

STORM WATER SEWER IMPROVEMENTS  
TO SERVE

**CHAUCER ESTATES**

**REGENCY LAKES SECOND**

Private Project Number

**702PPS (607861)**

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

**GENERAL NOTES:**

1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

Cablevision 262-4270  
or 263-2061  
K.P.L. Gas Service Company 263-7511  
Kansas Gas & Electric Company 264-1141  
Arkla Gas Company 342-8350  
or 263-8161  
South term Bell Telephone Company 1-571-2611  
City of Wichita Water Department 268-4908  
City of Wichita Sewer Maintenance 268-4071

2. Underground utility service lines and overhead utility pole lines 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.

3. 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.

4. All areas disturbed by construction operations shall be seeded with rye grass at a rate of 300 lbs/acre immediately following construction in that area. Ground shall be prepared per City of Wichita specifications prior to seeding.

5. 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 Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

6. 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 advance notice prior to start of construction.

7. 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 that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved.

8. Prior to bid preparation, it will be the Contractor's responsibility to field check the project area to determine the extent of Site Clearing and Restoration to be performed.

9. Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.

10. Contractor shall not start work in 21st Street R.O.W. until necessary permits have been pulled through the Sedgwick County Office. Contact Phillip Dietrich at the County. Phone: 383-7901

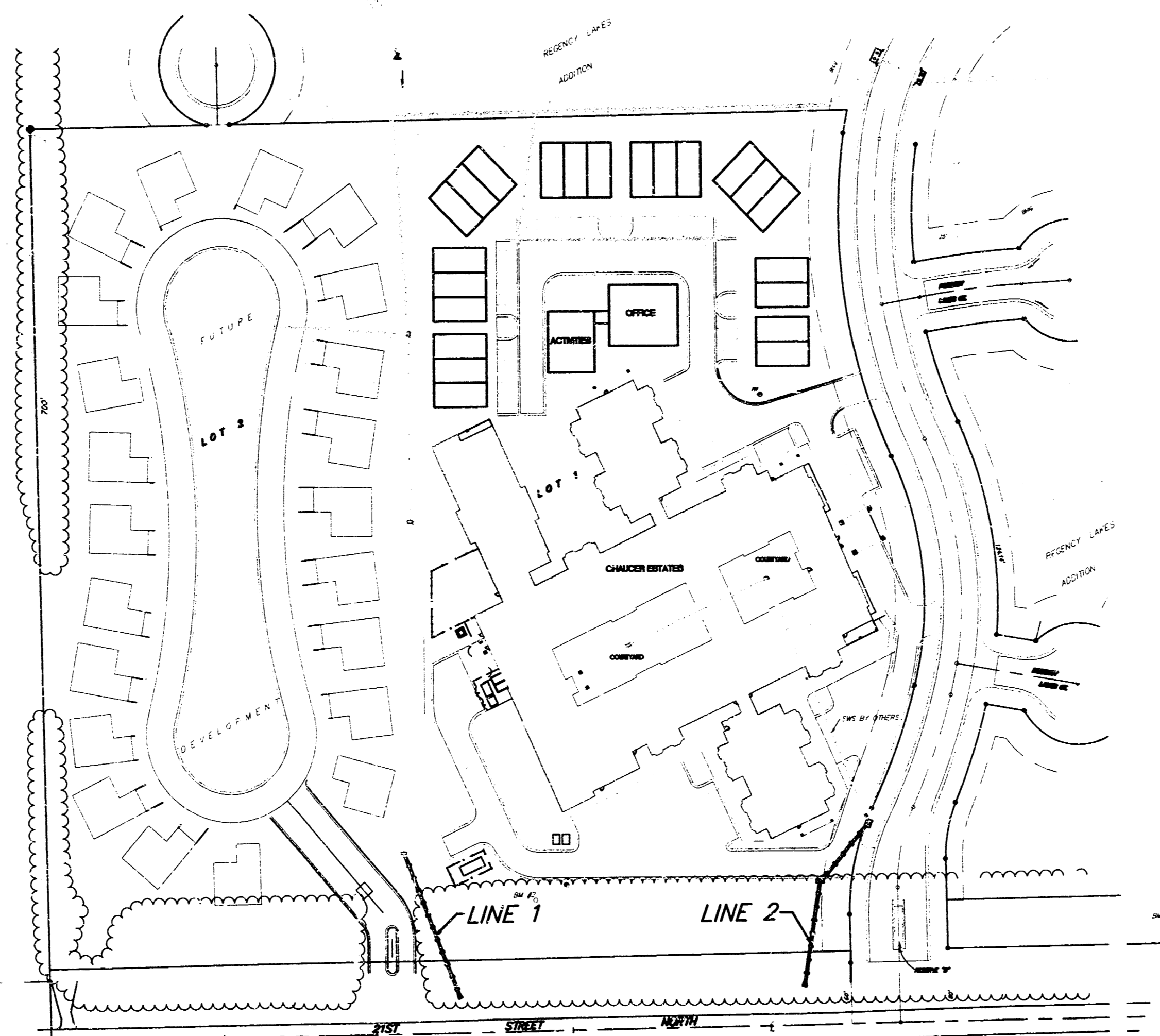
**BENCHMARK:**

BM #1 "□" Cut top north RCBC  
North side centerline 600± West  
of Greenwich and 21st Street.  
Elevation = 1362.51 MSL  
Elevation = 175.11 City Datum

BM #2 Set RR Spike in Existing Tree,  
West Lot Line of Lot 1, 104±  
east and 48± north of 21st R.O.W.  
Elevation = 189.76 City Datum

**INDEX:**

- 1 Title Sheet
- 2 Line 1 and Line 2
- 3 Standard Type 1 Curb Inlet
- 4 Standard Drop Inlet Detail
- 5 Regency Lakes Second Addition Plat



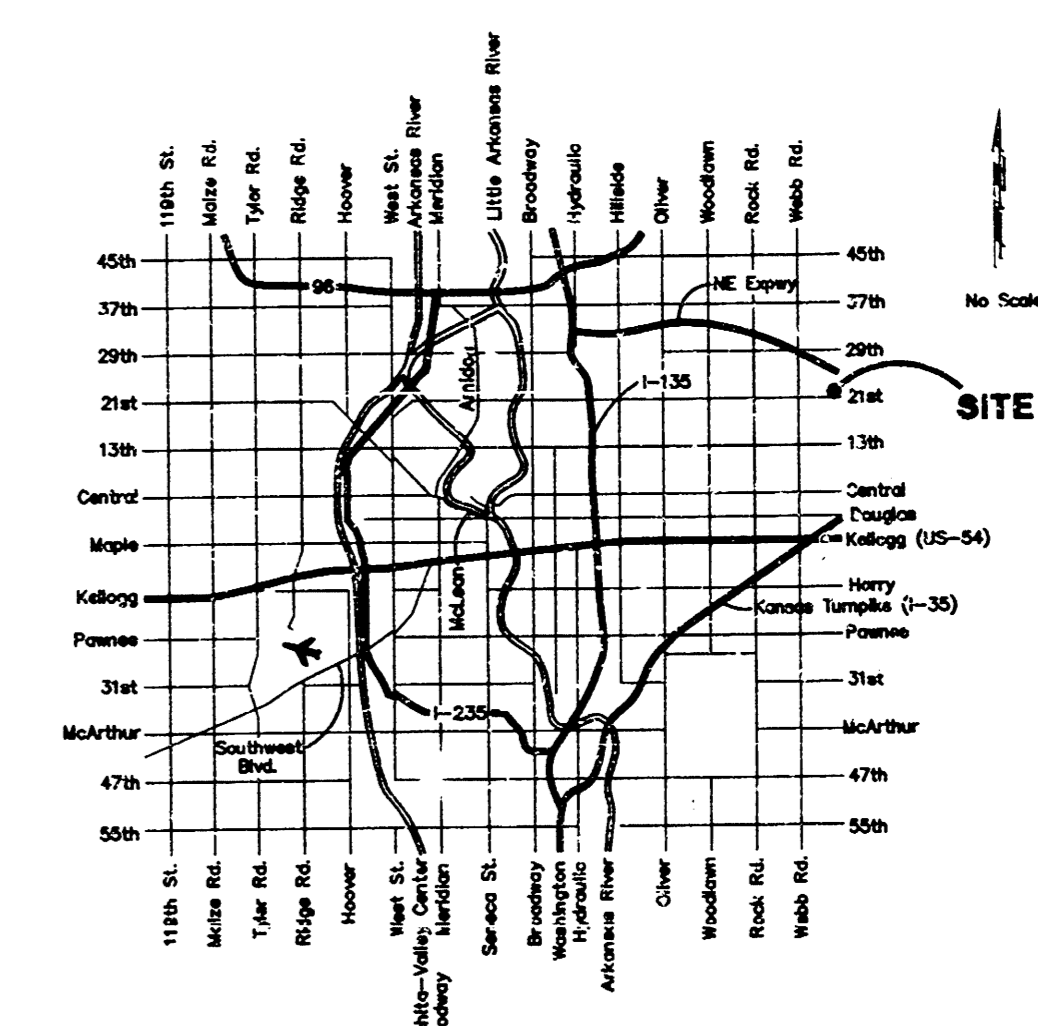
**APPROVED AS NOTED**  
**BY CITY ENGINEER OF WICHITA**

