

GENERAL NOTES:

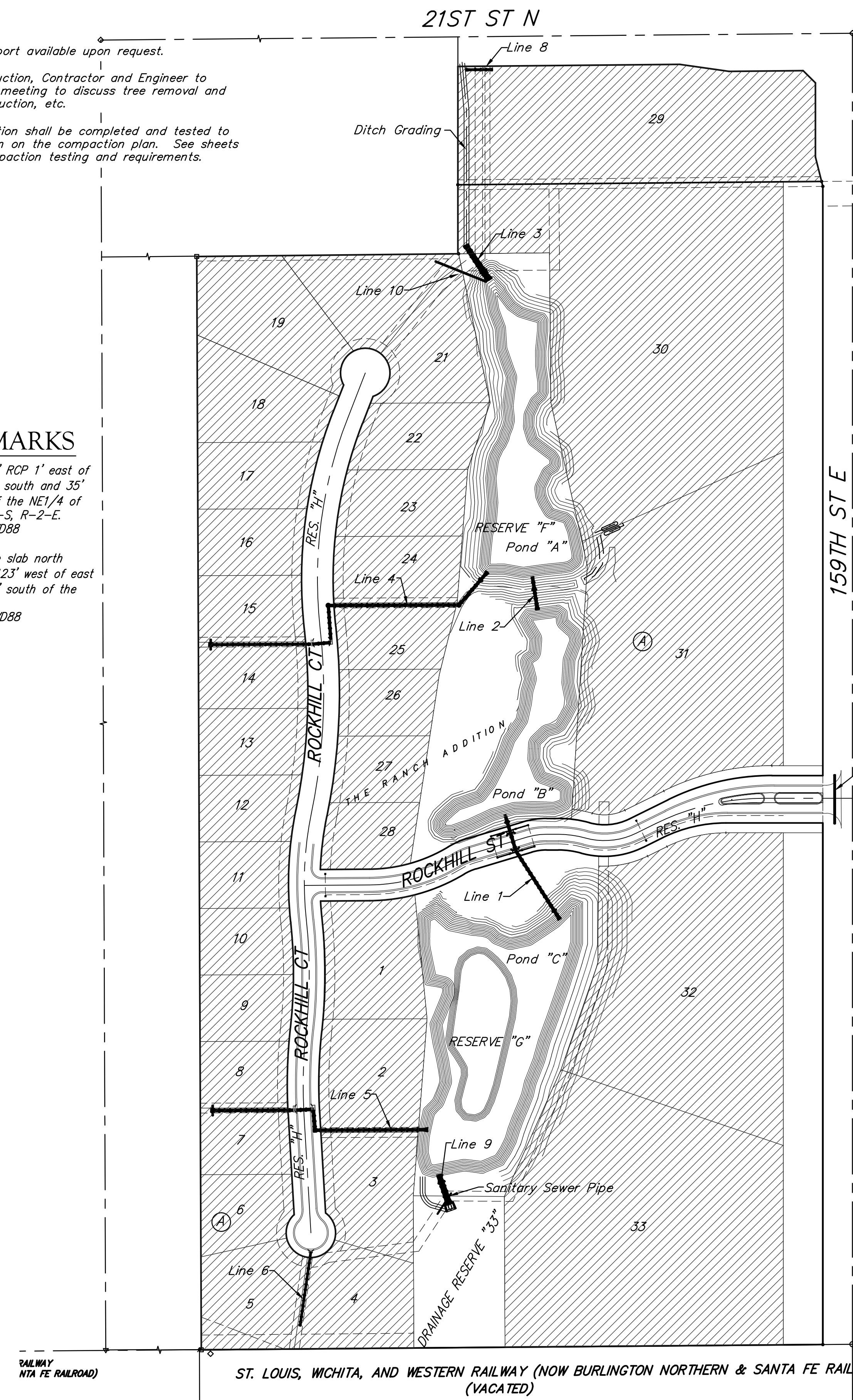
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:
 Kansas One-Call 687-2470
 The Contractor must notify the following in case of an emergency:
 Cox Communications 262-4270
 Kansas Gas Service 1-888-482-4950
 Westar Energy 383-8650
 Black Hills Energy 1-800-303-0357
 AT&T 268-2245
 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. 529-6600
 Kinder-Morgan Pipeline Co. 1-888-844-5658
- 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 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 abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Site Restoration".
- All excess excavation shall remain on-site and shall be stockpiled on-site at a location to be determined by the Engineer. Excess excavation may be used to build on-site berms at locations indicated by the Engineer.
- At conclusion of construction, an as-built survey will be completed by the engineer. The contractor will be required to finish and smooth grade all locations as necessary that are not within ±0.1' of street reserve plan grade or within ±0.3' of plan grade outside of street reserves. The contractor shall include all costs associated with the regrading and/or remobilization in the bid item "Grading, Mass"
- Contractor shall grade up or down at 4:1 slope from edge of phase being graded to the existing ground.
- The developer for this project is Kevin Mullen, RBR Land, LLC (316) 684-7300.
- All areas disturbed during construction that will not be under proposed pavement shall be seeded, mulched, and fertilized as indicated on Clearing Plan.

- Geotechnical report available upon request.
- Prior to construction, Contractor and Engineer to attend on-site meeting to discuss tree removal and limits of construction, etc.
- Lot fill compaction shall be completed and tested to elevations shown on the compaction plan. See sheets 27-28 for compaction testing and requirements.

