

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
Westar Energy 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.
- The Engineering Division shall field locate water valve one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades by the contractor.
- The Contractor shall notify the consultant engineer and Tom Mason at 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractor's responsibility.
- All elevations shown are NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- Any sidewalk, drive approach, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- City maintenance of storm sewer ends at easement/right of way line.
- 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 of the manhole.
- Geotechnical report available upon request.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- The inspecting firm shall submit to the City Stormwater Maintenance Division a digital copy of the CCTV inspection of the conduits and structures following construction. The digital file formation shall be compatible with the City input template. A copy of the template is available upon request at 316-268-4090.
- 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".
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- All areas disturbed during construction shall be seeded at 5 lb./1000 s.f. with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City Specifications.
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

Benchmarks

BM #1: Cross top of curb south side of drive return east of the NE corner of Lot 1, Block A, Village Charter 3rd Add.
Elev. = 1335.03 NAVD88

BM #2: Cross top of curb on median, ~82'E & 132'N of SE corner of Lot 1, Block A, Village Charter 3rd Add.
Elev. = 1336.16 NAVD88

STORM SEWER IMPROVEMENTS

to serve

VILLAGE TOURS & TRAVEL VILLAGE CHARTERS 3RD ADD.

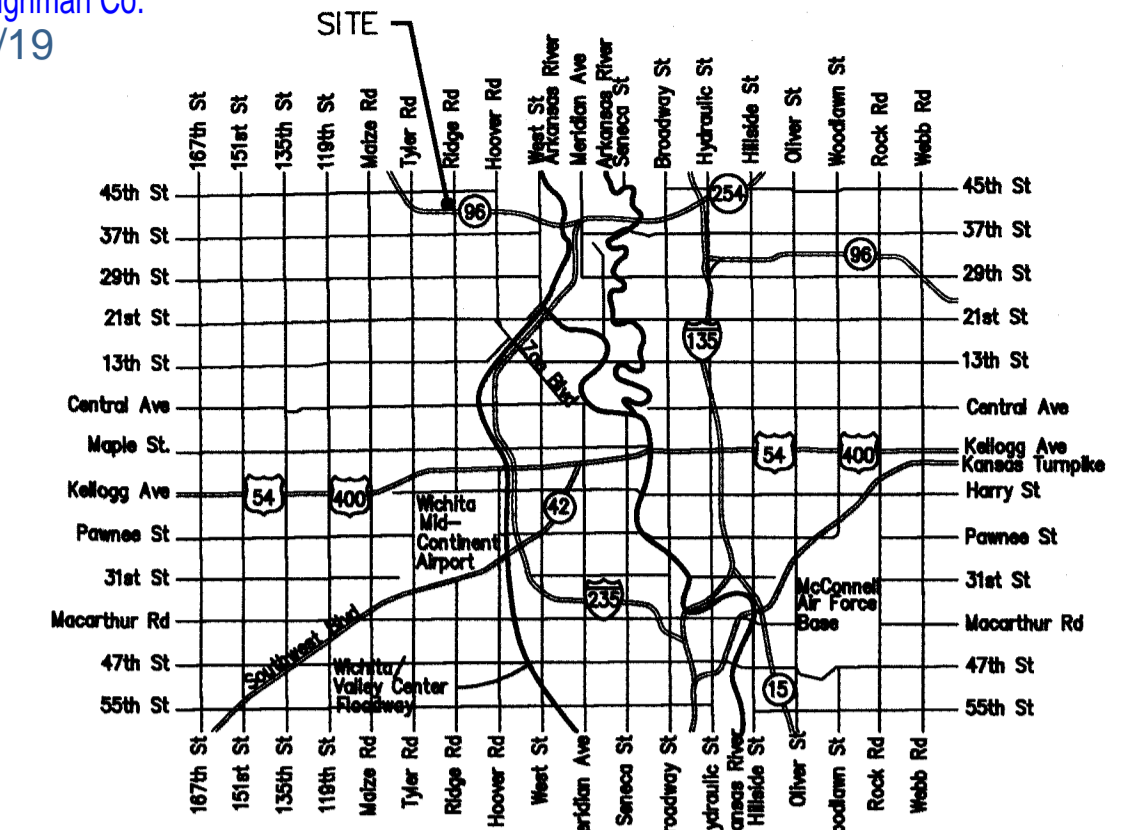
N. RIDGE ROAD
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

