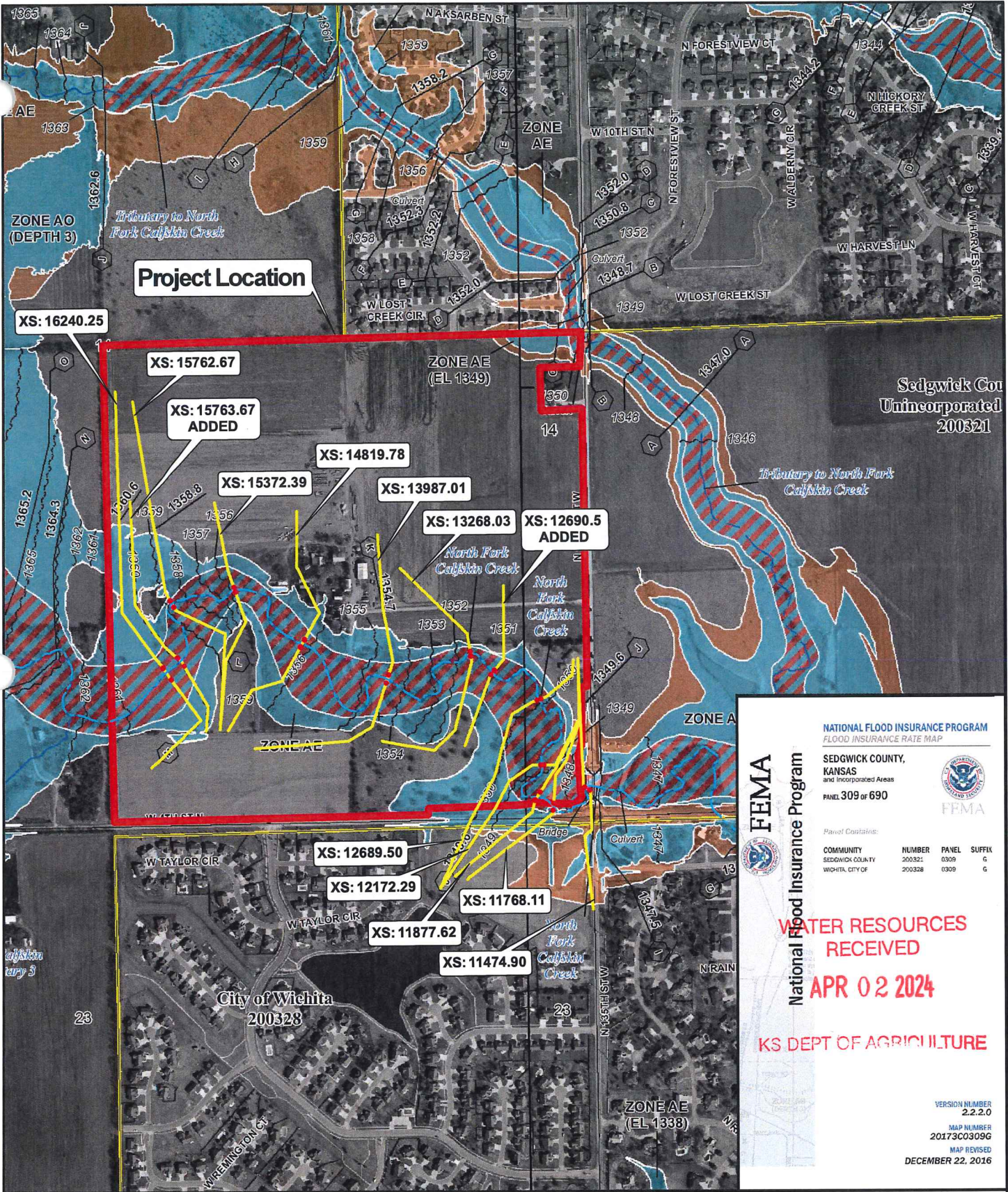
HEC-RAS PLAN VIEW

PROJECT NO.	458-2023-085532	
DATE	MARCH 2024	
SCALE	1" = 100'	
DESIGNED	DRAWN	CHECKED
ABW	LES	KLA

NO.	REVISION	DATE

SHEET NO.
 01 OF 01

WICHITA PROJECTS 2022010208_PERFECTION_JACOBS 18TH AND CENTRAL RD_220208 CADSWITHS CIVIL/GRD/2208-05-1202_HECMAS_XS.DWG
 PLOTTED: Monday, April 01, 2024 @ 11:12AM



FEDERAL EMERGENCY MANAGEMENT AGENCY

FEMA

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SEDGWICK COUNTY, KANSAS
and Incorporated Areas

PANEL 309 of 690

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEDGWICK COUNTY WICHITA, CITY OF	200328	0309	6

WATER RESOURCES RECEIVED
APR 02 2024

KS DEPT OF AGRICULTURE

VERSION NUMBER 2.2.0
MAP NUMBER 20173C0309G
MAP REVISED DECEMBER 22, 2016

SEC: 14
TWP: T27S
RNG: R2W

1" = 700' / 1:8400

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MKEC

Wichita, KS - 316.684.9600

FEMA FIRM EXHIBIT
COURTYARDS AT JACOB'S FARM
WICHITA, SEDGWICK COUNTY, KANSAS

PROJECT NO: 2201010296	DATE: March 2024	SHEET NO.
DRAWN BY: LES	DESIGNED BY: LES	APPROVED BY: KLA
		1 OF 1

Path: \\chicmas131\vol171\Projects\2022\201010296_Perfection_Jacobs 135th and Central\05 CIVIL\GIS\FEMA FIRM Exhibit - Jacobs Property.mxd - Date: 3/26/2024