

**GENERAL NOTES:**

- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:  
 Kansas One-Call 687-2470  
 The Contractor must notify the following in case of an emergency:  
 Cox Communications 262-4270  
 Kansas Gas Service 1-888-482-4950  
 Westar Energy 313-8620  
 Aquia Energy 1-800-303-0357  
 AT&T 268-2243  
 City of Wichita Water Dept. 268-4563  
 City of Wichita Sewer Maint. 268-4024  
 City of Wichita Storm Sewer Maint. 268-4090  
 City of Wichita Traffic Maint. 268-4034  
 Conoco Phillips Pipeline Co. 1-877-267-2290  
 Southern Star Pipeline Co. 529-0600  
 Kinder-Morgan Pipeline Co. 1-888-844-5656  
 NuStar Energy 721-7037
- Utility service lines, poles, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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, location, and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property adjoining the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, silt barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMP's."
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
- All areas disturbed during construction shall be seeded as follows (Temporary Seeding):  
 Seed: Rye grass (PLS)--5 lbs./1000 Sq. Ft.  
 All costs associated with seeding shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.
- Trees and shrubs in the work area which are in direct conflict with proposed new construction shall be removed by the Contractor ONLY with the Developer or Baughman Company approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage. If trimming is necessary, a chainsaw shall be used. Breaking limbs with equipment will not be allowed. An on-site pre-construction meeting will occur prior to any construction to discuss tree removal, tree protection, and tree trimming.

**Special Site-Specific Notes:**

The Developer for this project is R.R.M. Properties, L.L.C., 800 E. 7th St. N., Wichita, KS 67214, Contact Tom Smith at (316) 619-0697 or tom@rrmproperties.com

Since 1981, various petroleum hydrocarbon remediation systems (recovery wells, product and seep interceptor trenches, multi-phase extraction) have been in operation to recover petroleum products and dissolved-phase petroleum-impacted groundwater. Currently, the Site is undergoing interim remedial measures (i.e., LNAPL removal and dissolved-phase groundwater extraction/treatment) in accordance with the Final Corrective Action Decision (KDE BER, 2017) in anticipation of future site remediation and development. The site has been excavated to remove abandoned conduits and foundations. Any additional pipes or conduits found by the contractor shall be cut, plugged and abandoned by the Contractor, best to be subsidiary to Pipe Removed and Replaced. Any concrete footings or slabs, in excess of 30" will be removed by onsite development contractor.

It is anticipated that the contractor may encounter impacted soil, steel piping, concrete structures, pads, footings, and foundations remaining from the refinery operations on the property (the Material). Contractors are to maintain at least One (1) Site Supervisor with minimum 40 hours of OSHA HAZWOPER Training, during all phases of construction. Health and safety protocols will be implemented to protect site workers from potential exposure to soil constituents of concern. It is the contractor's responsibility to determine and designate all appropriate personal protective equipment (PPE) to be worn by its employees and subcontractors.

Per KDE requirements, the Material and all excavated Material shall remain on site. Excess or undesired excavated soil shall be segregated, hauled and stockpiled at locations designated by Developer.

The contractor is to coordinate with all utility providers prior to construction adjacent or crossing noted existing utilities. Coordination with utility providers to relocate, remove utilities prior to construction are ongoing by the Utility Provider, Design Engineer and Developer.

**Special Provision:**

A pre-bid meeting will be held to address proper operating procedures and monitoring for any work and scheduling performed on this site. The contractor will be responsible for conveying all relevant information regarding excavation/grading and/or utility work to the Site workers who will be involved with these activities.

A copy of the active KDE Kansas Water Pollution Control Permit #14604-P028 with the Progress Report: KDE #86-ET454 are provided for information.