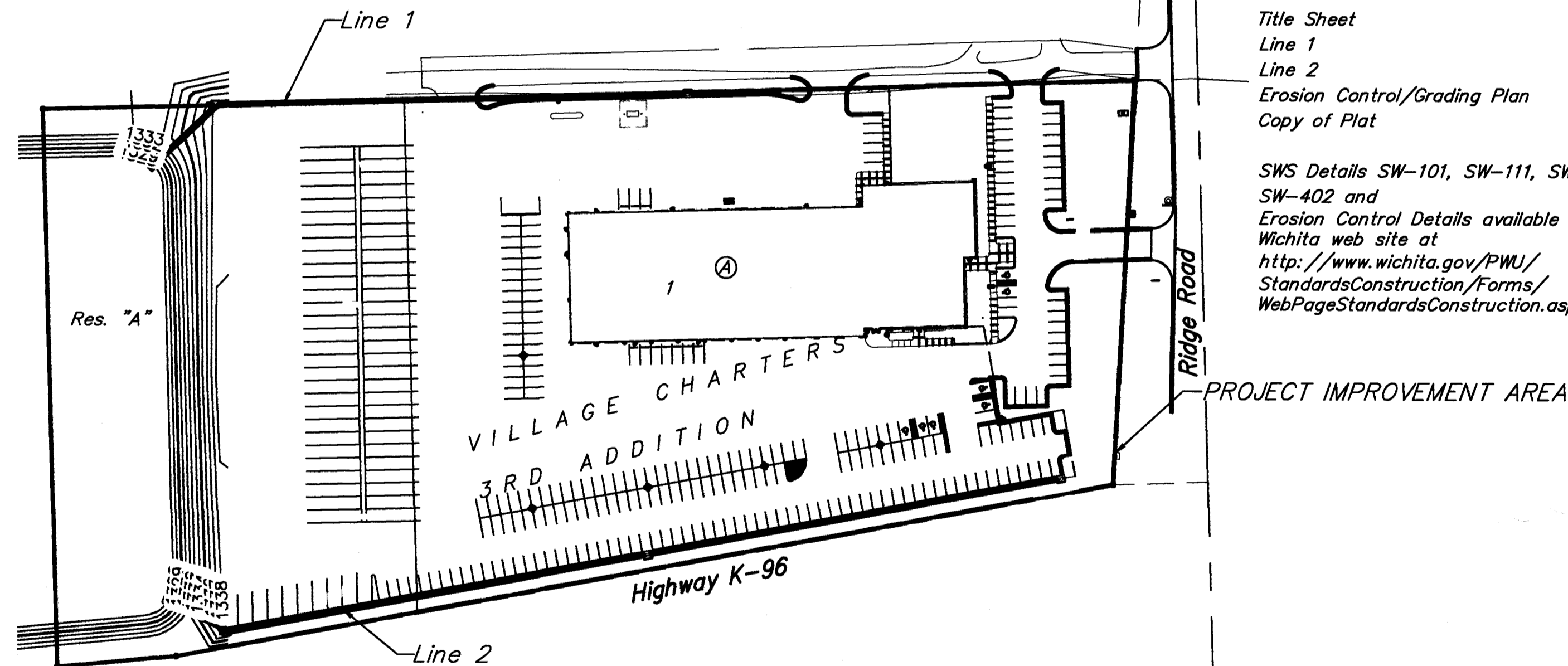
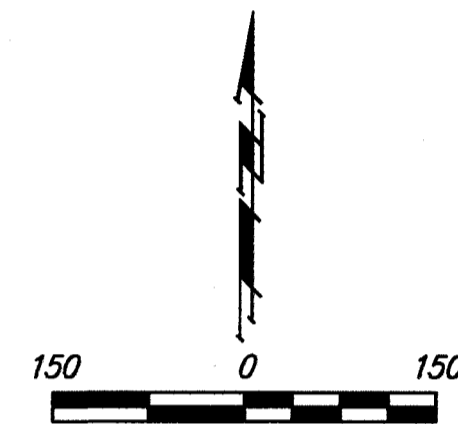
Project Number
560 PPD (133119)

AS BUILT PLANS

Contractor: Wilks Underground
Inspector: David VanSickle, Baughman Co.
As Built by: KEK, 10/29/19



Vicinity Map



Sheet Index

Title Sheet	1
Line 1	2
Line 2	3-4
Erosion Control/Grading Plan	5
Copy of Plat	6

SWS Details SW-101, SW-111, SW-401, SW-402 and Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>

Stormwater Certification:

New Development

Stormwater Permit # 5602219-0009

NOI Permit # S-AR94-1476 KSR113896

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) = 15.4 ac

Disturbed Area (Acres) = 10.4 ac

Water Quality Treatment: Offsite BMP Program

Downstream Channel Protection: N/A

Detention: Regional Pond

The BMP used for this development is silt fence, curb inlet protection and construction entrance.

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING AND STORMWATER DIVISION

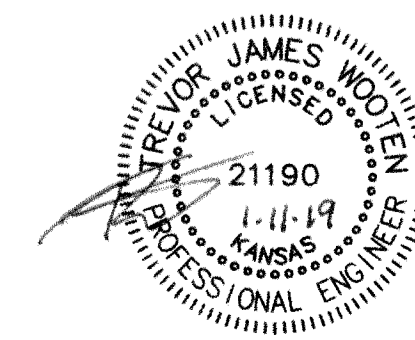
Engineering John Gustafson 2.19.19

Stormwater Joe Huchko 2.19.19

NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions (on file and available at Wichita.gov).

An approved copy of these plans signed by City staff are required on-site.



