

# GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) 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  
 Aquila Energy 1-800-303-0357  
 ATT 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  
 Canoco 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.

- Existing trees shall be trimmed/removed ONLY with approval of the Developer. Trimming of overhanging limbs will be permitted only with chainsaws. Trees not in direct conflict with proposed new construction shall remain and be protected from damage. Prior to construction, an on-site meeting with the Developer will take place to determine tree clearing. All trimming or removal shall be included in bid item "Site Clearing".

- 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 constr. 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.

- 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.

- All areas disturbed during construction shall be seeded as follows: (Temporary Seeding)  
 SEED --- Rye grass (PLS) --- 5 Lbs/1,000 Sq Ft.

- The Contractor shall adjust valve boxes as necessary to match proposed grade. Cost to be included in bid item, "Site Restoration."

- The Contractor shall drain any standing water in sump areas of the proposed pavement. Contractor shall overexcavate and recompact these areas as required to maintain compaction of 95% Standard Proctor Density. Cost to be incidental to 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.

- The Developer for this project is Jeff Mullen  
 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67272  
 PH: (316) 684-7300 email: jeff@ritchdevelopment.com

- Excess excavation shall be spread on the lots outside easements & street R/W's.

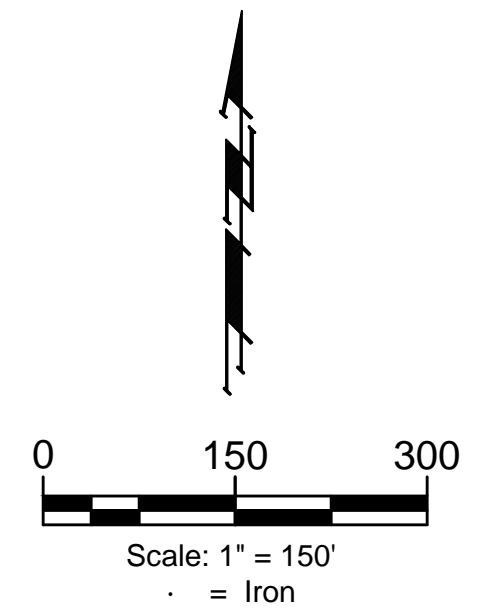
## BENCHMARKS

- Cross cut in top of curb south side of Bristol Ct. Approx. 14.5' north of the NE cor. of Lot 51, Block E, Brookfield Addn. Elev. = 1380.34 NAVD88
- City of Wichita Benchmark Disk in top of curb. East end of north curb return, Bristol and Bristol Ct, adjacent to fire hydrant Approx. 17.9' SE of the SE cor. of Lot 20, Block D, Brookfield Addn. Elev. = 1378.62 NAVD88