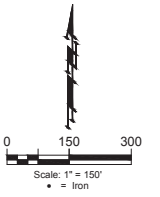
Sanitary Sewer  
to serve

**Cornejo Industrial District 2nd**  
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
Project Number: 468-2021-017263  
Org Code Number: 43812121  
Munis Number: C2007

5549A  
SS23-02

Parson Construction - Contractor  
K. Kerns - City of Wichita, Field Project Engineer  
S. Stripling - City of Wichita, Inspector  
As-built  
Stub  
Release Date (for connection purposes only): 8/23/2023  
Completion Date:  
pdf. apr. 1/17/2024

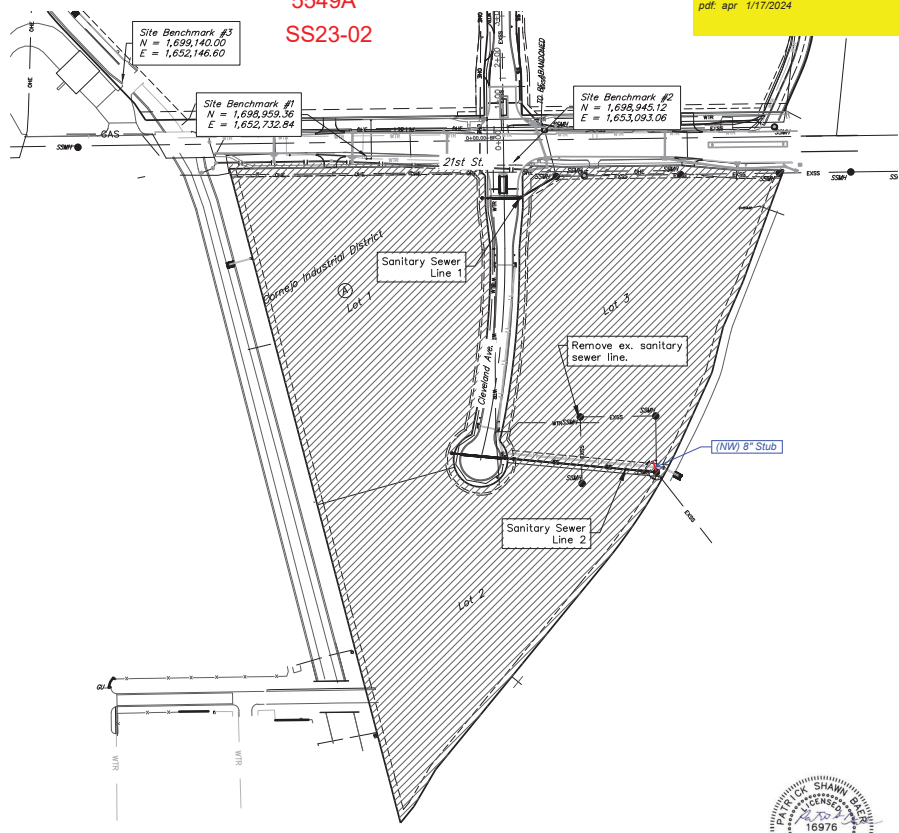


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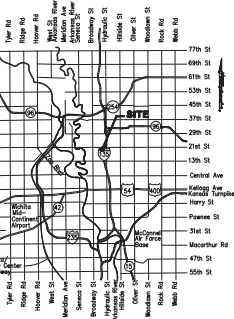
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**BENCHMARKS**

- BM-#1:  
Square cut on top of South curb of 21st St. N. 334'± West and 32'± South of the intersection of 21st St. N. and Cleveland Ave. Elev. = 1307.56(NAVD88)
- BM-#2:  
Square cut on top of South concrete pad of monitoring well 26'± East and 51'± South of the intersection of 21st St. N. and Cleveland Ave. Elev. = 1308.70(NAVD88)
- BM-#3:  
C.O.W BM Disc on top of South concrete wall 91'± West and 147'± North of the intersection of 21st St. N. and Cleveland Ave. Elev. = 1312.58(NAVD88)