February 2019



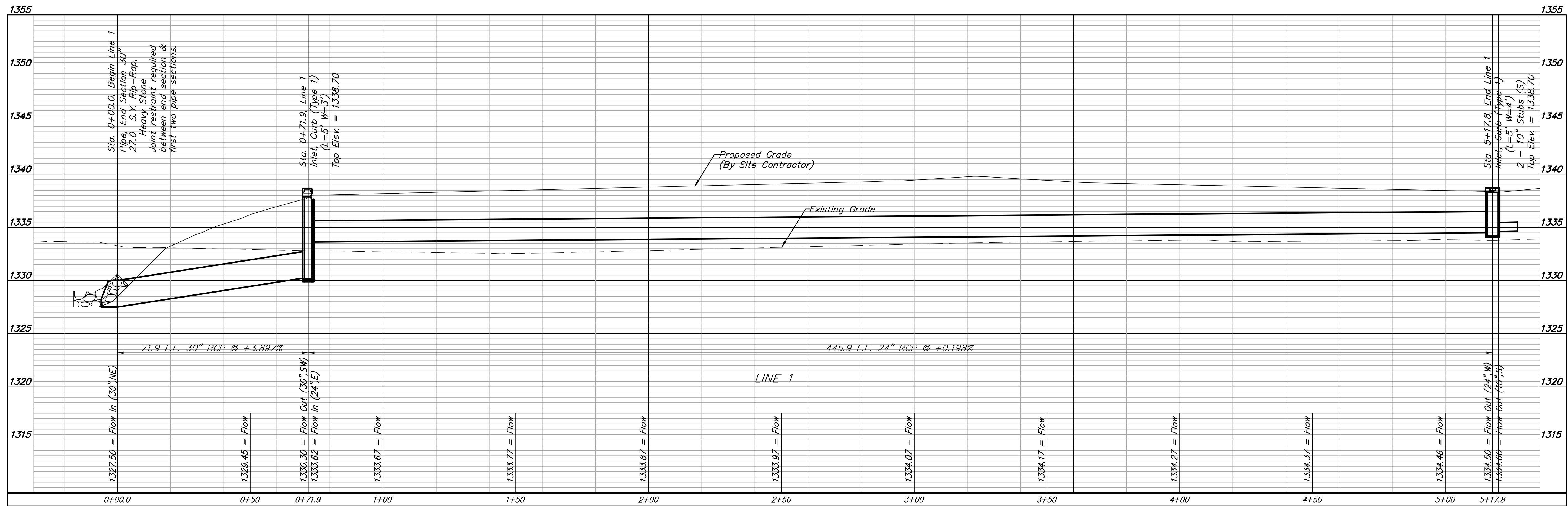
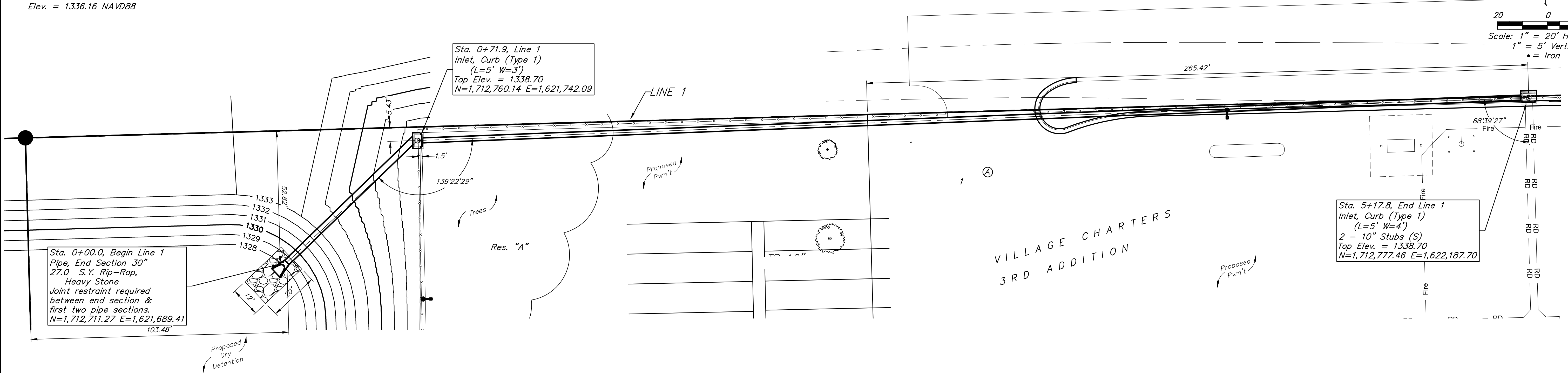
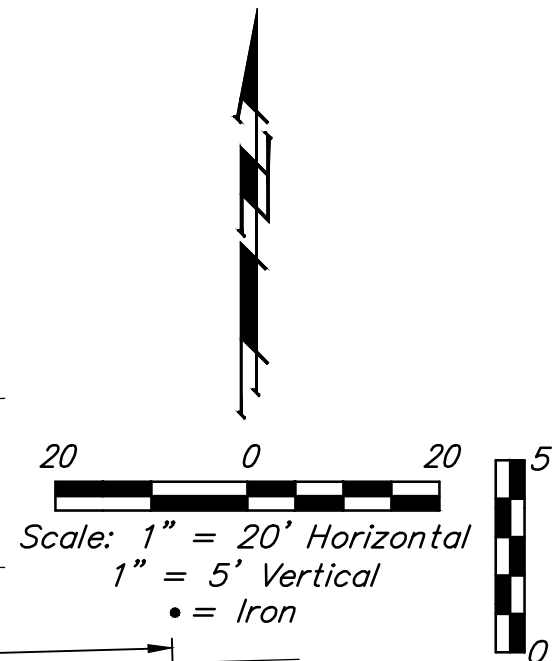
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

BENCHMARKS:
 BM #1: Cross top of curb south side of drive return east of the NE corner of Lot 1, Block A, Village Charter 3rd Add.
 Elev. = 1335.03 NAVD88

BM #2: Cross top of curb on median, ~82'E & 132'N of SE corner of Lot 1, Block A, Village Charter 3rd Add.
 Elev. = 1336.16 NAVD88

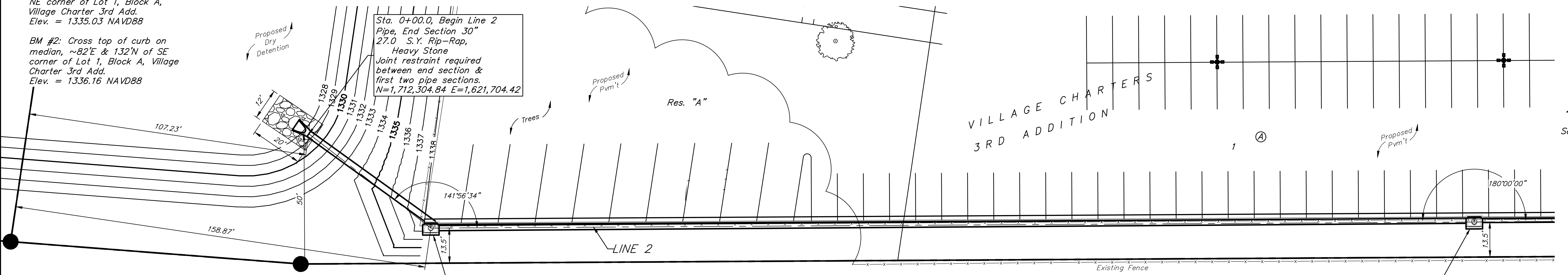
Trees in conflict with sws construction to be removed by contractor. All other trees shall remain and be protected from damage during construction. Overhanging limbs shall be trimmed by the Contractor using a chain saw only as necessary for construction and with approval of the Engineer.

UNPLATTED



BENCHMARKS:
 BM #1: Cross top of curb south side of drive return east of the NE corner of Lot 1, Block A, Village Charter 3rd Add.
 Elev. = 1335.03 NAVD88

BM #2: Cross top of curb on median, ~82'E & 132'N of SE corner of Lot 1, Block A, Village Charter 3rd Add.
 Elev. = 1336.16 NAVD88

