

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:
 Kansas One-Call 687-2470
 The Contractor must notify the following in case of an emergency:
 NuStar Pipeline Co. 1-316-322-0325
 AT&T 1-800-246-8464
 Black Hills Energy 1-800-694-8989
 City of Wichita Water & Sewer 1-316-219-8921
 City of Wichita Stormwater 1-316-268-4090
 City of Wichita Traffic 1-316-268-4034
 Cox Communications 1-888-249-3530
 Kansas Gas Service 1-888-482-4950
 Evergy 1-800-544-4857
- Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- All elevations shown are NAVD88.
- All traffic control devices in the work zone (including markings and signs) and their installation and maintenance shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All traffic control devices in the traveled way or clear zone shall be crashworthy (NCHRP Report 350 or MASH compliant). http://safety.thwa.dot.gov/roadway_dept/policy_guide/road_hardware/wzd
- All construction equipment, including vehicles, materials, and debris, shall be stored outside of the clear zone. Where this cannot be achieved the contractor shall place appropriate signs, object identifiers, and/or barricades in compliance with the MUTCD.
- Except when required for safety, traffic control shall not block any lanes or sidewalks when work is not being performed.
- Traffic lane blockages more than four hours may need permitting. Call 316-268-4501 to determine requirements and request permit.
- A saw cut of at least one-half the depth of existing surface courses or one-fourth the depth of the existing total pavement thickness shall be provided at locations where proposed construction abuts the existing surface course or pavement for which partial removal of that surface or pavement is required. Sawed joint to facilitate removal within three (3) feet of existing joints will not be permitted and for such instances the limits of removal shall extend to the existing joint. Such saw cuts will not be paid for directly and this cost shall be considered as subsidiary to the removal of the surface or pavement.
- Limits of earthwork shall match existing ground elevations at the right-of-way line unless otherwise noted on the plans with a new finished grade elevation. When a new finished grade elevation is shown, the earthwork shall extend one foot beyond the right-of-way line and then slope up or down using permissible slopes to match the existing ground surface.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
- All of 21st St. R/W disturbed during construction and the area bermed within the pipeline easement (Res. "F", "I" & "E") shall be seeded and mulched as follows:
 Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.
 Annual Rye grass; 3 lbs./1000 Sq. Ft.
 Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.
 Mulch -- 2 Tons Prairie Hay/Ac.
 All other areas disturbed during construction are to be seeded as follows:
 Seed -- Rye grass; 5 lbs./1000 Sq. Ft.
 All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".
 An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".
- The developer for this project is 21 Management, LLC, Nicholas A. Cowgill, Manager. (316)684-0161 Nick.cowgill@nieshomes.com

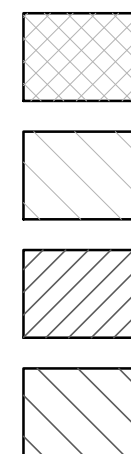
Benchmarks

- BM #1: Chiseled square on NW corner of catch basin, 262.2' W. & 35.9' N. of S1/4 Cor., Sec. 1, TWP. 27-S., R-2-E.
Elev. = 1361.76 NAVD88
- BM #2: Chiseled square on NW corner of catch basin, 962.0' W. & 35.8' N. of S1/4 Cor., Sec. 1, TWP. 27-S., R-2-E.
Elev. = 1363.84 NAVD88
- BM #3: Chiseled square on NW corner of catch basin, 160.0' E. & 24.3' S. of SW Cor., Lot 13, Block A, NRD Addition.
Elev. = 1369.05 NAVD88

- Proposed Streets Ph. 1
- Proposed Streets Entrance
- Benefit District Ph. 1
- Benefit District Entrance

Project Earthwork Totals
Excavation = 2,749 C.Y.
Loose Fill = 13,697 C.Y.
Compacted Fill = 139 C.Y.
Borrow Exc. = 11,658 C.Y.

Total Project Length
 4,466 L.F. = 0.85 Miles



STREET PAVING FOR SAGEBRUSH

to serve

NRD ADDITION - Ph. I

NRD ADDITION - Entrance

Phase I

Sagebrush St., Camden Chase St., and Sandpiper St., from the northeast line of Lot 20, Block B, west, north, west and south, to the southeast line of Lot 21, Block A, including the eyebrow. Peppertree St., from the west line of Sagebrush St, west to the west line of Lot 4, Block A. Sagebrush Ct., from the northeast line of Sagebrush St., north and east, to and including the cul-de-sac loop. Camden Chase St. from the west line of the intersection of Sandpiper St. and Camden Chase St., west to the west line of the plat.