**Vicinity Map**



**BENEFIT DISTRICT**



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

Feb. 08.2023

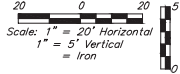
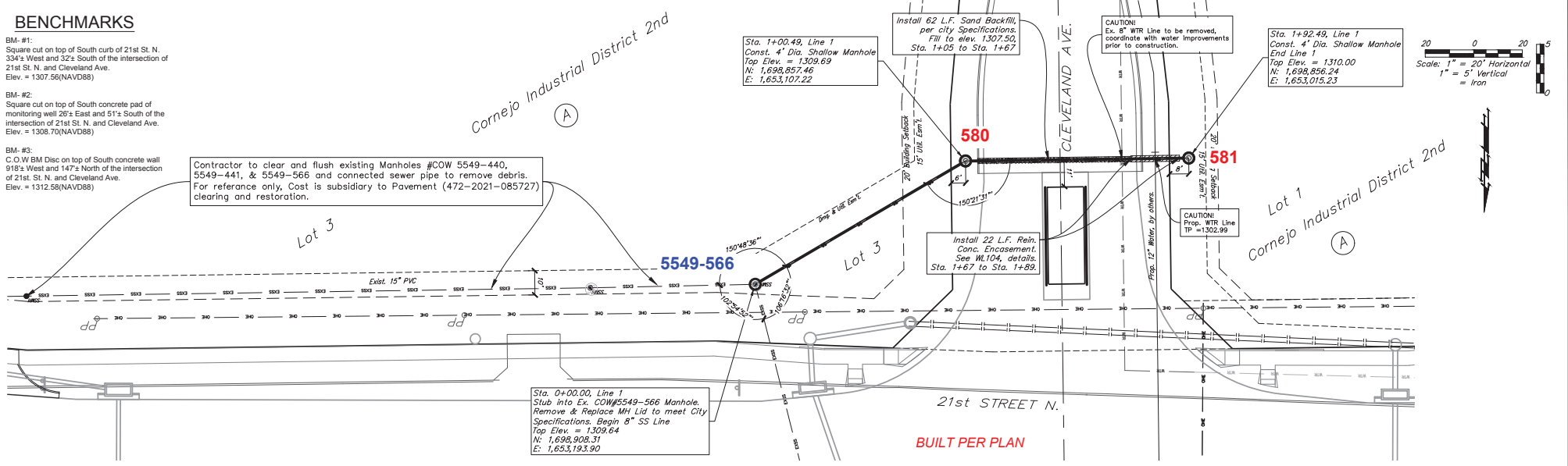
# BENCHMARKS

BM- #1:  
Square cut on top of South curb of 21st St. N.  
334'± West and 32'± South of the intersection of  
21st St. N. and Cleveland Ave.  
Elev. = 1307.56(NAVD88)

BM- #2:  
Square cut on top of South concrete pad of  
monitoring well 26'± East and 51'± South of the  
intersection of 21st St. N. and Cleveland Ave.  
Elev. = 1308.70(NAVD88)

BM- #3:  
C.O.W BM Disc on top of South concrete wall  
918'± West and 147'± North of the intersection  
of 21st St. N. and Cleveland Ave.  
Elev. = 1312.58(NAVD88)

Contractor to clear and flush existing Manholes #COW 5549-440,  
5549-441, & 5549-566 and connected sewer pipe to remove debris.  
For reference only, Cost is subsidiary to Pavement (472-2021-085727)  
clearing and restoration.



Sta. 0+00.00, Line 1  
Stub into Ex. COW#5549-566 Manhole.  
Remove & Replace MH Lid to meet City  
Specifications. Begin 8" SS Line  
Top Elev. = 1309.64  
N: 1,698,908.31  
E: 1,653,193.90

Sta. 1+00.49, Line 1  
Const. 4' Dia. Shallow Manhole  
Top Elev. = 1309.69  
N: 1,698,887.46  
E: 1,653,107.22

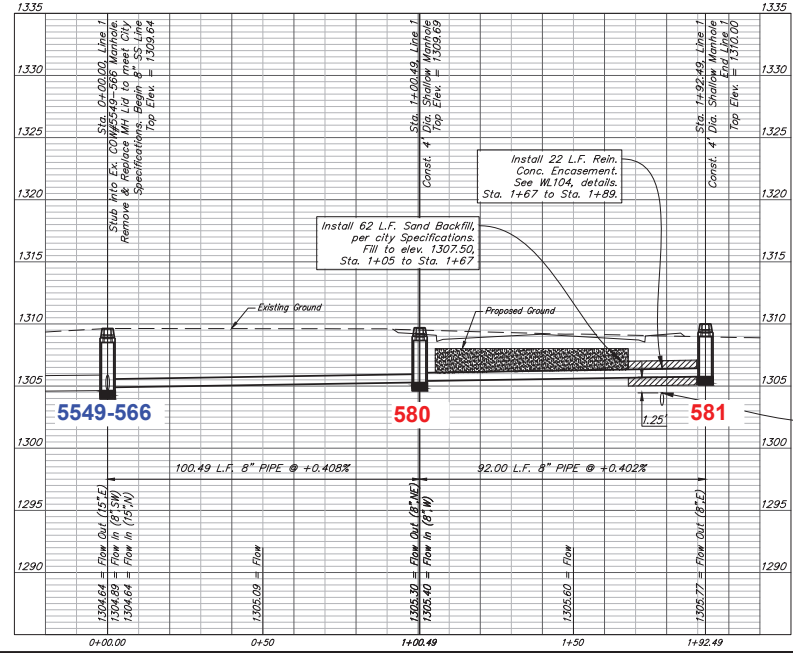
Install 62 L.F. Sand Backfill,  
per city Specifications.  
Fill to elev. 1307.50,  
Sta. 1+05 to Sta. 1+67