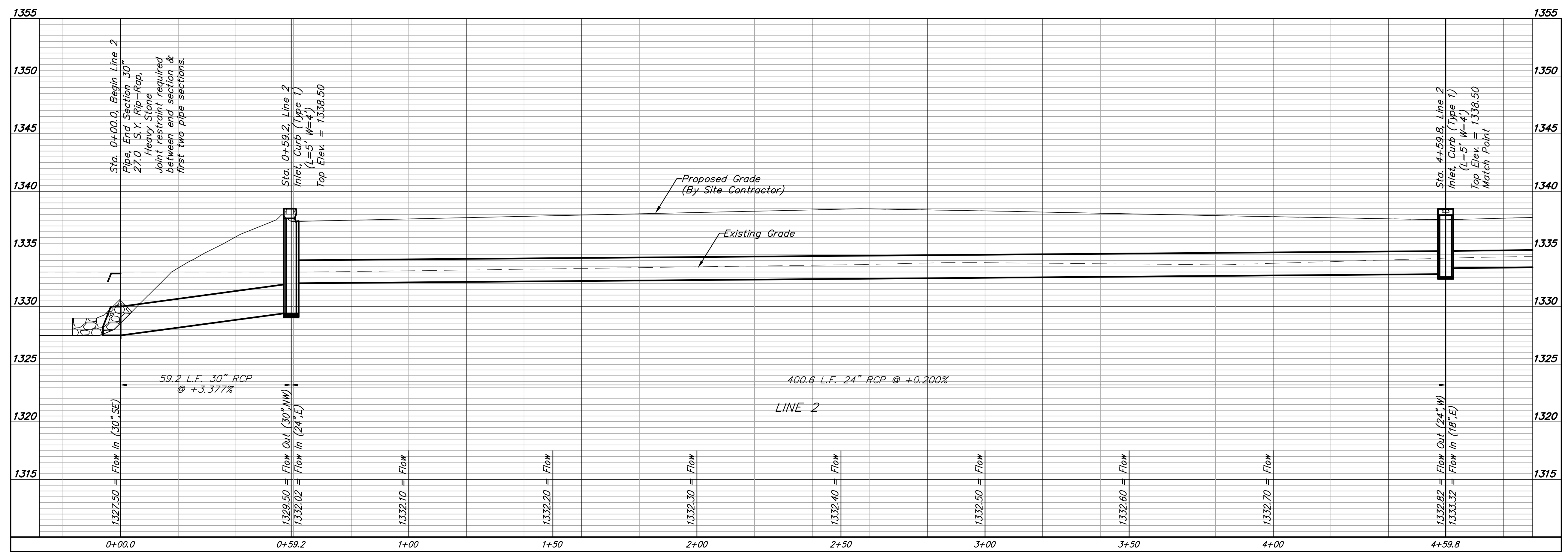


Sta. 0+00.0, Begin Line 2
 Pipe, End Section 30"
 27.0 S.Y. Rip-Rap,
 Heavy Stone
 Joint restraint required
 between end section &
 first two pipe sections.
 N=1,712,304.84 E=1,621,704.42

Sta. 0+59.2, Line 2
 Inlet, Curb (Type 1)
 (L=5' W=4')
 Top Elev. = 1338.50
 N=1,712,277.30 E=1,621,756.85

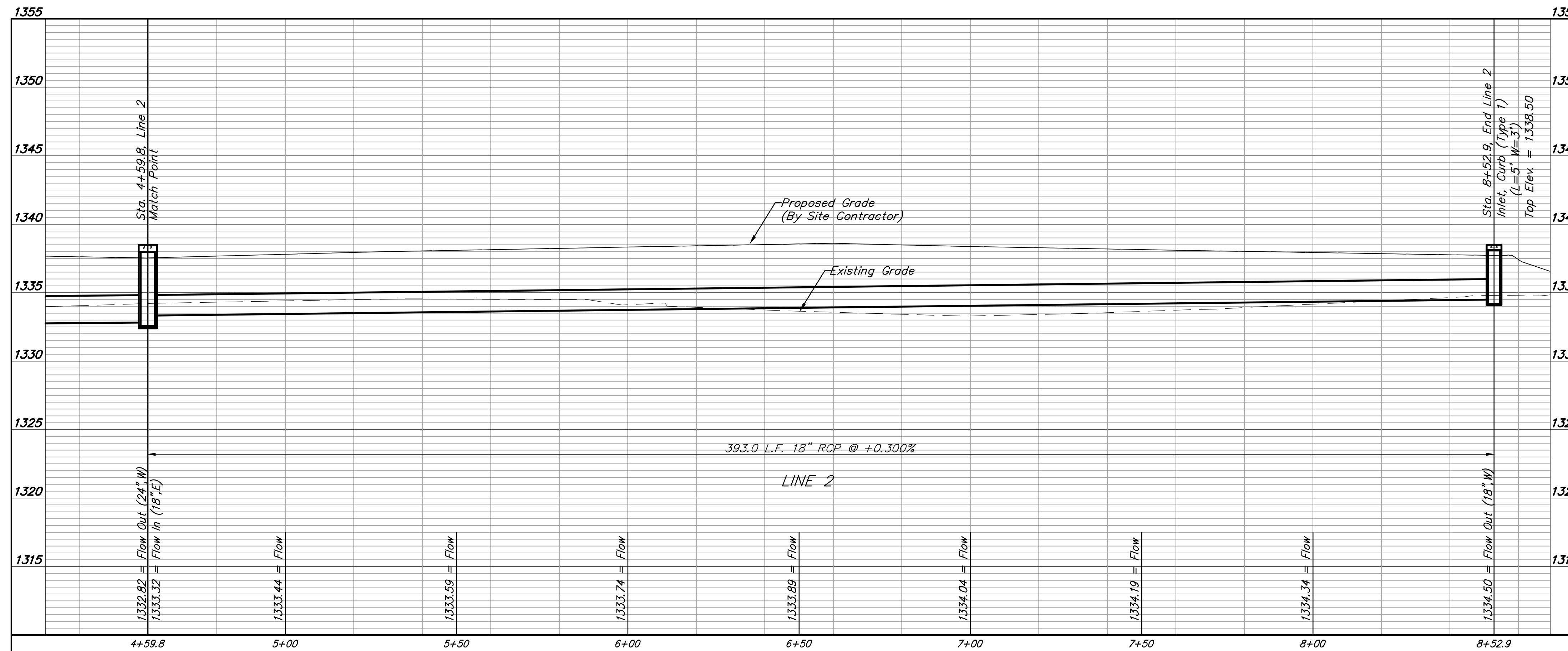
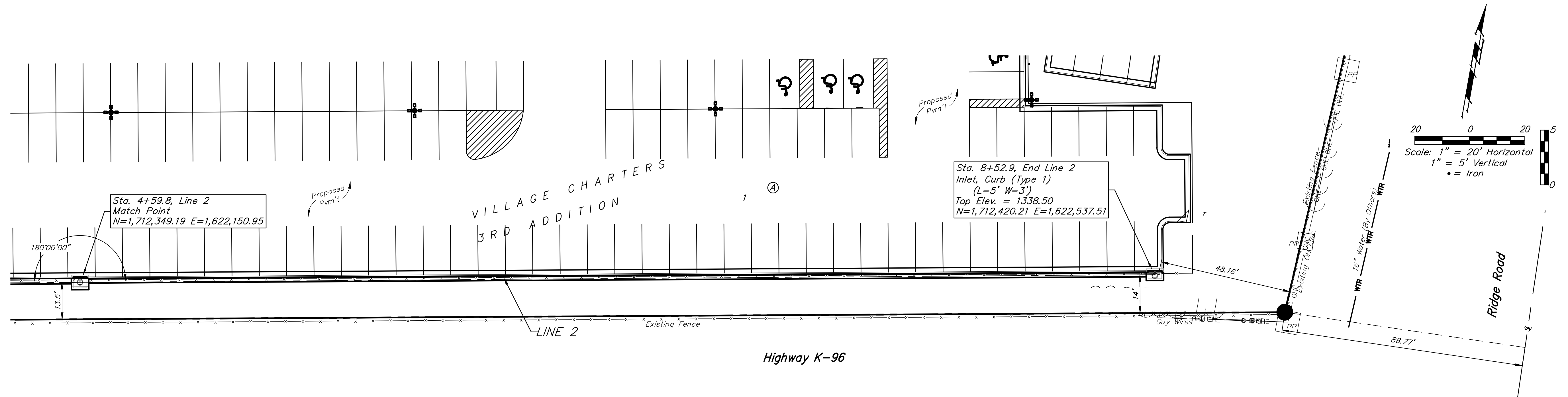
Sta. 4+59.8, Line 2
 Inlet, Curb (Type 1)
 (L=5' W=4')
 Top Elev. = 1338.50
 Match Point
 N=1,712,349.19 E=1,622,150.95

