

**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  
 Evergy 383-8650  
 Aquila 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 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.
- 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 "Maintain Existing BMP's."
- All excess excavation from any construction activities on this project including trench excavation, easement grading, or any other activities shall be the responsibility of the contractor to remove from the site at the contractor's expense. No stockpiles nor any other extra payments will be allowed unless explicitly agreed to by the owner.
- All of Res. "A" above the water surface and Creed St., Greenleaf St., Hurst St., & Webb Rd. R/W's disturbed by construction shall be seeded and mulched as follows:  
 SEED -- Kansas Premium Fescue Blend; 8#/1000 Sq. Ft.  
 Rye grass (PLS); 3#/1000 Sq. Ft. and  
 FERTILIZER -- 12-24-12 Ratio at 350 Lbs./Ac.  
 MULCH -- 2 Tons Prairie Hay / Acre - where E.C. Mat not specified.  
 All other disturbed areas not in street R/W are to be seeded as follows:  
 SEED -- Rye grass (PLS)--5#/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.

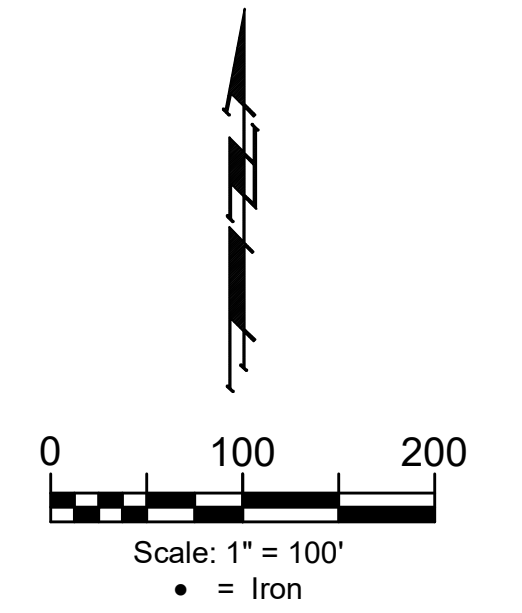
- A Geotechnical Report is available for this site. Contact the Design Engineer.
- The Developer for this project is Eric Gilbert. 5841 N Prospect Rd., Park City, KS 67204. PH# (316) 650-7536 Email emgilbert13@gmail.com

# STORMWATER DRAIN IMPROVEMENTS

to serve

## TOWNE PARC 10TH ADDITION

CITY OF WICHITA, KANSAS  
 Paul Gunzelman, P.E. Interim City Engineer  
 Project Number: 468-2023-085536  
 Org Code Number: 47311823  
 Munis Number: E3093



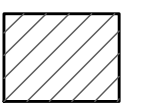
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**Construction Sequence:**

- Sanitary Sewer by This Contract
- SWD Grading & Storm Sewer by This Contract
- Water Project by This Contract
- Paving by Other Contract

**BENEFIT DISTRICT**



**EARTH WORK TOTALS (Unadjusted)**

	C.Y. EXCAVATION	C.Y. FILL
Project Totals	79,406	56,122

Earthwork Quantities reflect the best available topography. The Contractor shall satisfy himself with the earthwork quantities as bid for L.S. bid item "Grading, Mass" prior to bidding. No additional payments or change orders for earthwork will be accepted.

**BENCHMARKS**

BM-1#  
 SQUARE CUT ON TOP OF CURB 119.3± N. & 6.4± W. OF SE. COR., LOT 7, BLOCK 2, TURTLE RUN 3RD ADDITION.  
 ELEV. = 1390.32 NAVD88

BM-2#  
 SQUARE CUT ON TOP OF CURB 118.4± N. OF SE. COR., LOT 6, BLOCK 2, TURTLE RUN 2ND ADDITION.  
 ELEV. = 1391.04 NAVD88