Storm Sewers VRH 4/1/97

**NOTE TO CONTRACTORS**

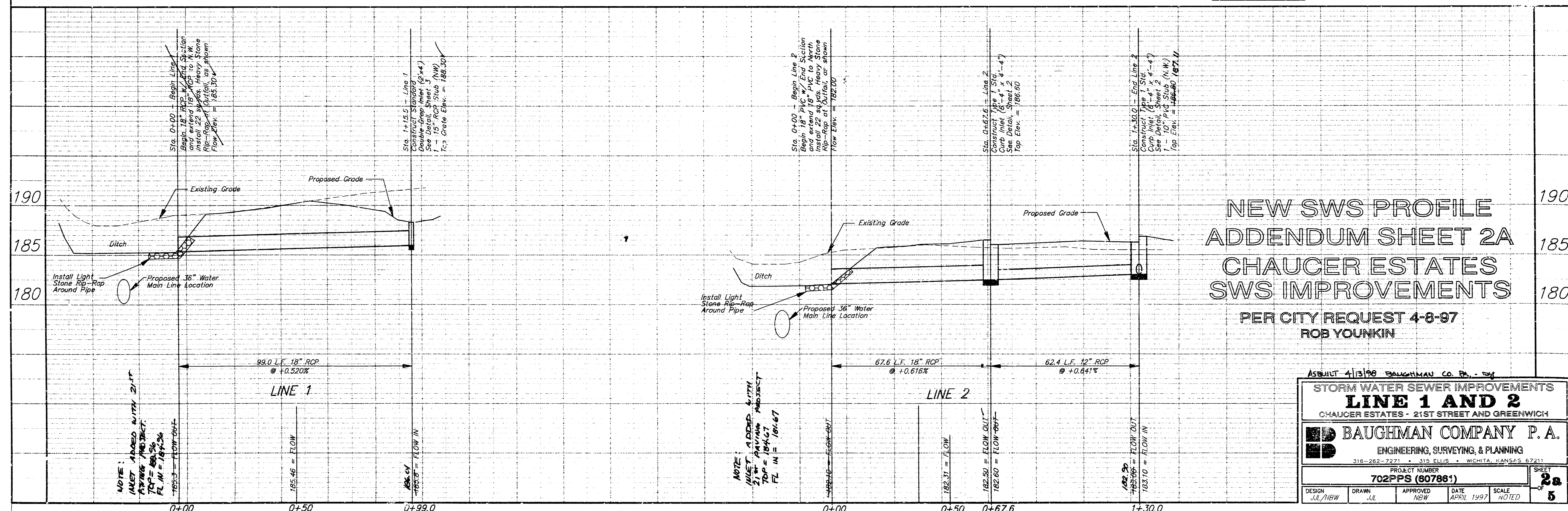
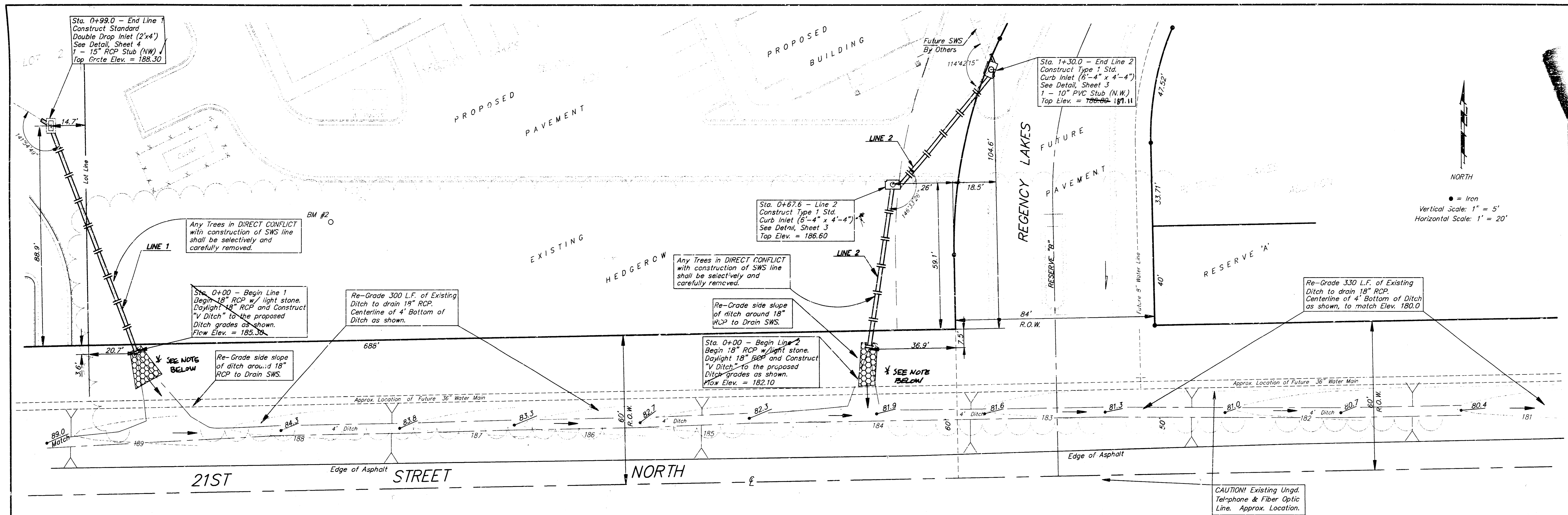
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

BOOKED  
7-21-98  
MEG  
D-396



PROJECT INSPECTED BY BAUGHMAN CO. P.A. April, 1997  
ASBUILT 4150 BAUGHMAN CO. P.A.

**BAUGHMAN COMPANY P. A.**  
ENGINEERING, SURVEYING, & PLANNING  
315 ELLIOTT • WICHITA, KANSAS 67201



**NEW SWS PROFILE  
ADDENDUM SHEET 2A  
CHAUCER ESTATES  
SWS IMPROVEMENTS**

PER CITY REQUEST 4-8-97  
ROB YOUNKIN

ASBUILT 4/13/98 BAUGHMAN CO. P.A. - S.W.

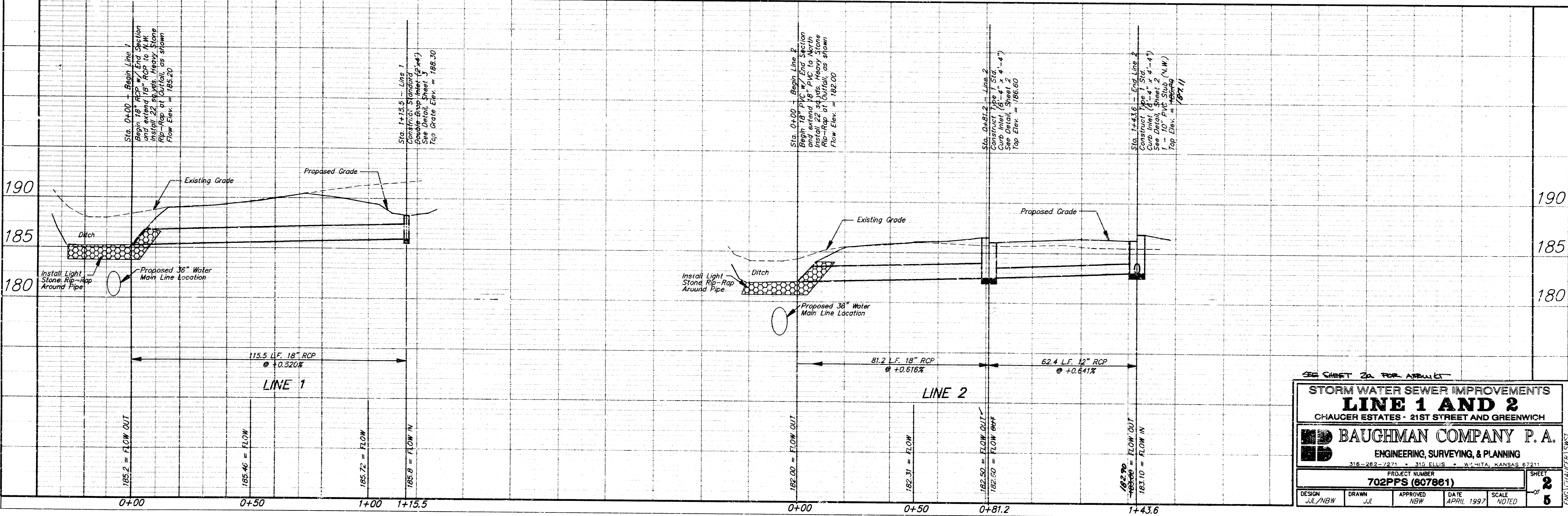
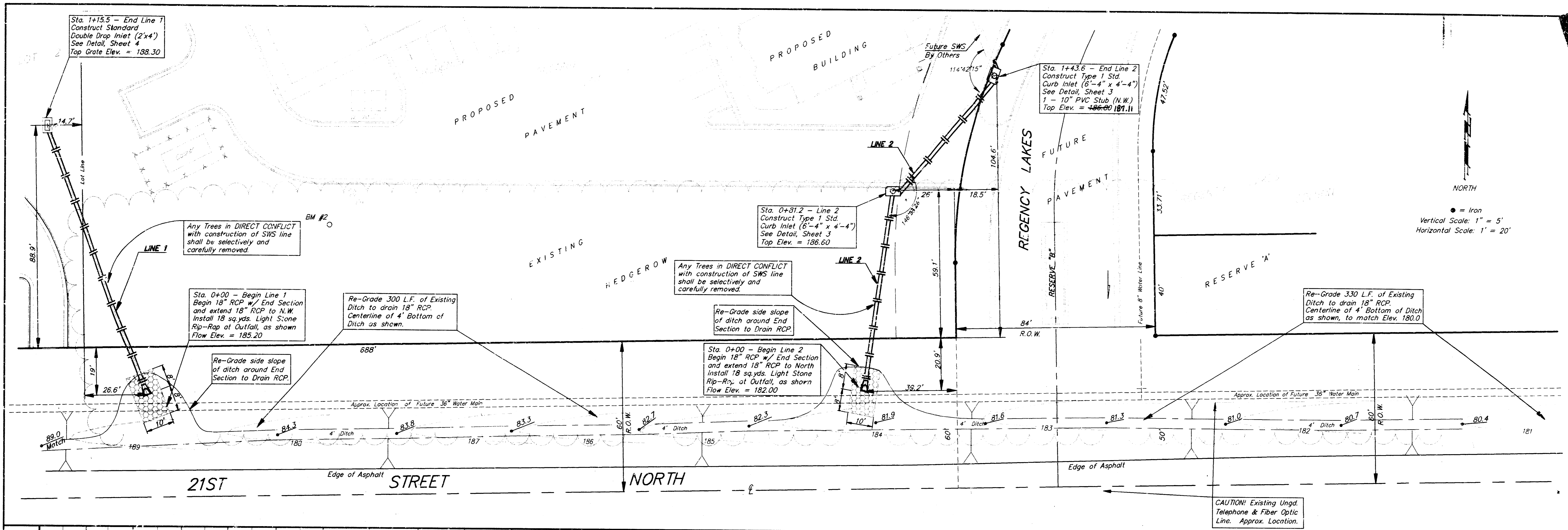
**STORM WATER SEWER IMPROVEMENTS**  
**LINE 1 AND 2**  
CHAUCER ESTATES - 21ST STREET AND GREENWICH