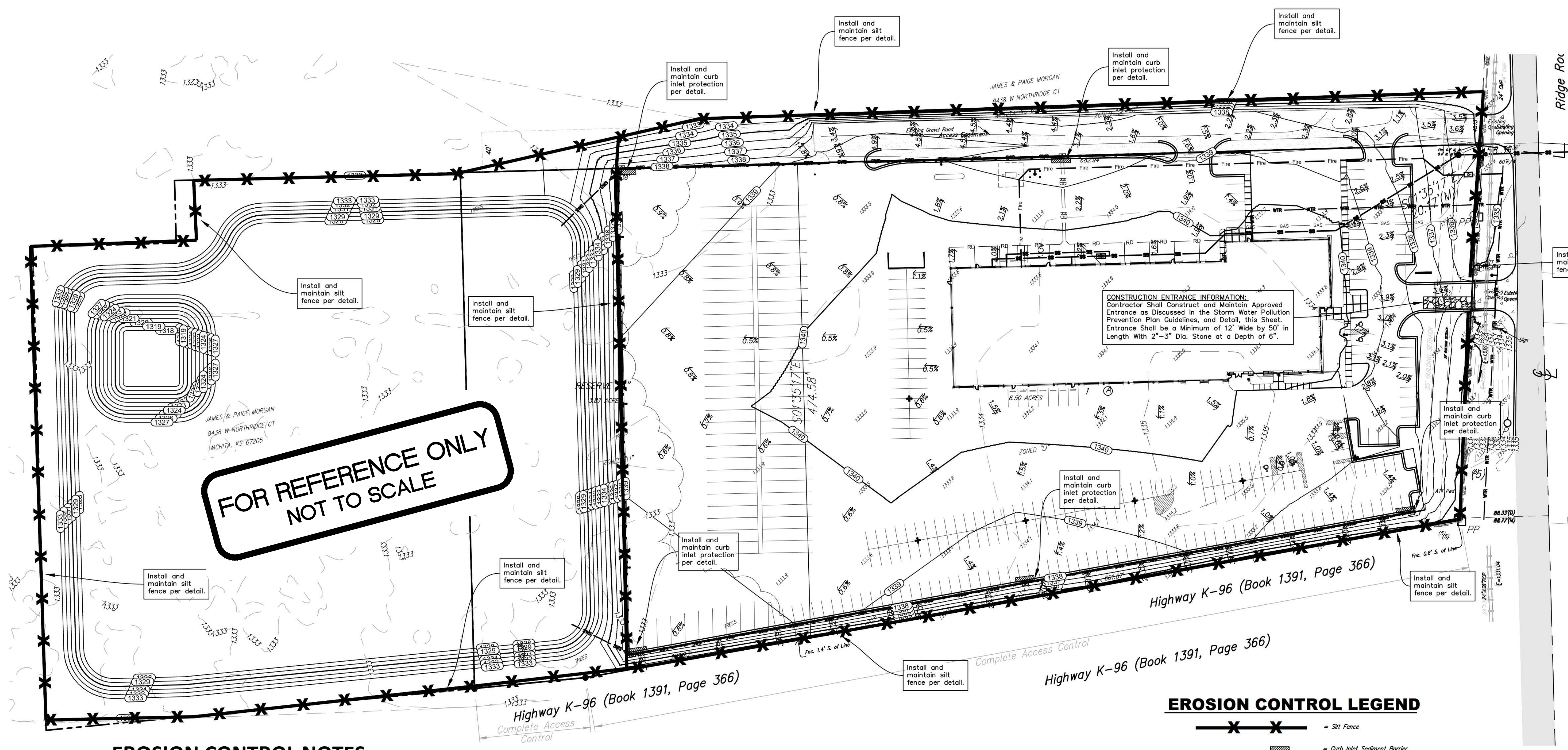
Trees in conflict with sws construction to be removed by contractor. All other trees shall remain and be protected from damage during construction. Overhanging limbs shall be trimmed by the Contractor using a chain saw only as necessary for construction and with approval of the Engineer.



BENCHMARKS:
 BM #1: Cross top of curb south side of drive return east of the NE corner of Lot 1, Block A, Village Charter 3rd Add.
 Elev. = 1335.03 NAVD88

BM #2: Cross top of curb on median, ~82'E & 132'N of SE corner of Lot 1, Block A, Village Charter 3rd Add.
 Elev. = 1336.16 NAVD88





FOR REFERENCE ONLY NOT TO SCALE

CONSTRUCTION ENTRANCE INFORMATION:
 Contractor Shall Construct and Maintain Approved Entrance as Discussed in the Storm Water Pollution Prevention Plan Guidelines, and Detail, this Sheet. Entrance Shall be a Minimum of 12' Wide by 50' in Length With 2"-3" Dia. Stone at a Depth of 6".