Entrance

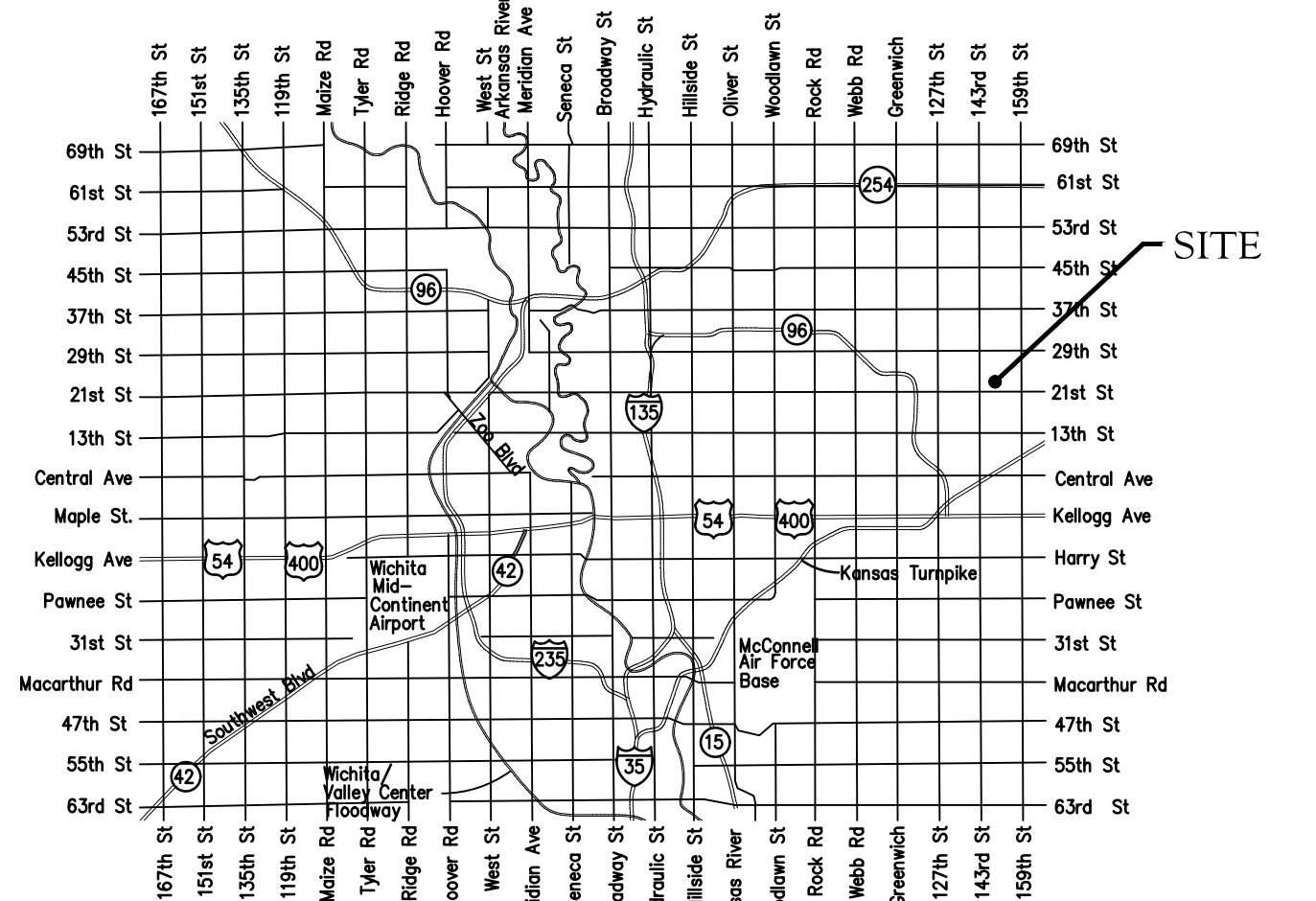
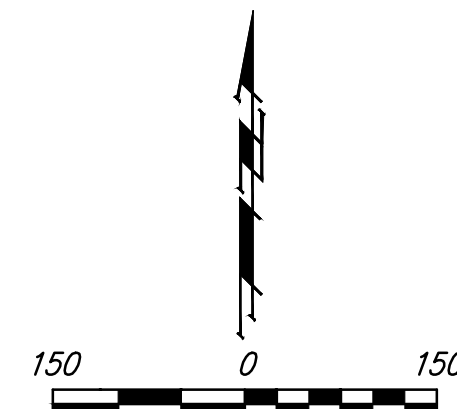
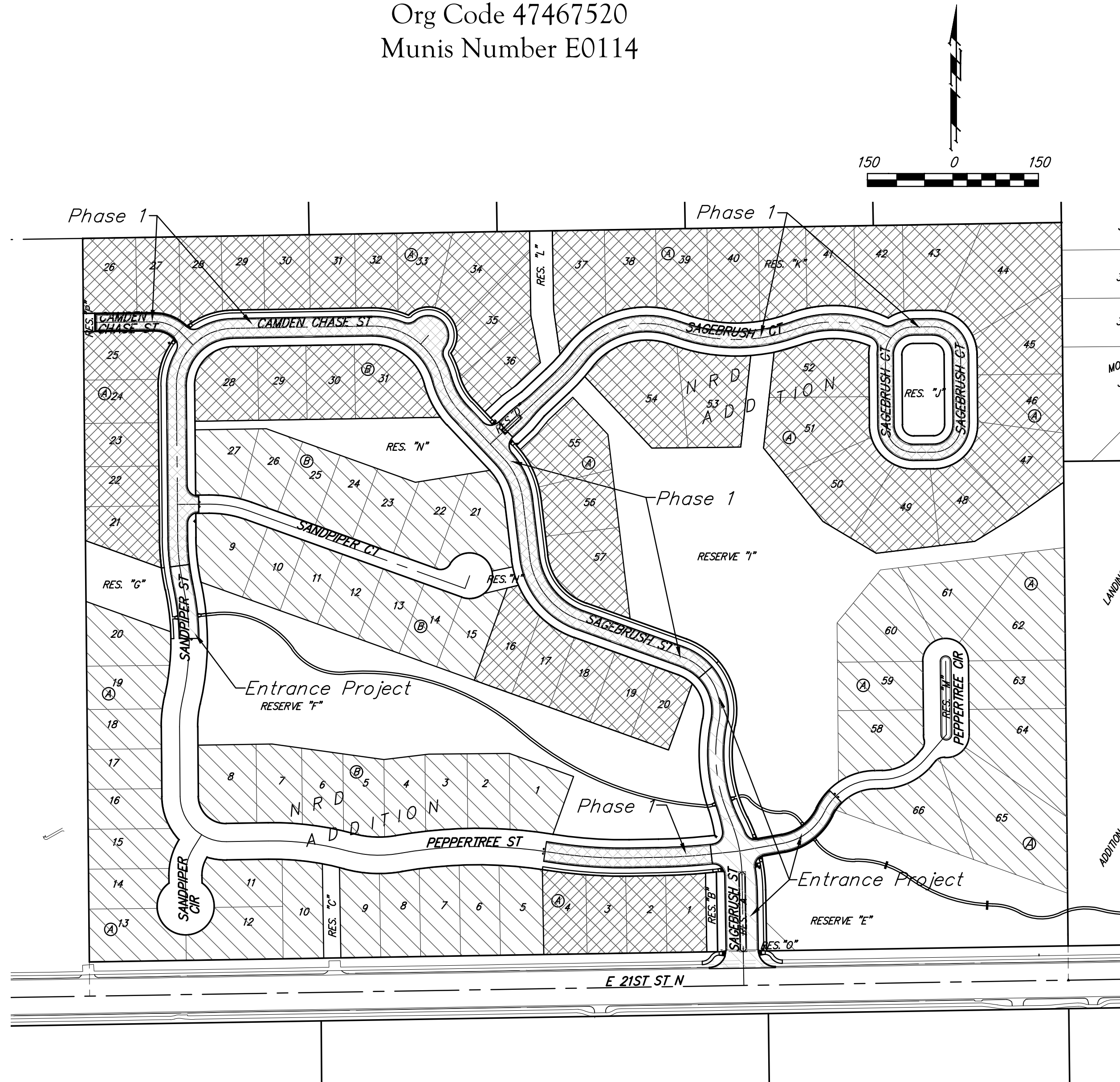
Sagebrush St., from the south line of the plat northerly to the east line of Lot 20, Block B. Sandpiper St., from the north line of Lot 20, Block A, north to the south line of Lot 21, Block A. Peppertree Cir. from the east line of Sagebrush St. to the south line of Lot 66, Block B.

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
 Project Number 472-2020-085646
 Org Code 47467520
 Munis Number E0114

CITY OF WICHITA, KANSAS

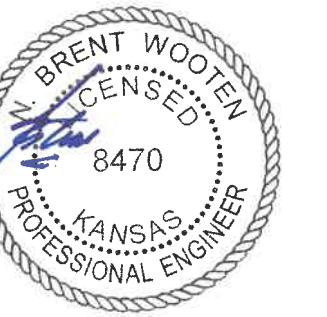
Gary Janzen, P.E. City Engineer
 Project Number 472-2020-085645
 Org Code 47467520
 Munis Number E0113



Vicinity Map

Sheet Index

Title Sheet	1
Sagebrush/Camden Chase/Sandpiper	2-8
Peppertree	9
Peppertree Cir.	10
Sagebrush Ct.	11-13
Camden Chase	14
Trail Plans	15-17
Erosion Control Plan	18-19
Asphalt Paving Detail	20
Curb & Gutter Detail	21
Sign Detail	22
Valley Gutter Detail	23
Wheelchair Ramp Detail	24
Pavement Underdrain Detail	25
Erosion Control BMP Details	26-30
Street X-Sections	31-44
Coordinate Sheet	45-46
Copy of Plat	47



January 12, 2022

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