**BAUGHMAN COMPANY P. A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **702PPS (807861)**

DESIGN: JUL/NEW	DRAWN: JUL	APPROVED: NEW	DATE: APRIL 1997	SCALE: NOTED
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SHEET 2A OF 5



SEE SHEET 2A FOR APPURTENANCES

**STORM WATER SEWER IMPROVEMENTS**  
**LINE 1 AND 2**  
 CHAUCER ESTATES - 21ST STREET AND GREENWICH

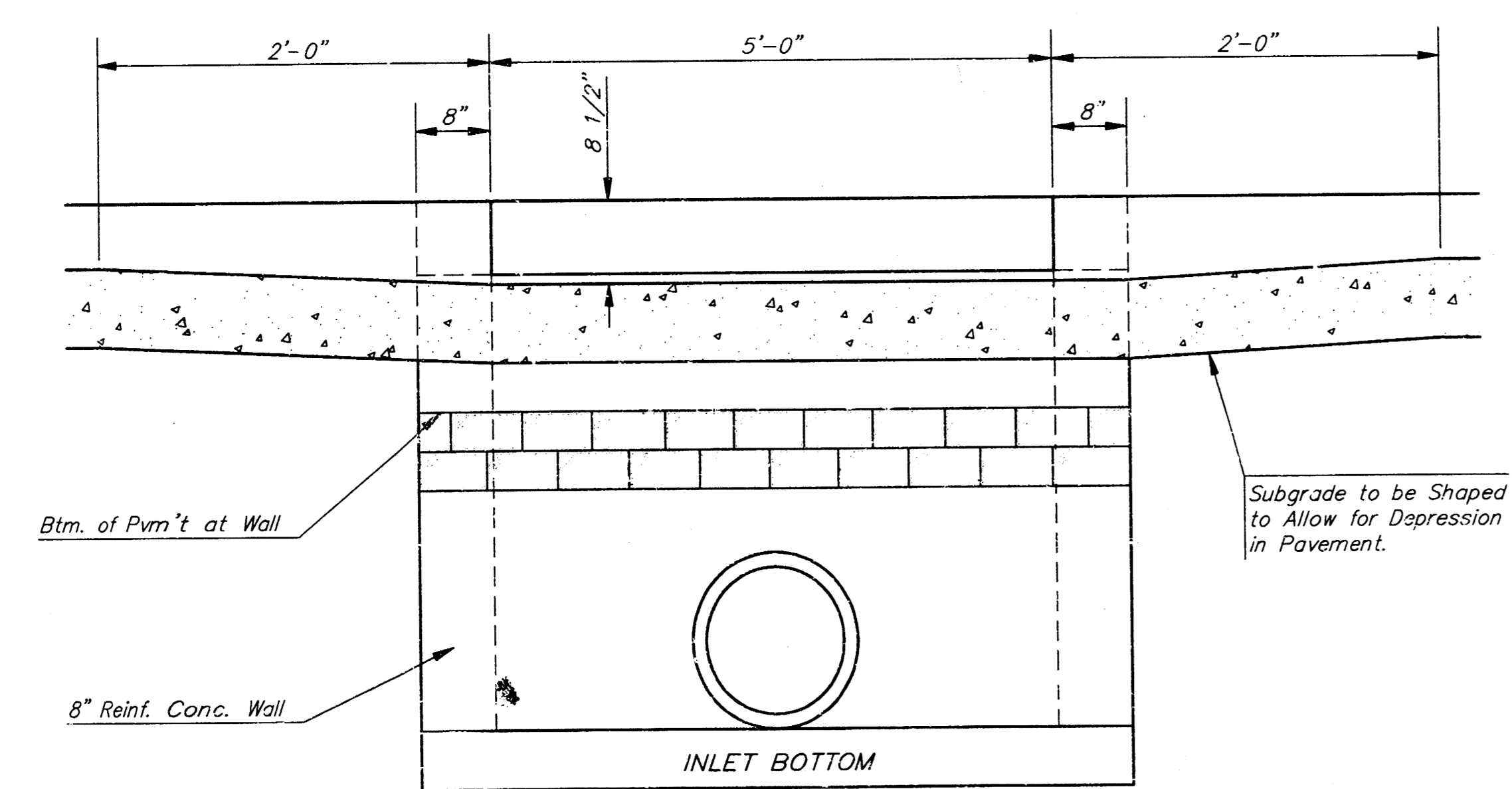
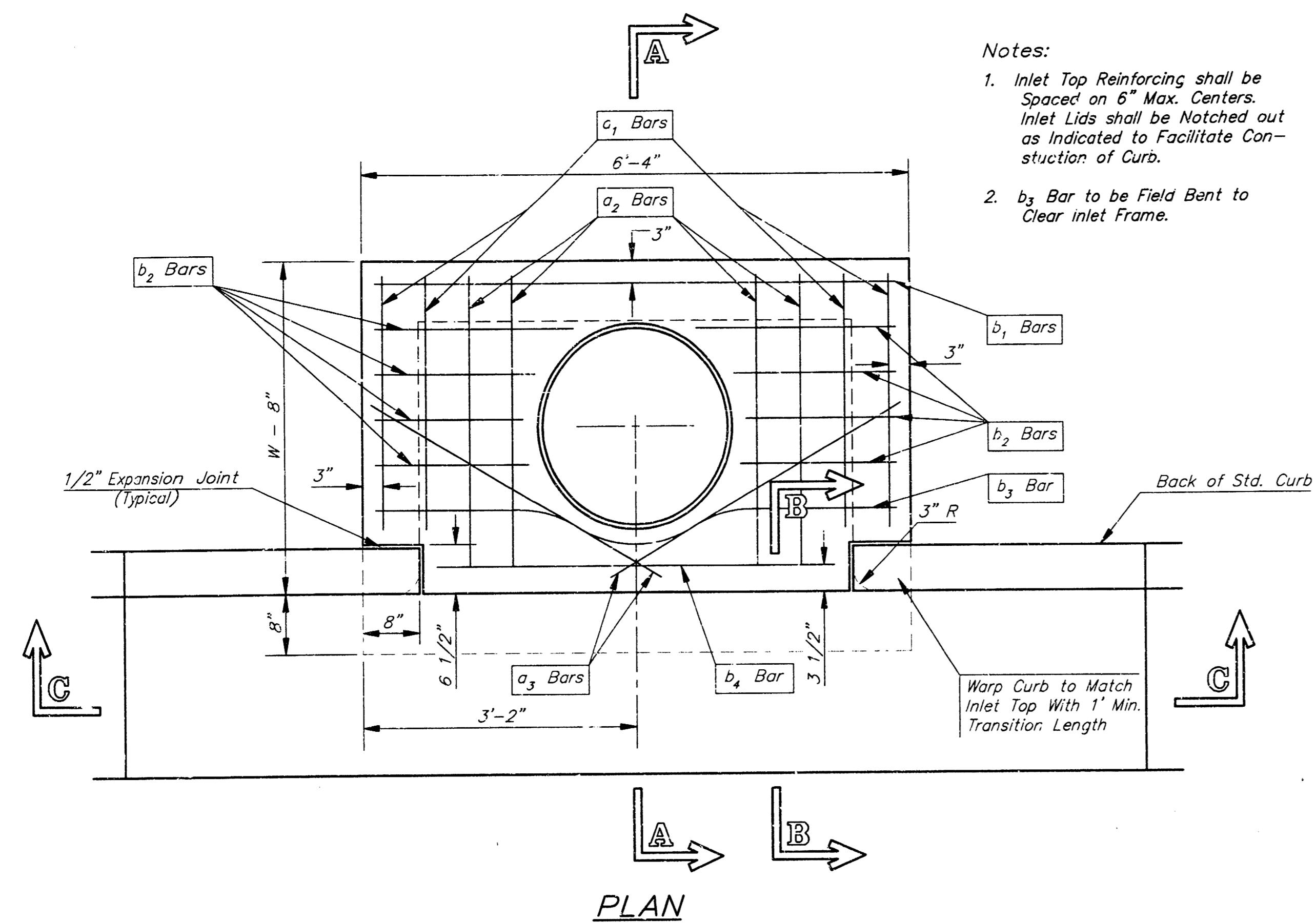
**BAUGHMAN COMPANY P. A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-282-7271 • 310 ELLIS • WYOMING, KANSAS 67211

