

# 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:  
 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.
- 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 City Datum. City Datum + 1187.8 = NAVD88.
- A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat top of the mound shall be 0.4 foot below the top to the manhole.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractor's expense.
- 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".
- Dirt excavated for temporary ditching is to be stockpiled adjacent to the ditch, to be used for filling in ditch with future phase. All other excess excavation shall remain on-site and shall be stockpiled on Lots 44-69, Block A and Lots 1-9, Block D, Blue Lake Addition outside of easements and street R/W.

- All of MacArthur R/W disturbed during construction, Res. "A", "B", "C" & "D" and street R/W adjacent to Reserves 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".
- 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 r/w plan grade or within ±0.3' of plan grade outside of street r/w. The contractor shall include all costs associated with the regrading and/or remediation in the bid item "Grading, Mass"
- 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 new construction shall remain and be protected from damage. Prior to the start of construction, the Contractor shall schedule an on-site meeting with the Developer to discuss treed areas. All trimming and/or removal shall be included in bid item "Site Clearing".
- Soil Testing bid item: Contractor to perform soil density testing on lots. See Building Pad Detail, sheet 6 for locations. City to provide soil testing in ROW and ponds.
- The developer for this project is BLU&P, LLC, Jayson L. Russell, Manager (316)644-8333

## Benchmarks

BM #1 - "+" on north side of manhole rim ~42' east and 28' south of the intersection of MacArthur & Bluelake St.  
 Elev. = 99.97 City Datum

BM #2 - "□" with + cut on northwest face of drop inlet on north side of MacArthur Road, 79.4' North of centerline of MacArthur Road and 152.3' E/SE of southwest corner of Reserve "C", Blue Lake 3rd Addition.  
 Elev. = 95.55 City Datum