BENCHMARKS

"X" Cut top of 18" RCP 1' east of west end of RCP 31' south and 35' east of SE corner of the NE1/4 of Section 12, TWP. 27-S, R-2-E. Elev. = 1361.23 NAVD88

"□" Cut on concrete slab north base of entry gate 123' west of east section line and 190' south of the north property line. Elev. = 1368.38 NAVD88



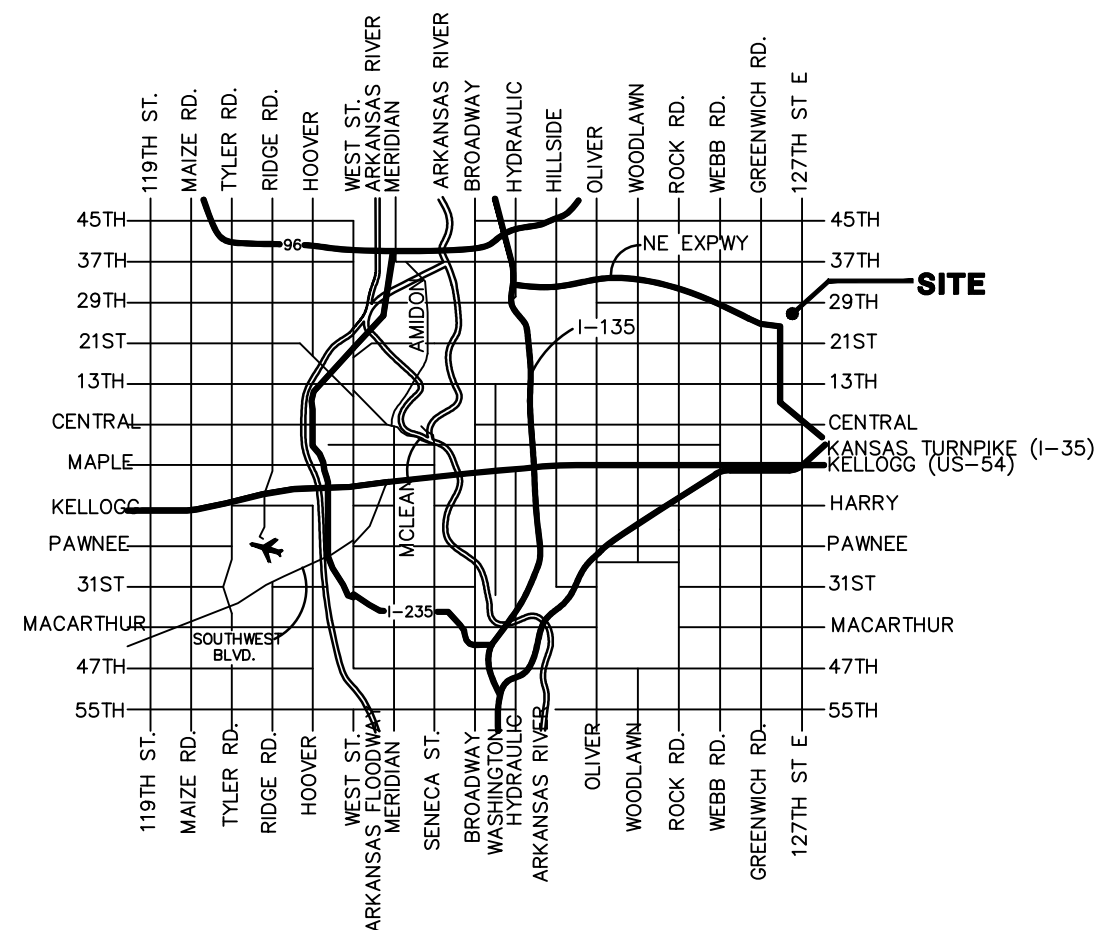
STORMWATER DRAIN #391 to serve THE RANCH ADDITION CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
 Project Number 468-84921
 O.C.A. Number 751523

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VICINITY MAP

Storm Water Sewer Maintenance:
 All storm sewer that is constructed on this project with the exception of Line 10 shall be owned and maintained by the City of Wichita.

Storm Water Certification:
 These construction plans were prepared in accordance with the current Storm Water Management Regulations as set forth in the City of Wichita's Storm Water Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Storm Water Manual.
 Disturbed Area = 39.2 ac.
 Water Quality Treatment: Provided by pond
 Downstream Channel Protection: Provided by pond

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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. An on-site pre-construction meeting will occur prior to any construction to discuss tree removal and tree protection.

Removal of all trees shown to be removed on the clearing plan or trees that are in direct conflict with construction shall be removed as part of the "Site Clearing" bid item.

A tree trimming measured quantity bid item (hourly rate for working on-site) has been provided for on this project to cover trimming of trees not in direct conflict with construction. The "Tree Trimming" bid item shall be an allowance used at discretion of and with agreement among developer, contractor, City project engineer, and Baughman Company engineer. Trees to be saved shall be protected from damage and trimmed by chain saw as necessary for construction. NO breaking of branches will be allowed.

EARTH WORK TOTALS (Unadjusted)

	C.Y. EXCAVATION	C.Y. FILL
Mass Grading	6,980	95,320
Pond A	23,530	500
Pond B	12,860	1,410
Pond C	18,590	160
Stonebridge Stockpile	50,520	1,600
Total	112,480	98,990



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



Benefit District