CAUTION!  
Ex. 8" WTR Line to be removed.  
Coordinate with water improvements  
prior to construction.

Sta. 1+92.49, Line 1  
Const. 4' Dia. Shallow Manhole  
End Line 1  
Top Elev. = 1310.00  
N: 1,698,886.24  
E: 1,653,015.23

21st STREET N.  
BUILT PER PLAN

## LINE 1



CAUTION!  
Prop. 12" WTR  
Line, by others.  
TP = 1304.46



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

Cornejo Industrial District  
2nd Addition  
**SS Line 1**

Sanitary Sewer  
Improvements

PROJECT NUMBER:  
468-2021-017263

DESIGN: PSB DRAWN: JA

DATE: February 8, 2023

SHEET OF  
**2 14**

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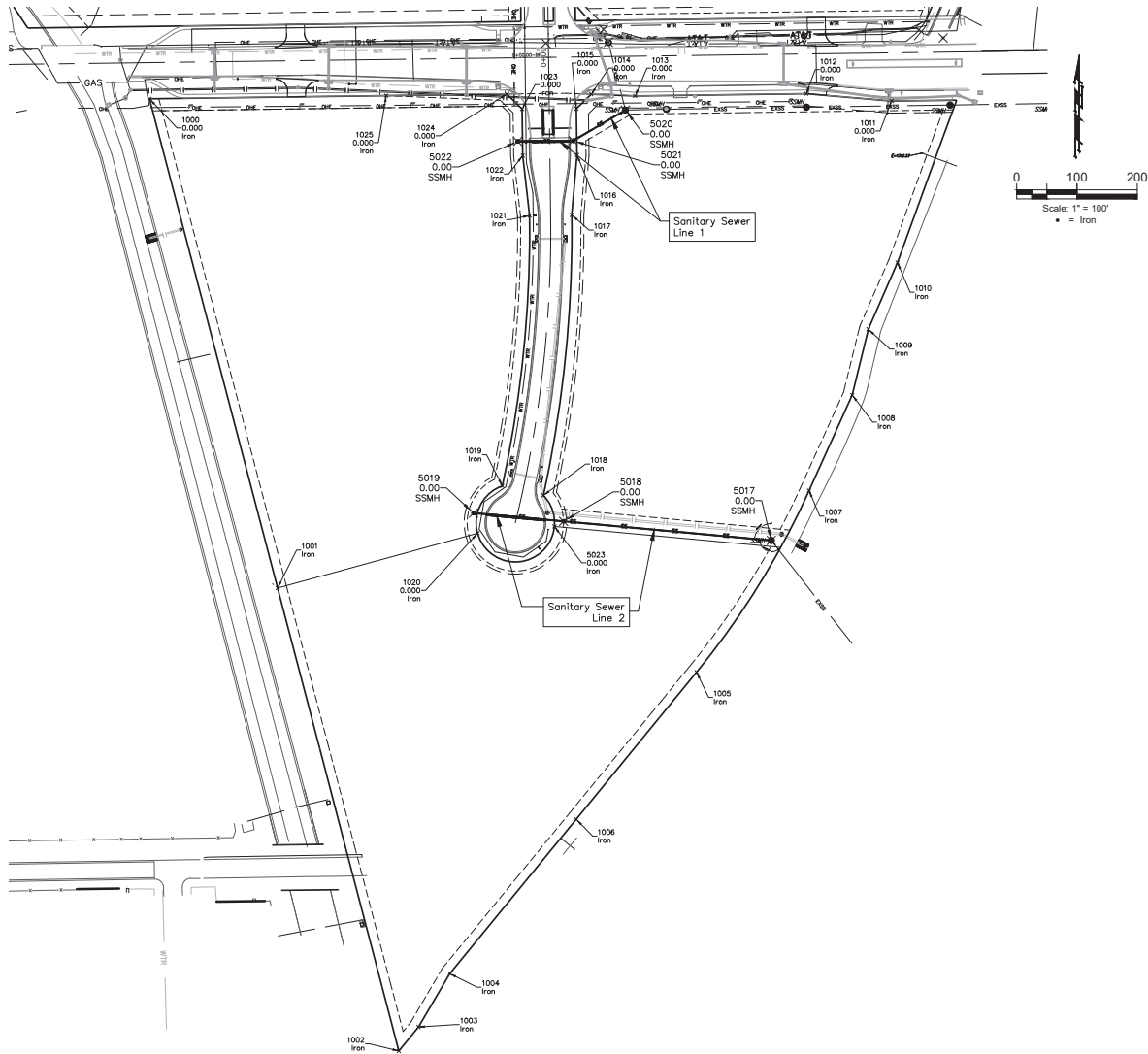