EROSION CONTROL NOTES

- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (See #11).
- All exposed areas shall be seeded as specified within 14 days of final GRADING. Seed is to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This SWPP Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- Any substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- An NPDES Permit Application has been submitted for this property. A copy of this application must be kept at the job site for the duration of the construction process.

LEGAL DESCRIPTION

Lot 1, Block A, together with Reserve A, Village Charters 3rd Addition, Wichita, Sedgwick County, Kansas.

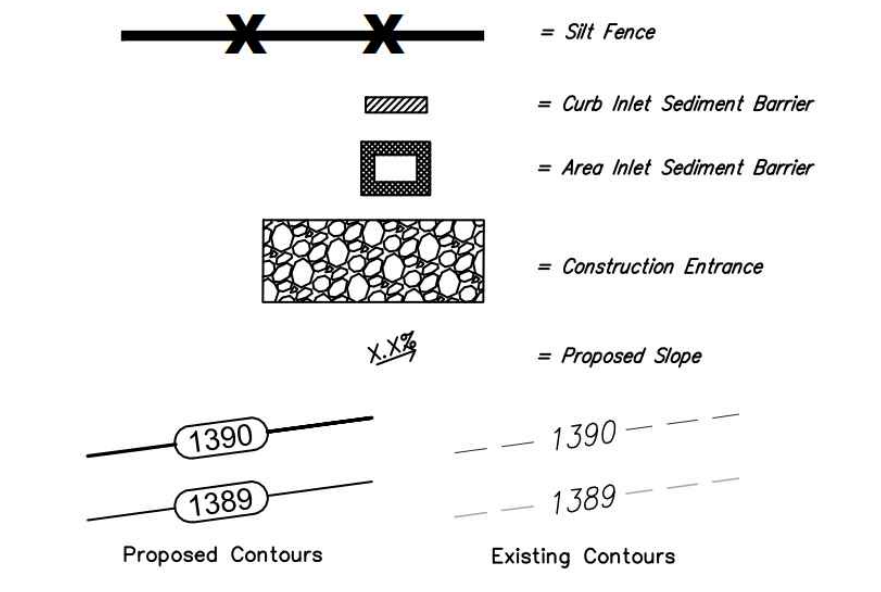
SITE INFORMATION

Total Area:	±451,872.7 sq. ft. (10.4 acres)
Disturbed Area:	±451,872.7 sq. ft. (10.4 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±342,959.6 sq. ft. (7.46 acres)

BENCHMARKS

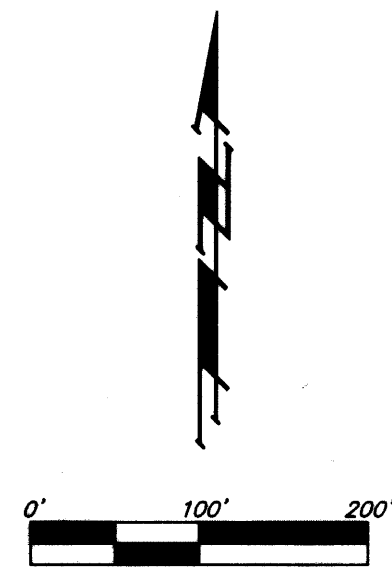
Site Benchmark - 1
 CROSS TOP OF CURB SOUTHWEST SIDE OF DRIVE RETURN EAST OF THE NORTHEAST CORNER OF LOT 1.
 ELEV. = 1335.03 NAVD88