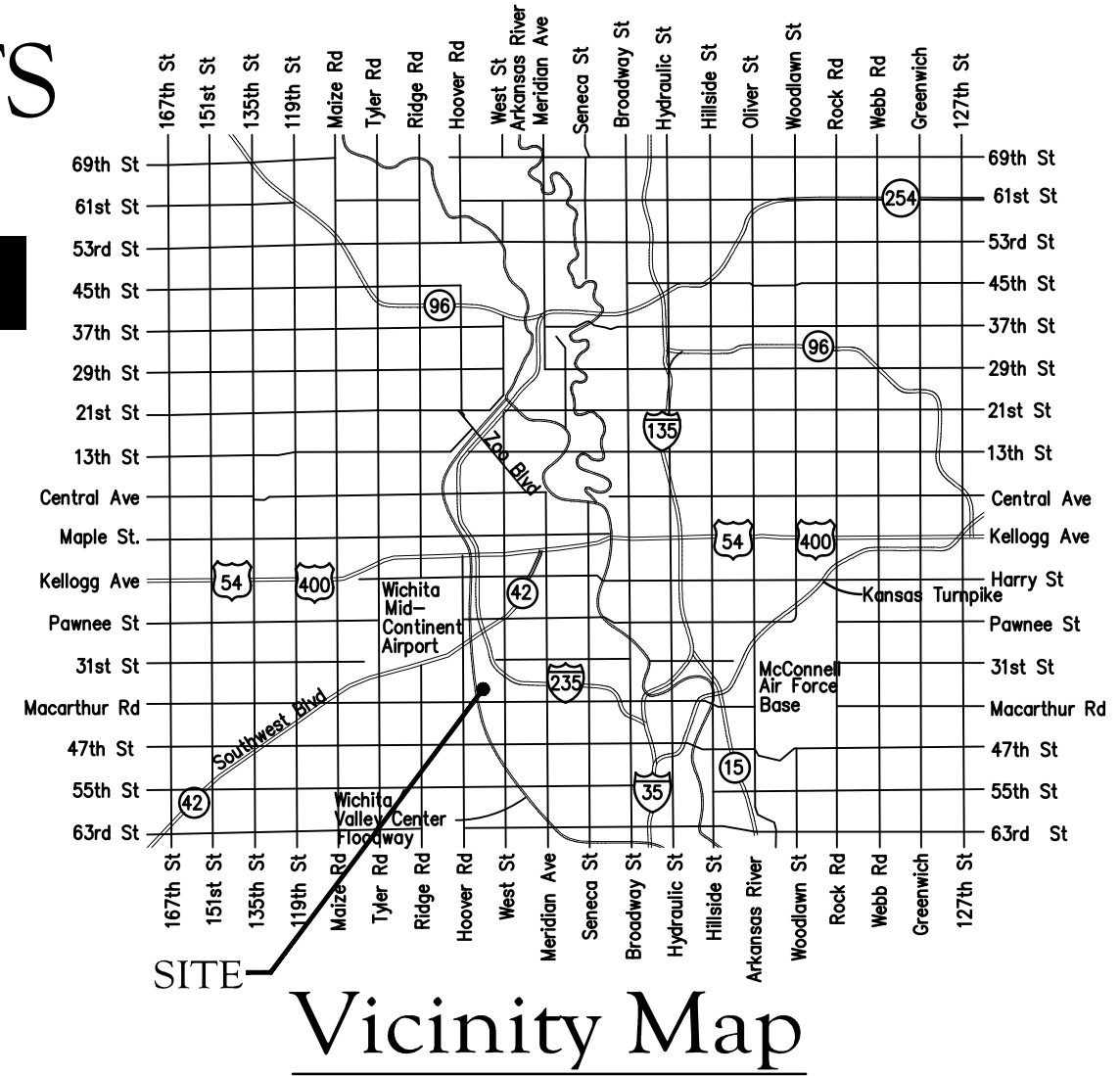
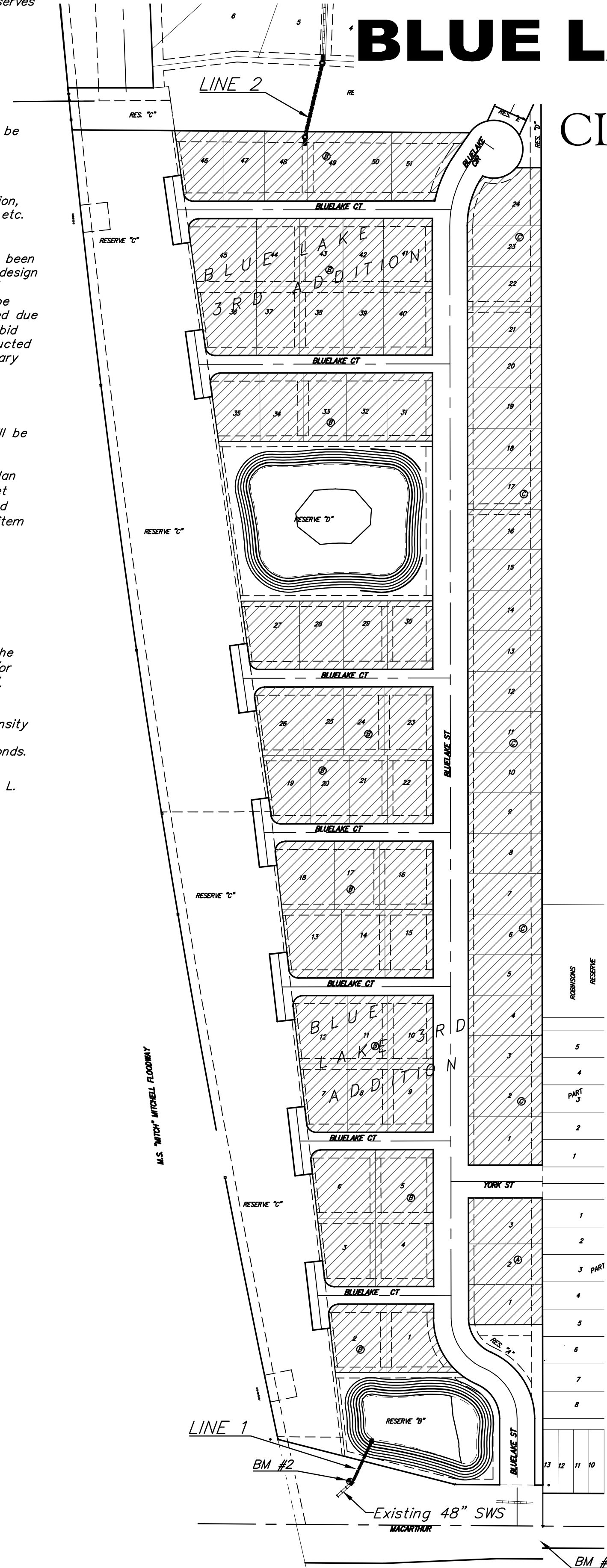
# STORM WATER DRAIN #508 IMPROVEMENTS

to serve

# BLUE LAKE 3RD ADD. - Ph. I

## CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
 Project Number 458-2023-085533  
 Org Code 47312623  
 Munis Number E3132



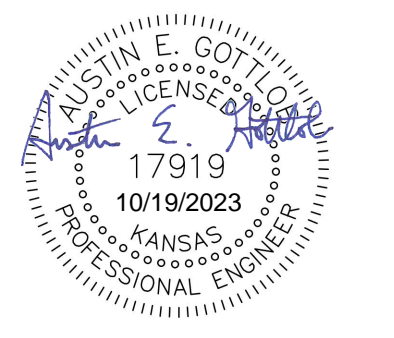
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**Stormwater Certification:**  
 New Development  Redevelopment (Circle One)  
 Stormwater Permit # SW2023-0051  
 NOI Permit # S-AR94-1802 KSR121085

*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.*

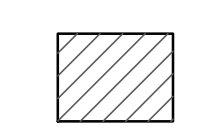
Site Area (Acres) = 38.5 Ac.  
 Disturbed Area (Acres) = 38.5 Ac.  
 Water Quality Treatment: Infiltration Basins/Dry Detention  
 Downstream Channel Protection: N/A  
 Detention: Infiltration Basins/Dry Detention  
 The BMP used for this development is Infiltration Basins/Dry Detention



October 19, 2023

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

Benefit District



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