PROJECT NUMBER  
**702PPS (607861)**

DESIGN JUL/NGW	DRAWN JUL	APPROVED NGW	DATE APRIL 1997	SCALE NOTED
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SHEET **2** OF **5**

ENG: CHAUCER/MSW



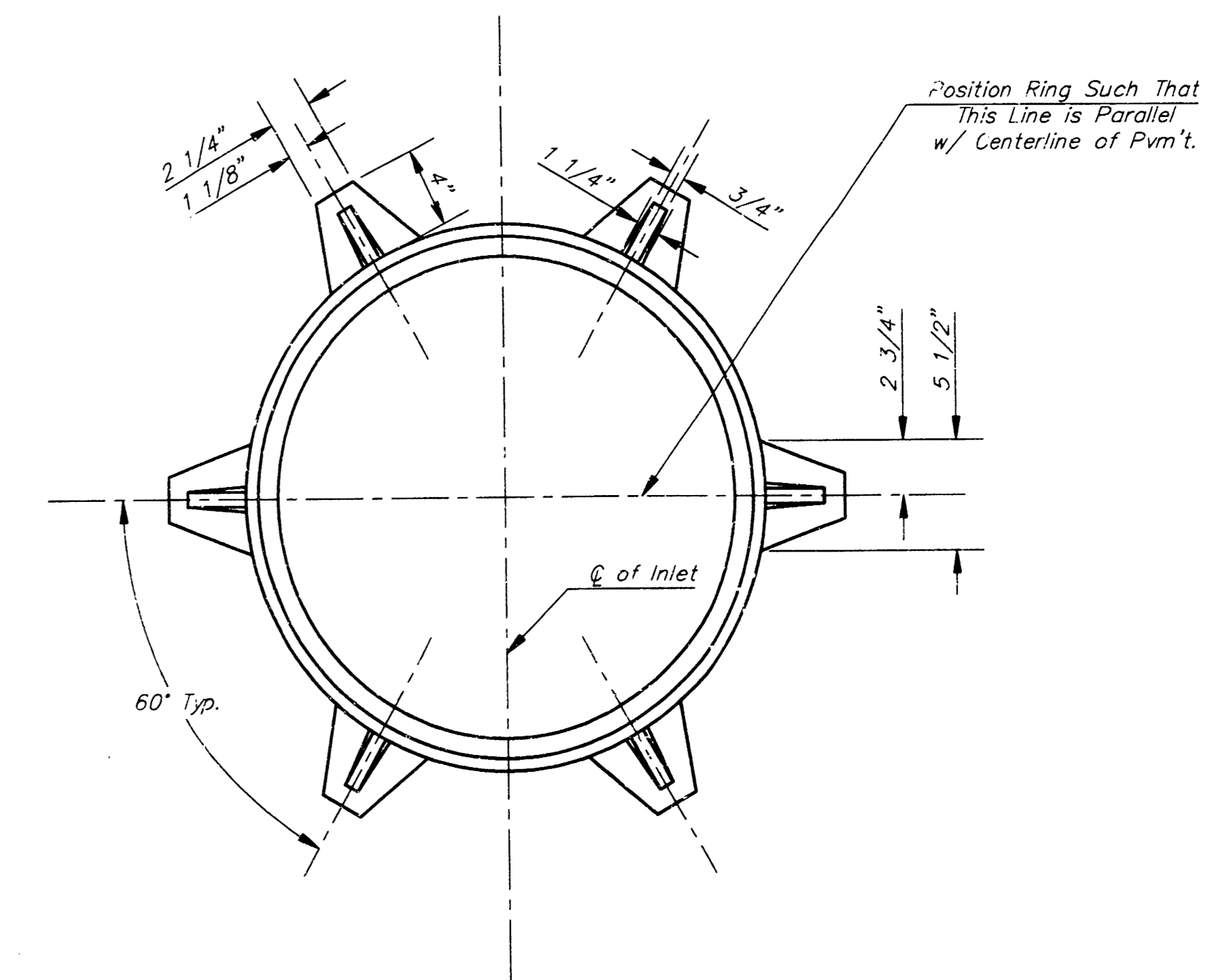
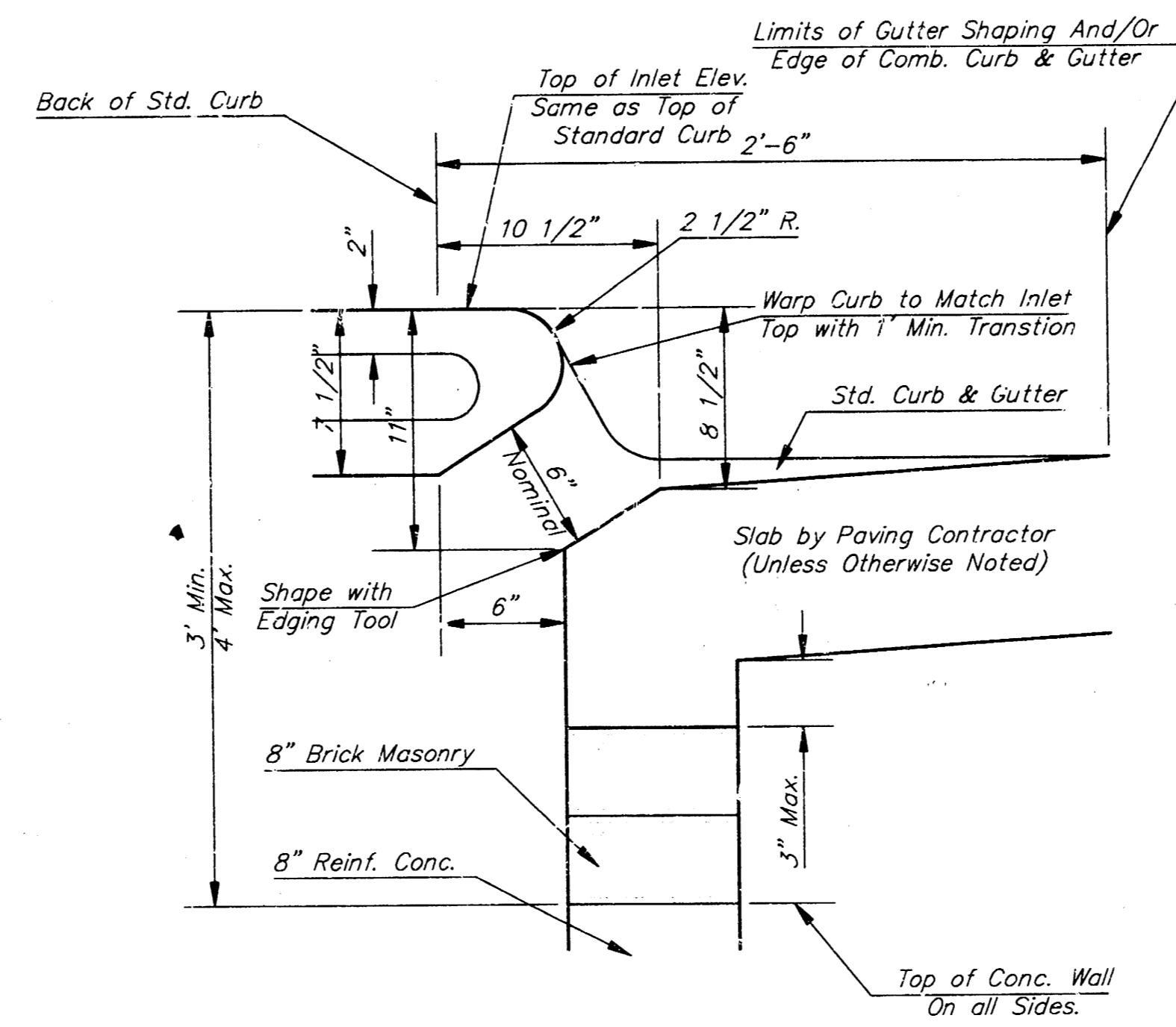
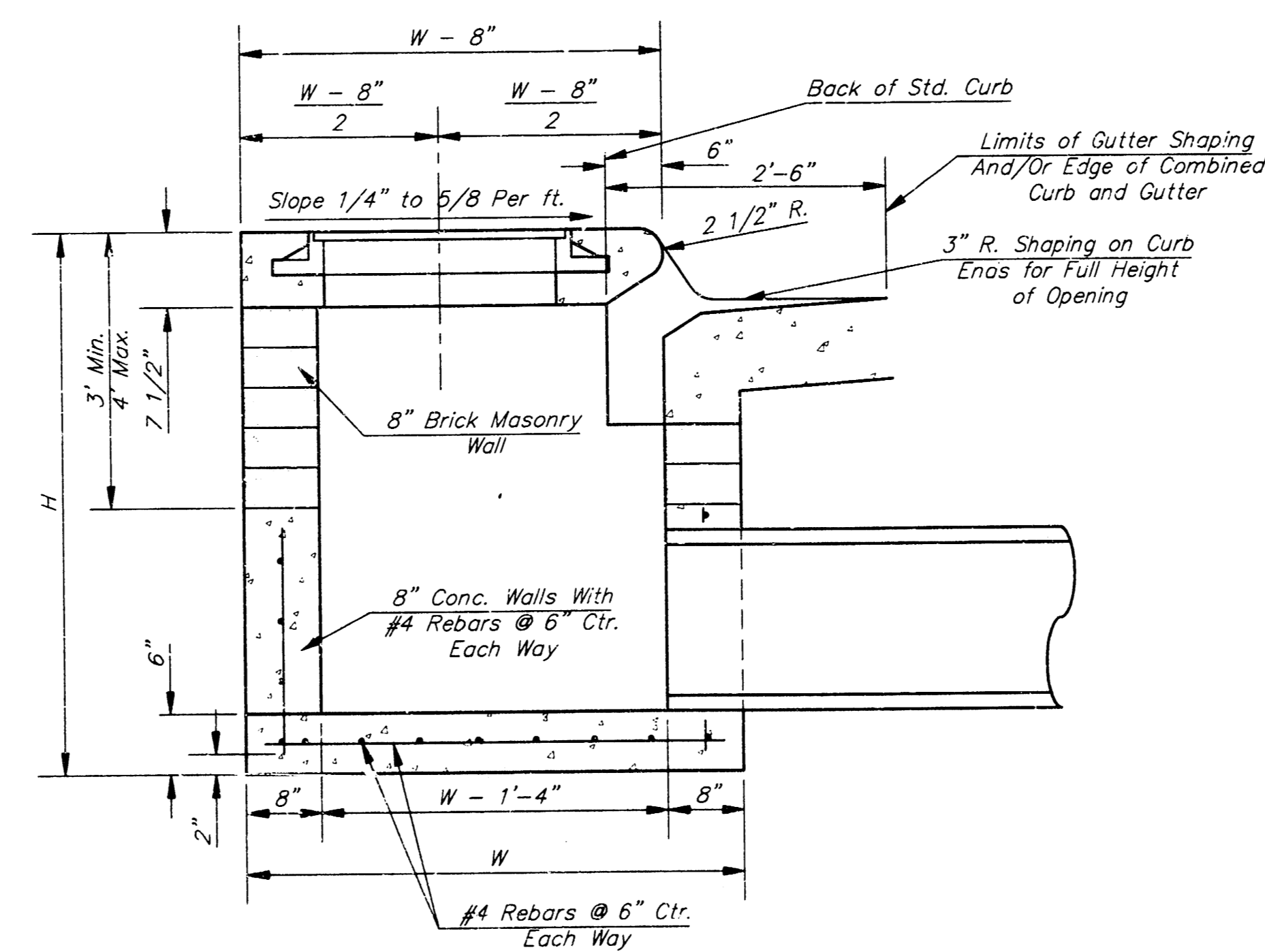
STEEL SCHEDULE