EROSION CONTROL LEGEND



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

VILLAGE CHARTERS 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



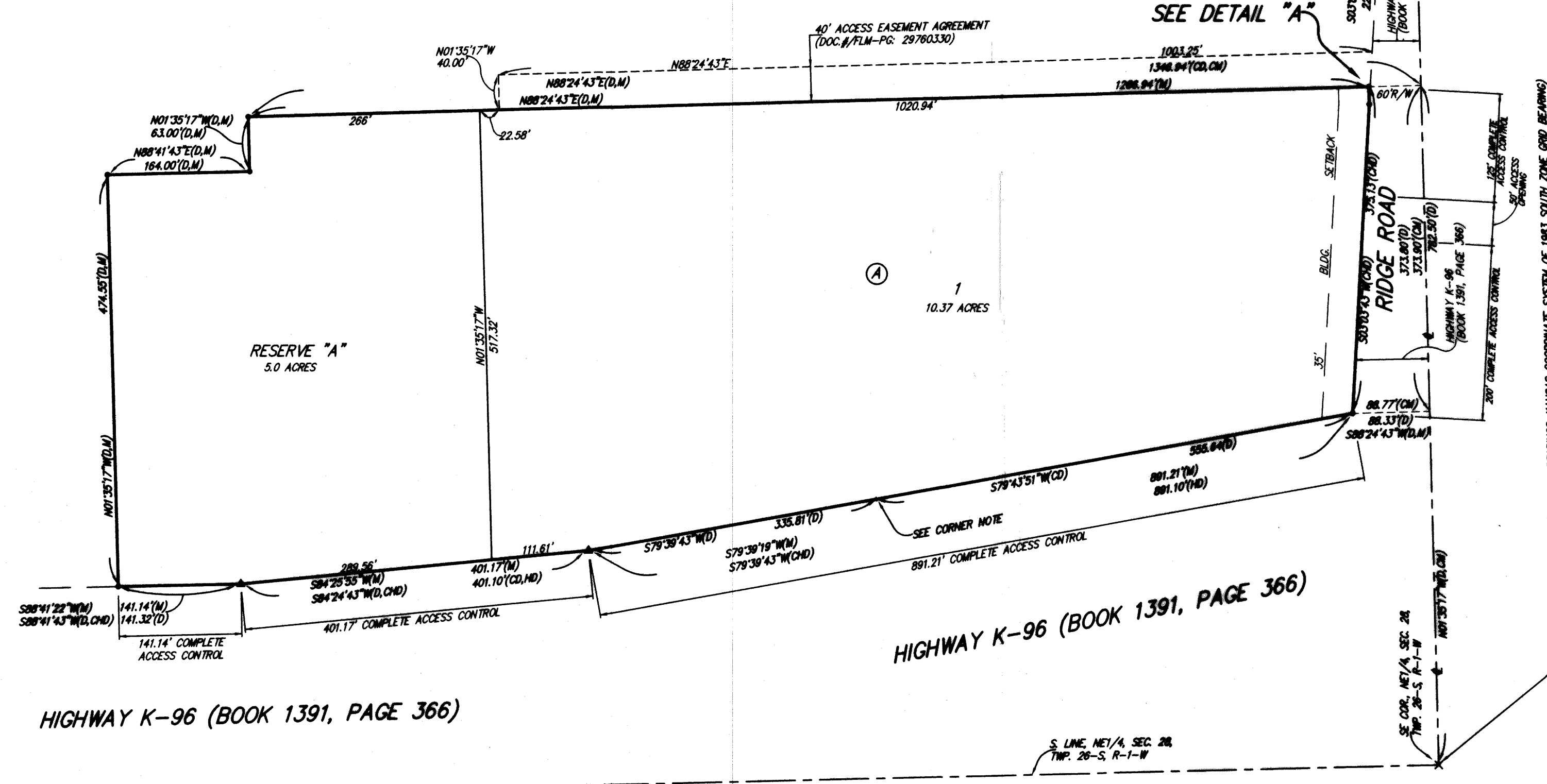
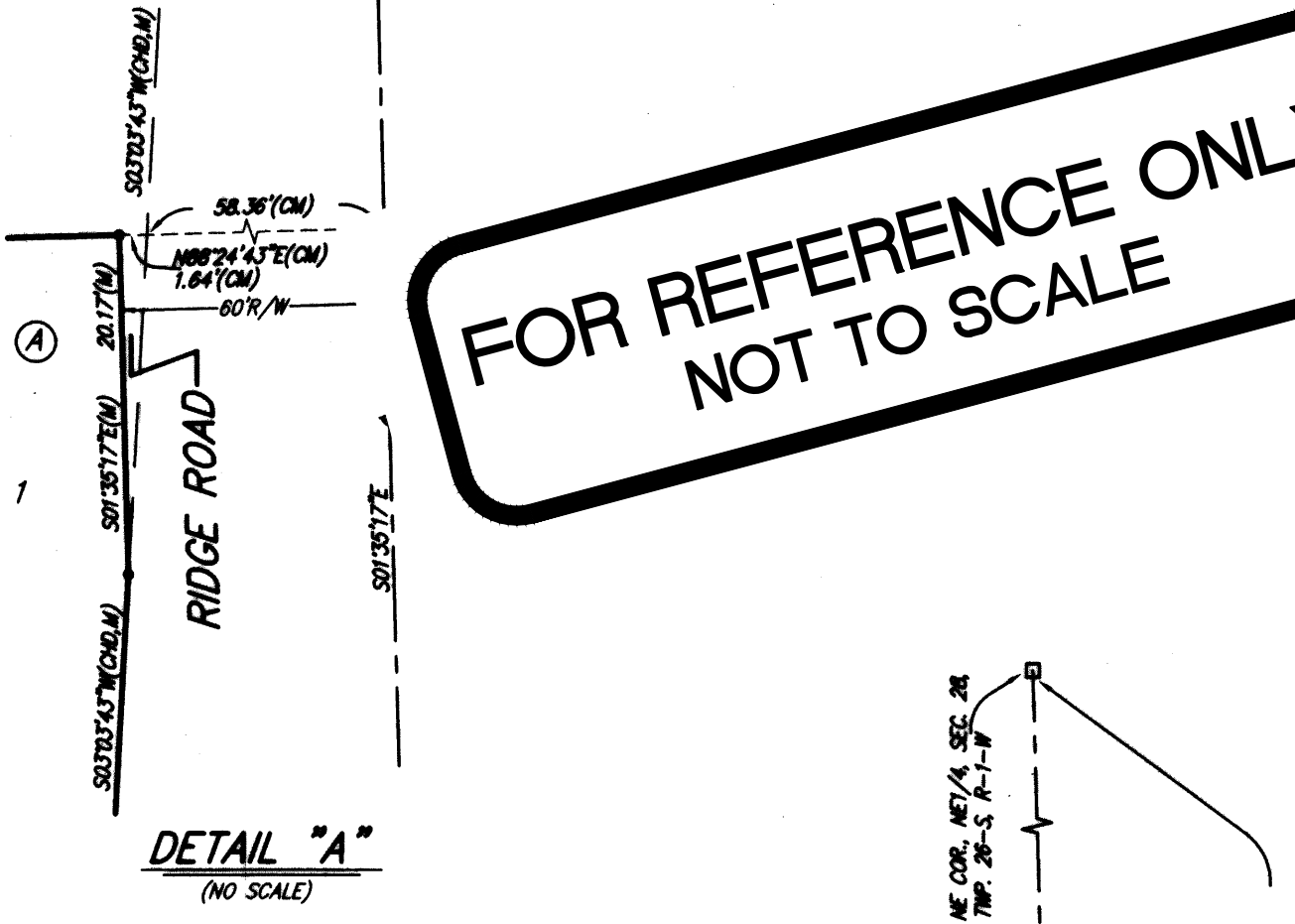
LOT	BLOCK	ELEVATION
1	A	1,336.0

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ▲ #5 REBAR (FOUND)(ORIGIN UNKNOWN)
 - 1/2" IRON PIPE IN TRIMBLE (FOUND)(ORIGIN UNKNOWN)
 - X CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED
(D) = DEED DESCRIPTION
(CM) = CALCULATED FROM MEASURED INFORMATION
(CD) = CALCULATED FROM DEED DESCRIPTION
(HD) = HIGHWAY INFORMATION DESCRIBED IN BOOK 1391, PAGE 366
(CHD) = CALCULATED FROM HIGHWAY INFORMATION DESCRIBED IN BOOK 1391, PAGE 366

BENCHMARK:
CHISELED CROSS ON TOP OF CURB RETURN, SOUTH SIDE OF DRIVE, 17' EAST OF THE NORTHEAST CORNER OF LOT 1.
ELEV. = 1,335.03 NAVD83

CHISELED CROSS ON TOP OF WEST CURB OF MEDIAN, 74.7' EAST OF EAST LINE OF LOT 1 & 135.4' NORTHEAST OF SOUTHWEST CORNER OF LOT 1.
ELEV. = 1,336.15 NAVD83