**Stormwater Certification:**

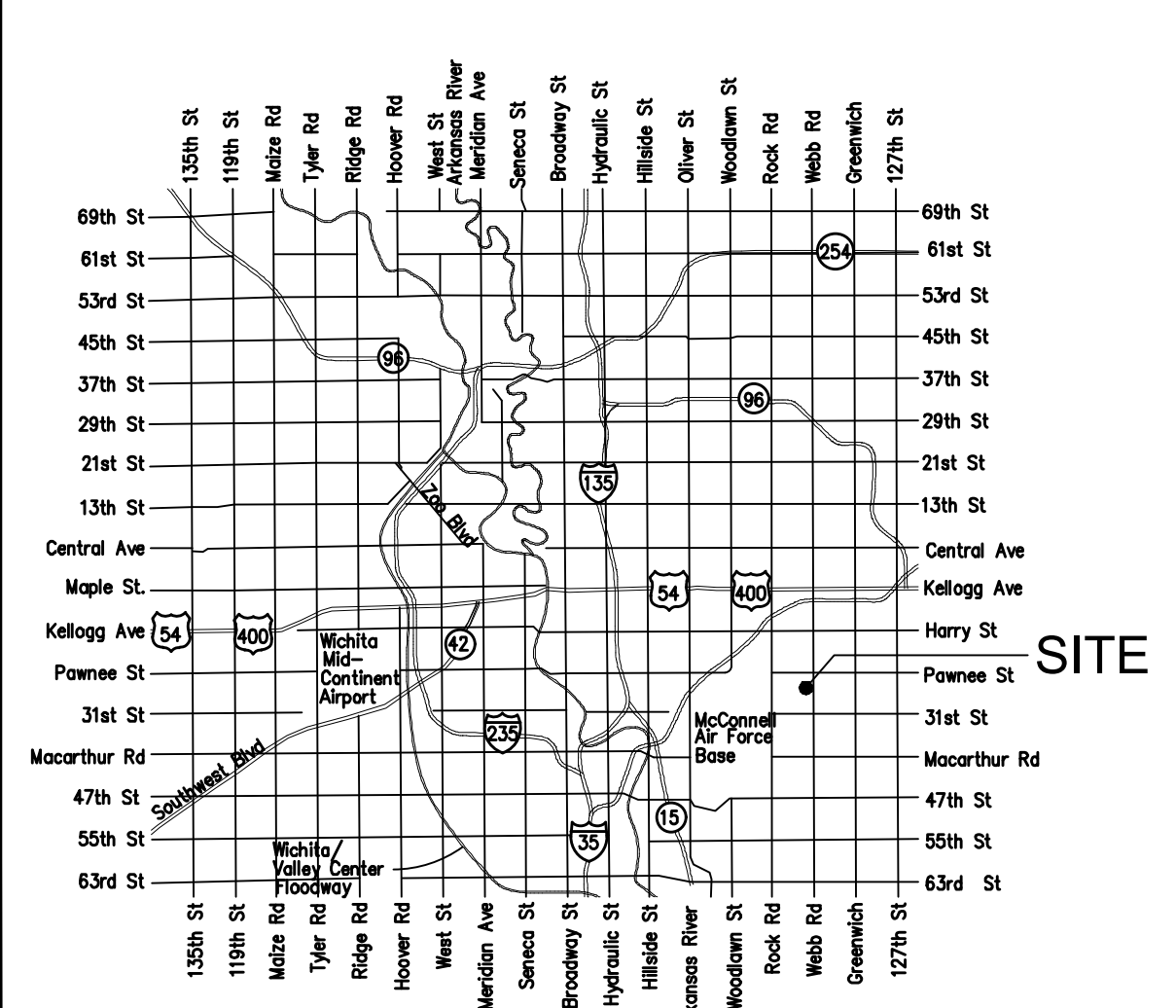
New Development or Redevelopment

Stormwater Permit # \_\_\_\_\_

NOI Permit # S-AR94-1820 KSR121264

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) = 37.3 ac.  
 Disturbed Area (Acres) = 37.3 ac.  
 Water Quality Treatment: Wet Ponds  
 Downstream Channel Protection: Wet Ponds  
 Detention: Wet Ponds  
 The BMP used for this development is Wet Ponds



**VICINITY MAP**



June 12, 2023

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

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