BAR NUMBER	a <sub>1</sub>	a <sub>2</sub>	a <sub>3</sub>	b <sub>1</sub>				b <sub>2</sub>	b <sub>3</sub>	b <sub>4</sub>	WT. Lbs.
				W=4'-4"	W=5'-4"	W=6'-4"	W=7'-4"				
4	4	2	1	3	5	7	9	6	1	1	
SIZE	#4	#4	#4	#4	#4	#4	#4	#4	#4	#6	
LENGTH	W=4'-4"	5'-7"	6'-7"	4'-0"	6'-1"	-	-	1'-9"	6'-2"	4'-8"	60±
	W=5'-4"	7'-7"	8'-7"	5'-0"	6'-1"	-	-	1'-9"	6'-2"	4'-8"	81±
	W=6'-4"	9'-7"	10'-7"	6'-0"	6'-1"	-	-	1'-9"	6'-2"	4'-8"	101±
	W=7'-4"	11'-7"	12'-7"	7'-0"	6'-1"	-	-	1'-9"	6'-2"	4'-8"	121±
	W=8'-4"	13'-7"	14'-7"	8'-0"	6'-1"	-	-	1'-9"	6'-2"	4'-8"	141±

Note: a<sub>3</sub> Bars to be Placed Approx. 2" Below Top of Inlet Cover.

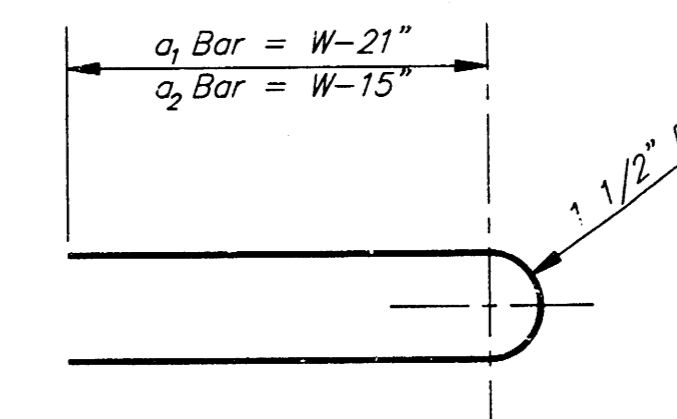
STANDARD CURB INLET PRECAST TOPS

W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" 6'-4" 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-3" 6'-4" 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" 6'-4" 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8" 6'-4" 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8" 6'-4" 7 1/2"	60" & 66"	0.90±



MANHOLE RING AND COVER

\*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



GENERAL NOTES

- Concrete tops to be installed on thin mortar cushion to insure full support along brick walls. Concrete tops may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix.
- Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" and H=7'-0" or less.
- Inlet invert shall be shaped with 8 sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self cleaning between all inlet and/or outlet pipes.
- The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.