# Street Paving and Incidental Storm Water Sewer for Bristol Ct to serve COURTYARDS AT BROOKFIELD ADDITION PHASE 3

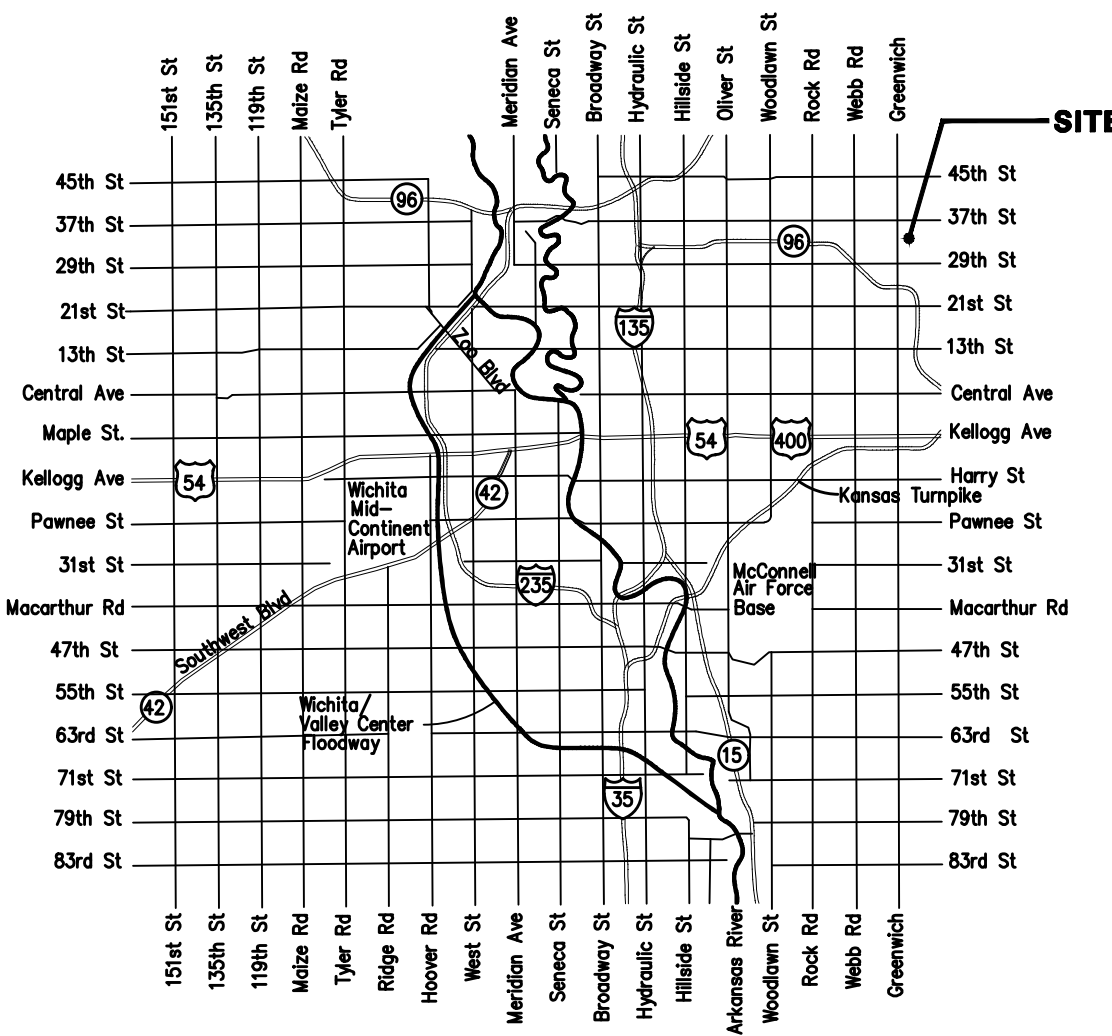
BRISTOL CT (Lots 58-75, Block 1): From the Northwest Corner of Lot 57, Block 1 to and Including the Cul-de-sac

CITY OF WICHITA, KANSAS  
 Paul Gunzelman, P.E. Interim City Engineer  
 Project Number: 472-2023-085896  
 Org Code Number: E3080  
 Munis Number: 47473123



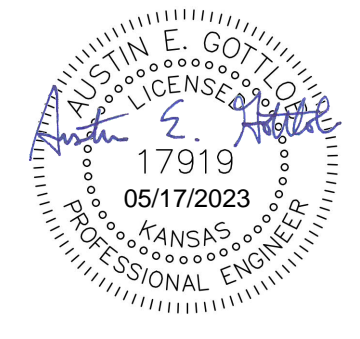
## SHEET INDEX

Title Sheet	1
Asphalt Paving Detail	2
Curb & Gutter Details	3
Sign Detail	4
Bristol Ct	5-7
SWS Line 1	8
Erosion Control Plan	9
Erosion Control BMP Details	10-14
Std. Type 1A Curb Inlet Detail	15
Frame and Cover Details	16
Pavement Underdrain Details	17
Cross Sections	18-19
Coordinate Sheet	20
Copy of Plat	21-22



Project Earthwork Totals (CY unadjusted)		
	Excavation	Loose Fill
Street (R/W)	665	221
Easement Grading	297	95
Project Total	962	316
Total Project Length 946 L.F. = 0.18 Miles		

PROPOSED STREETS: [Hatched Box] BENEFIT DISTRICT: [Diagonal Lines Box]



**Stormwater Certification:**  
 New Development/Or Redevelopment  
 Stormwater Permit # SW2017-0025  
 NOI Permit # S-LA20-0021

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) = 156 Ac.  
 Disturbed Area (Acres) = 7 Ac.  
 Water Quality Treatment: Provided by pond in Res. "H"  
 Downstream Channel Protection: Pond Outlet Weir  
 Detention: Wet Pond  
 The BMP used for this development is Construction entrance, silt fence, curb inlet protection, & erosion control mat

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

Mar. 15, 2023

E:\Projects\Brookfield Addition - 16-04-PI-001\Engineering\Courtyards Ph 2 Wtr & Ph 3 SWSTR\_21-12-2023.dwg