**FOR REFERENCE ONLY
NOT TO SCALE**



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "VILLAGE CHARTERS 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at a point on the East line of said Northeast Quarter which is 782.50 feet North of the Southeast corner of said Northeast Quarter, said point being on the centerline of Ridge Road, Sedgwick County, Kansas, and 647.35 feet North of the centerline of Highway K-96 as presently lying in and through said Northeast Quarter, said point also being the true point of beginning; thence West perpendicular to the East line of said Northeast Quarter, 17.60 feet; thence to the left 90°00' and South 457.67 feet, to the northerly right-of-way line of said Highway K-96; thence to the left 98°40'52" and East-Northeasterly along said North right-of-way line, 555.64 feet to the Westerly right-of-way line of said Ridge Road; thence to the right 8°40'52" and East 88.33 feet, to the East line of said Northeast Quarter; thence North along the East line of said Northeast Quarter 373.80 feet, to the point of beginning, TOGETHER with a tract in the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at a point on the East line of said Northeast Quarter, (said East line having an assumed bearing of N01°35'17"W), which is 782.50 feet North of the Southeast corner of said Northeast Quarter, said point being on the centerline of Ridge Road, Sedgwick County, Kansas, and 647.35 feet North of the centerline of Highway K-96, (recorded in Deed for Highway Purposes in Book 1391, Page 366), as presently lying in and through said Northeast Quarter, said point also being the Northeast corner of a tract of land described and conveyed in the Statutory Warranty Deed recorded in Doc.#/Film-Pg: 29737019; thence S88°24'43"W perpendicular to the East line of said Northeast Quarter and along the North line of said tract of land, (Doc.#/Film-Pg: 29737019), 637.60 feet for a point of beginning, said point of beginning also being the Northwest corner of said tract of land, (Doc.#/Film-Pg: 29737019); thence S01°35'17"E along the West line of said tract of land, (Doc.#/Film-Pg: 29737019), 457.67 feet to the Northerly right-of-way line of said Highway K-96, (Book 1391, Page 366), said point also being the Southwest corner of said tract of land, (Doc.#/Film-Pg: 29737019); thence S79°39'43"W along said Northerly right-of-way line of said Highway K-96, 335.81 feet to a deflection corner in said right-of-way; thence S84°24'43"W along said Northerly right-of-way line of said Highway K-96, 111.71 feet; thence N01°35'17"W perpendicular to the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg: 29737019), 517.25 feet to the intersection with the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg: 29737019); thence N88°24'43"E along the westerly prolongation of the North line of said tract of land, 443.34 feet to the point of beginning, TOGETHER with a tract in the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at a point on the East line of said Northeast Quarter, (said East line having an assumed bearing of N01°35'17"W), which is 782.50 feet North of the Southeast corner of said Northeast Quarter, said point being on the centerline of Ridge Road, Sedgwick County, Kansas, and 647.35 feet North of the centerline of Highway K-96, (recorded in Deed for Highway Purposes in Book 1391, Page 366), as presently lying in and through said Northeast Quarter, said point also being the Northeast corner of a tract of land described and conveyed in the Statutory Warranty Deed recorded in Doc.#/Film-Pg: 29737019; thence S88°24'43"W perpendicular to the East line of said Northeast Quarter and along the North line of said tract of land, (Doc.#/Film-Pg: 29737019), and along the North line of a tract of land described and conveyed in the Kansas Warranty Deed recorded in Doc.#/Film-Pg: 29760346, 1,080.94 feet for a point of beginning; thence S01°35'17"E along the West line of said tract of land, (Doc.#/Film-Pg: 29760346), 517.25 feet to the Northerly right-of-way line of said Highway K-96, (Book 1391, Page 366), said point also being the Southwest corner of said tract of land, (Doc.#/Film-Pg: 29760346); thence S84°24'43"W along said Northerly right-of-way line of said Highway K-96, 289.39 feet to a deflection corner in said right-of-way; thence S88°41'43"W along said Northerly right-of-way line of said Highway K-96, 141.32 feet; thence N01°35'17"W perpendicular to the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg: 29760346), 474.55 feet; thence N88°41'43"E 164.00 feet; thence N01°35'17"W perpendicular to the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg: 29760346), 63.00 feet to the intersection with the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg: 29760346); thence N88°24'43"E along the westerly prolongation of the North line of said tract of land, (Doc.#/Film-Pg: 29760346), 266.00 feet to the point of beginning.

Existing public easements, dedications, access controls, and building setback lines, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, Street and a Reserve, to be known as "VILLAGE CHARTERS 3RD ADDITION", Wichita, Sedgwick County, Kansas. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, lakes, drainage purposes, floodplain, and fences. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas or the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

VT Properties, LLC,
a Kansas limited liability company

Jeff Arensdorf, Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this 20th day of November, 2018, by Jeff Arensdorf, Manager of VT Properties, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Lynette A. Saubel, Notary Public

My App't. Exp. 09-20-2022

This plat of "VILLAGE CHARTERS 3RD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 1st day of November, 2018.

Wichita-Sedgwick County Metropolitan Area Planning Commission



Cindy Miles, Chair

Date Miller, Secretary

This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this 21st day of December, 2018.

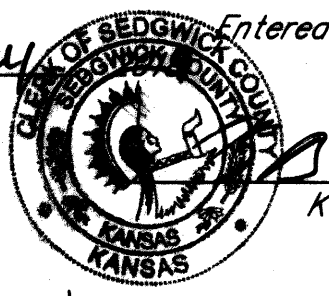
Jeff Longwell, Mayor, City of Wichita

Karen Sublett, City Clerk
Janice Buehler, Deputy City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 22nd day of November, 2018.

Victoria L. Robello, P.S. #1246, Deputy County Surveyor, Sedgwick County, Kansas

Entered on transfer record this 31st day of January, 2019.



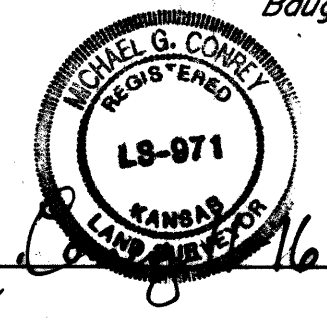
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 1st day of February, 2019 at 12:02:02 PM and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

Sedgwick County Register of Deeds - Tonya Buckingham
Doc.#/Film-Pg: 29827132
Recorded Fee: \$32.00
Date Recorded: 02/01/2019 12:02:02 PM



Michael G. Conroy, Surveyor

Baughman Company, P.A.
1515 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149