Revised - Dec. 21, 1984

CITY OF WICHITA, KANSAS

**TYPE 1 CURB INLET**

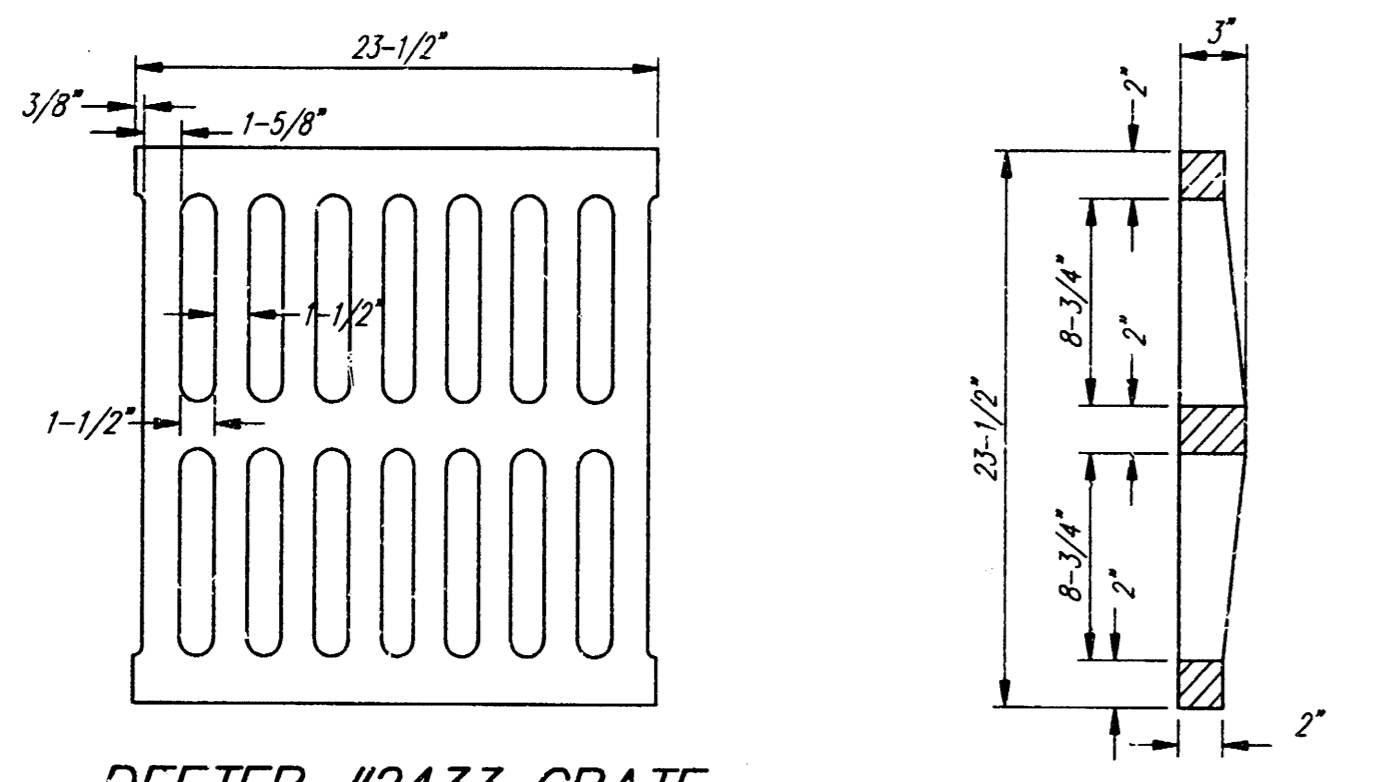
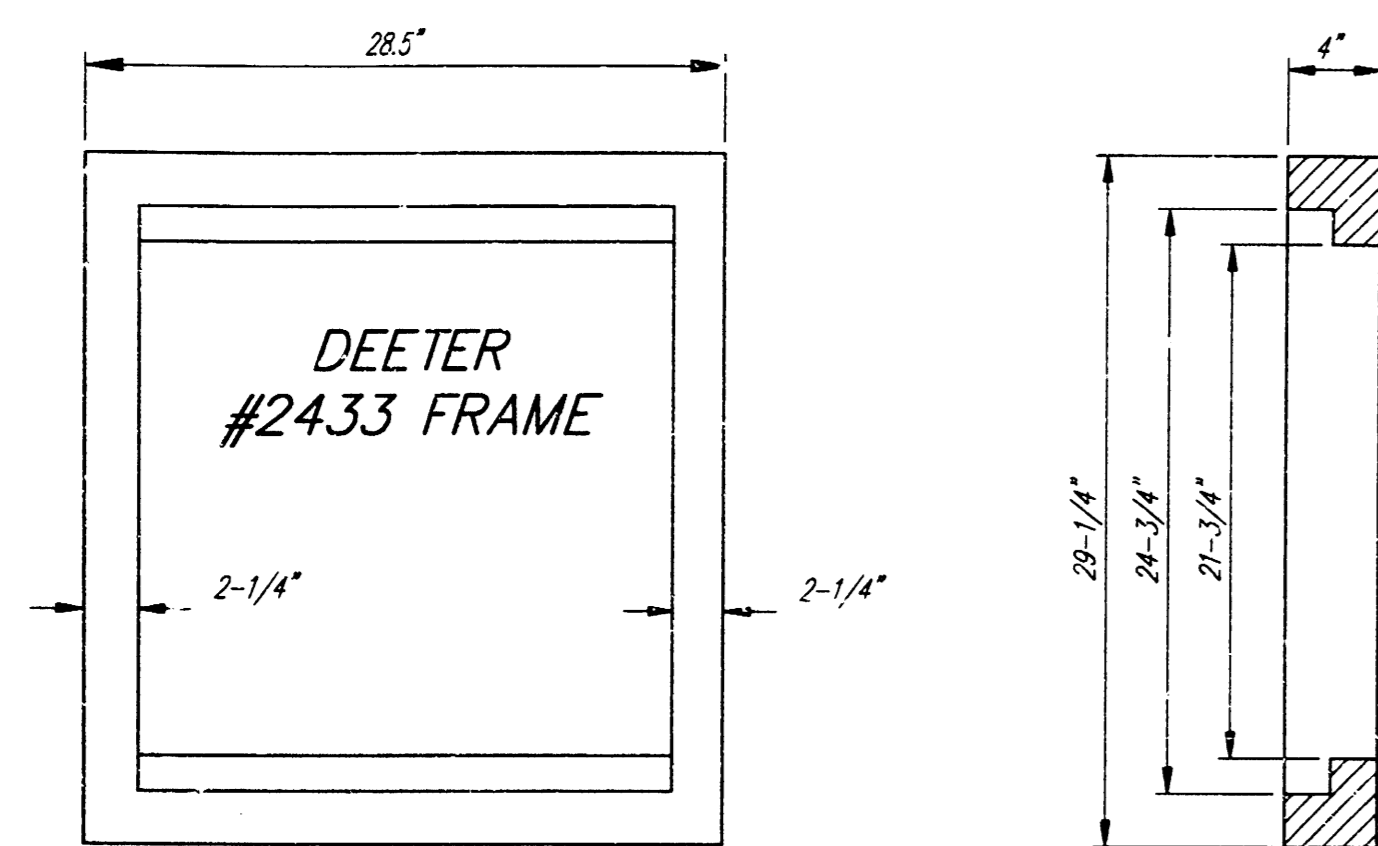
INLET OPENING = 6"x5'-0"

**BAUGHMAN COMPANY P. A.**

ENGINEERING, SURVEYING, & PLANNING

PROJECT NUMBER: 702 PFS (607861)