### BENCHMARKS

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21st St. N. and Cleveland Ave.  
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BM- #2:  
Square cut on top of South concrete pad of  
monitoring well 20'± East and 51'± South of the  
intersection of 21st St. N. and Cleveland Ave.  
Elev. = 1308.70(NAVD88)

BM- #3:  
C.O.W BM Disc on top of South concrete wall  
918'± West and 147'± North of the intersection  
of 21st St. N. and Cleveland Ave.  
Elev. = 1312.58(NAVD88)



Point Table			
Point #	Northing	Easting	Description
1000	1,698,927.04	1,652,404.35	Iron
1001	1,698,115.52	1,652,616.93	Iron
1002	1,697,347.67	1,652,818.00	Iron
1003	1,697,387.30	1,652,850.56	Iron
1004	1,697,476.03	1,652,902.53	Iron
1005	1,697,976.02	1,653,311.96	Iron
1006	1,697,731.97	1,653,112.28	Iron
1007	1,698,277.09	1,653,498.56	Iron
1008	1,698,435.65	1,653,570.12	Iron
1009	1,698,544.87	1,653,596.86	Iron
1010	1,698,655.38	1,653,645.18	Iron
1011	1,698,923.31	1,653,635.38	Iron
1012	1,698,935.44	1,653,493.90	Iron
1013	1,698,931.68	1,653,209.93	Iron
1014	1,698,934.55	1,653,137.17	Iron
1015	1,698,910.54	1,653,112.52	Iron
1016	1,698,833.99	1,653,113.54	Iron
1017	1,698,734.36	1,653,104.85	Iron
1018	1,698,269.08	1,653,057.81	Iron
1019	1,698,284.90	1,652,989.62	Iron
1020	1,698,206.45	1,652,948.65	Iron
1021	1,698,733.44	1,653,034.86	Iron
1022	1,698,832.80	1,653,023.54	Iron
1023	1,698,910.21	1,653,022.52	Iron
1024	1,698,934.87	1,652,997.19	Iron
1025	1,698,932.23	1,652,797.11	Iron
5017	1,698,194.39	1,653,435.89	SSMH
5018	1,698,226.15	1,653,091.26	SSMH
5019	1,698,239.91	1,652,941.90	SSMH
5020	1,698,908.31	1,653,193.90	SSMH
5021	1,698,857.46	1,653,107.22	SSMH
5022	1,698,856.26	1,653,015.23	SSMH
5023	1,698,217.65	1,653,076.06	Iron



**BAUGHMAN  
COMPANY**

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

Cornejo Industrial District  
2nd Addition

**Coordinate  
Plan**

Sanitary Sewer  
Improvements

PROJECT NUMBER:  
468-2021-017263

DESIGN: PSB DRAWN: JA

DATE: January 23, 2023

SHEET OF  
**13 14**