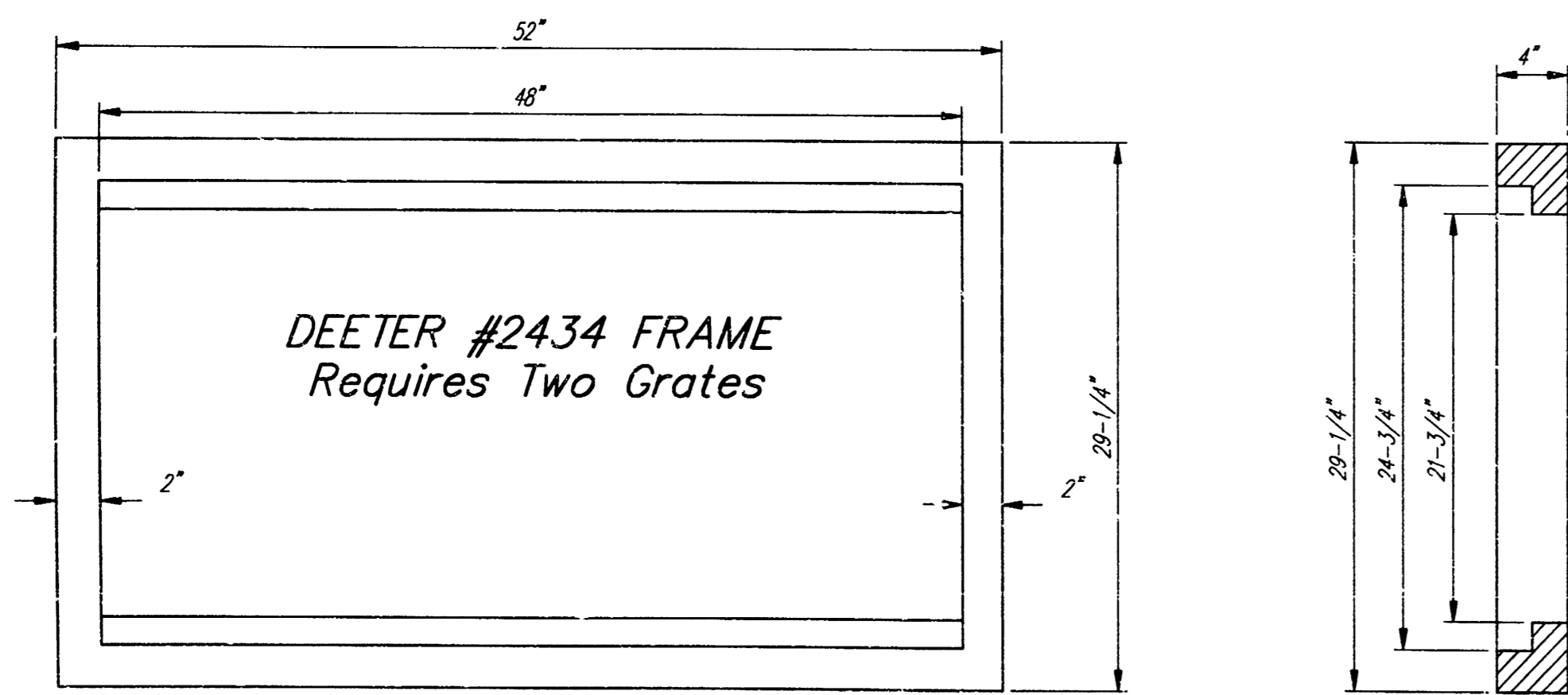
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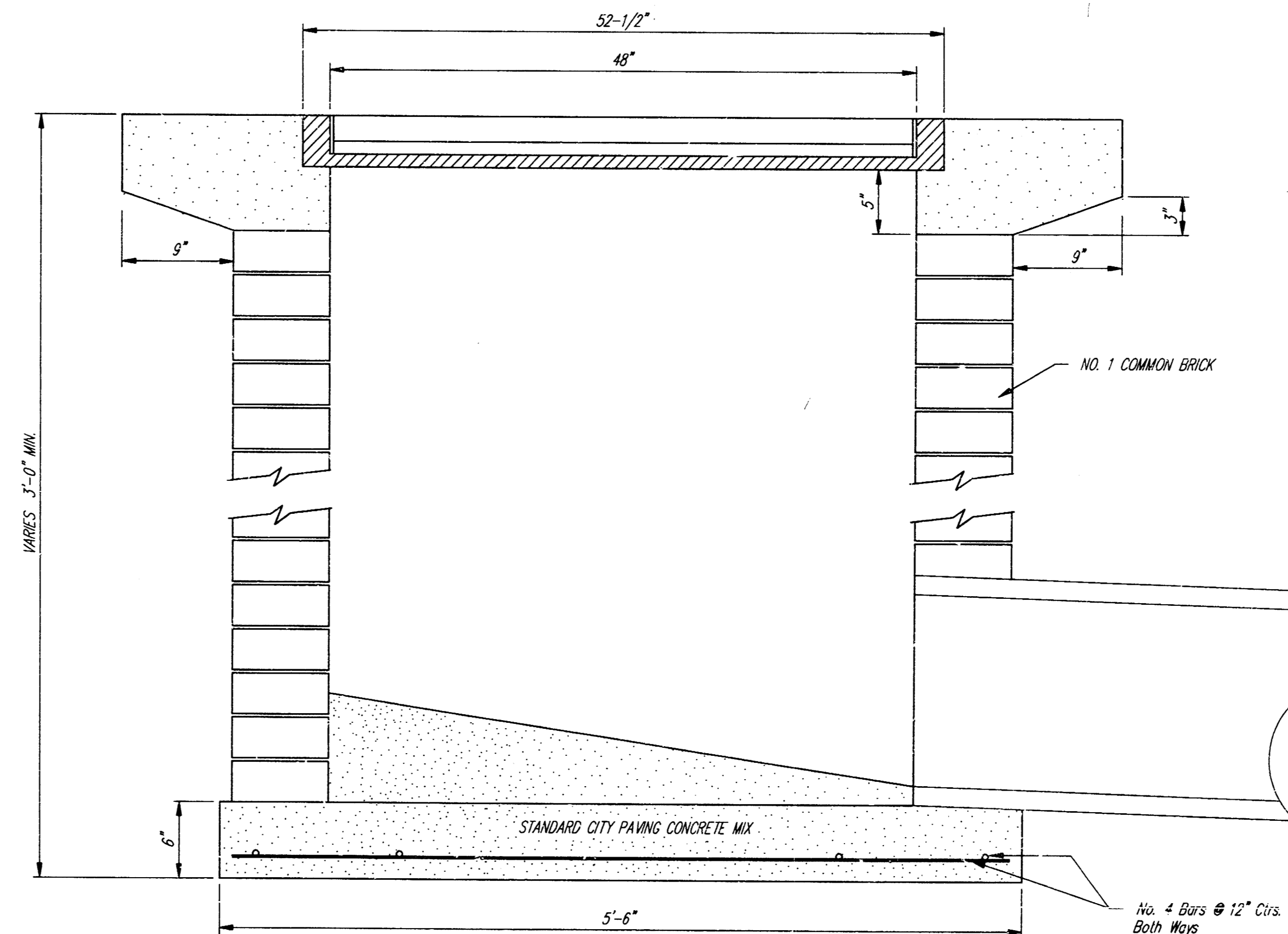
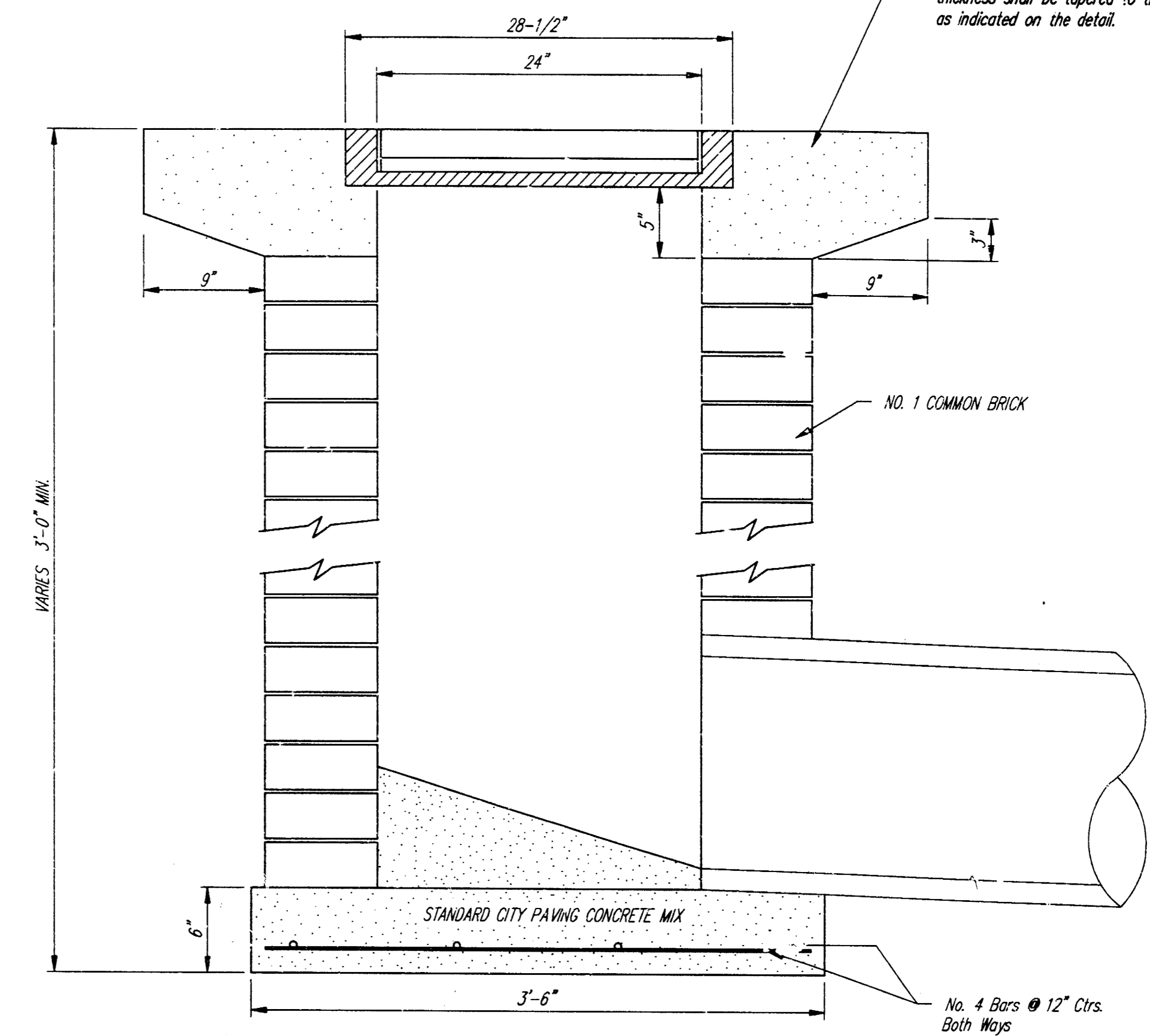
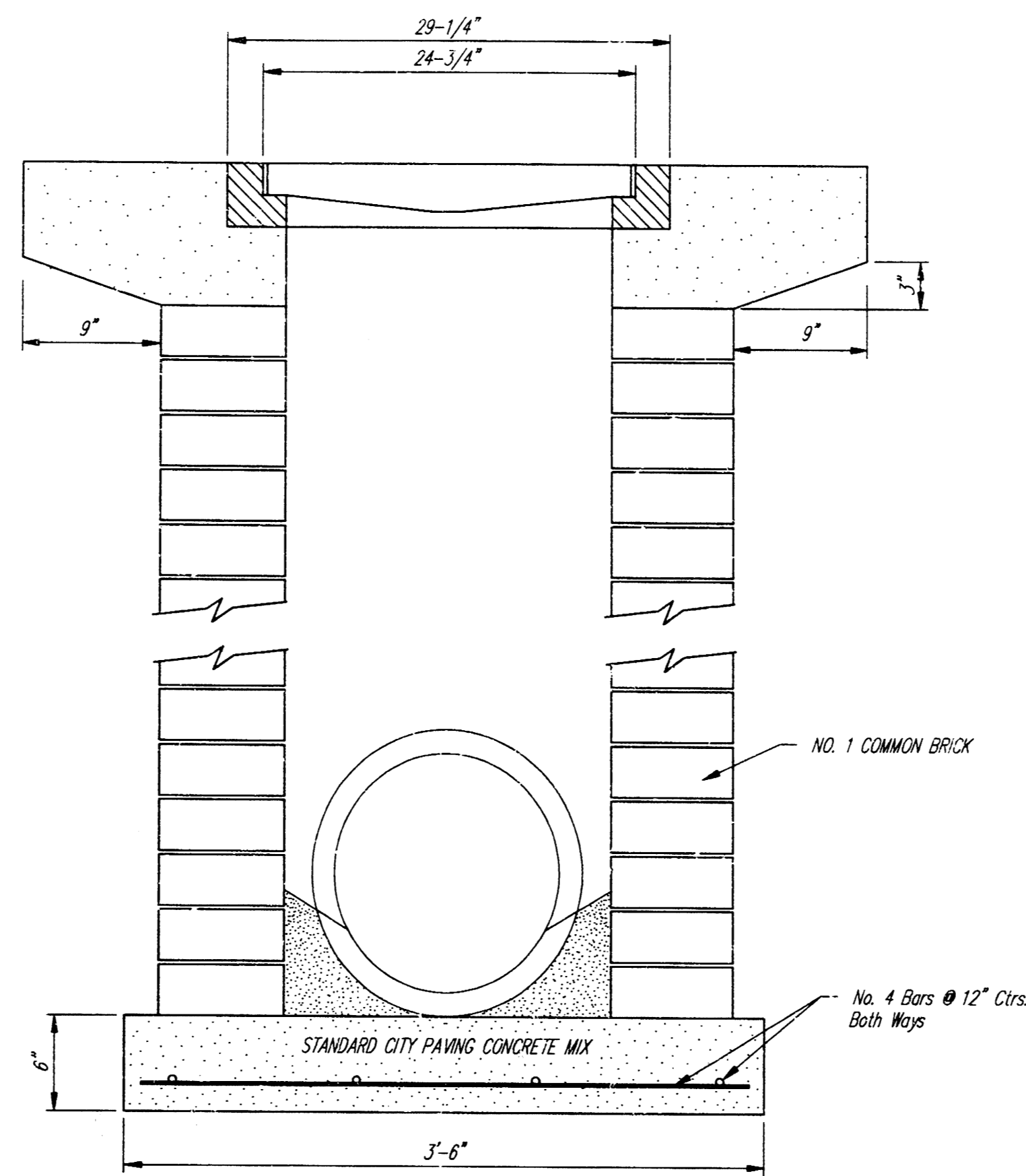
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.



Double 24" x 24" Frame Detail



CITY OF WICHITA STANDARD  
**SWS - DROP INLET**  
 CHAUCER ESTATES DRAINAGE IMPROVEMENTS

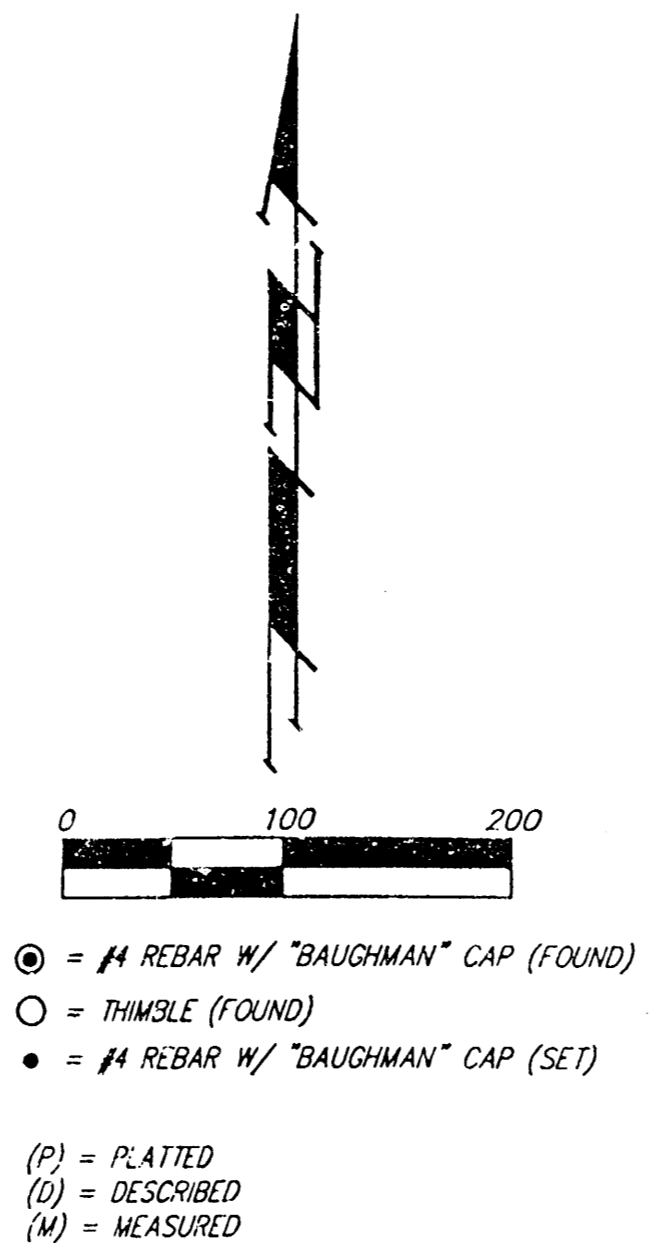
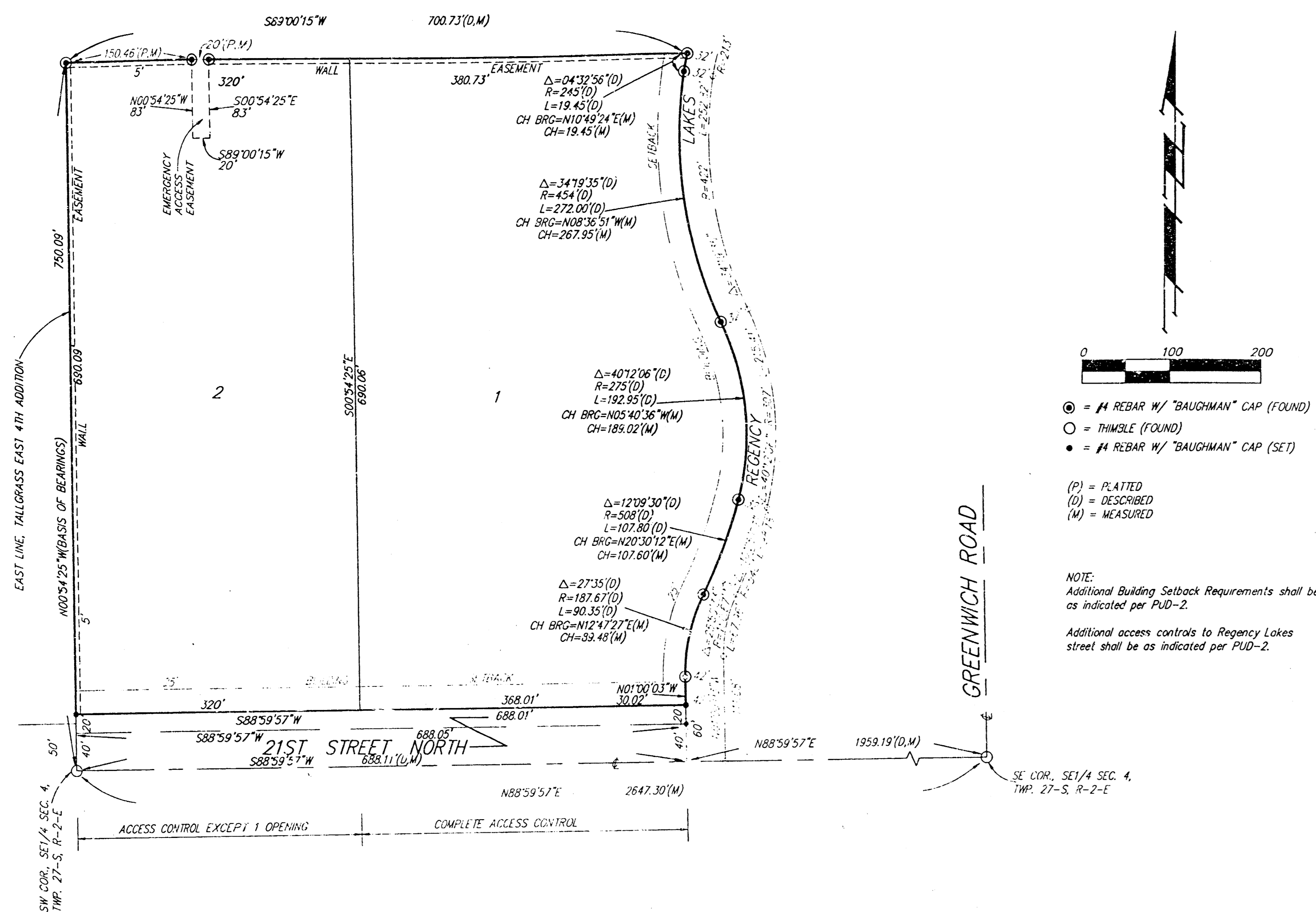
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PROJECT NUMBER  
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DESIGN: [ ] DRAWN: [ ] APPROVED: [ ] DATE: [ ] SCALE: [ ] SHEET **4** OF **5**

# REGENCY LAKES SECOND

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

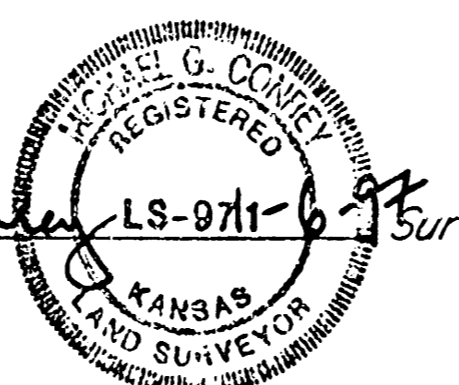


NOTE:  
Additional Building Setback Requirements shall be as indicated per PUD-2.  
Additional access controls to Regency Lakes street shall be as indicated per PUD-2.

State of Kansas) SS We, Boughman Company, P.A., Surveyors  
Sedgwick County) in aforesaid county and state do hereby certify that we have surveyed  
and platted "REGENCY LAKES SECOND", an Addition to Wichita,  
Sedgwick County, Kansas, and that the accompanying plat is a  
true and correct exhibit of the property surveyed, described as follows:  
A tract of land in the SW1/4 and the SE1/4 of Sec. 4, Twp. 27-S,  
R-2-E of the 6th P.M., Sedgwick County, Kansas and further  
described as follows: Beginning at the SW Corner of said SE1/4;  
thence N88°59'57"E along the south line of said SE1/4, 688.11 feet  
to a point 1959.19 feet west of the SE Corner of said SE1/4; thence  
N01°00'03"W, 90.02 feet to the P.C. of a curve to the right; thence  
northerly along said curve, having a central angle of 27°35' and a  
radius of 187.67 feet, an arc distance of 90.35 feet, (having a chord  
length of 89.48 feet bearing N12°47'27"E), to the P.R.C. of a curve to  
the left; thence northerly along said curve, having a central angle of  
12°09'30" and a radius of 508 feet, an arc distance of 107.80 feet,  
(having a chord length of 107.60 feet bearing N20°30'12"E), to the  
P.C.C. of a curve to the left; thence northerly along said curve, having a  
central angle of 40°12'06" and a radius of 275 feet, an arc distance of  
192.95 feet, (having a chord length of 189.02 feet bearing N05°40'36"W),  
to the P.R.C. of a curve to the right; thence northerly along said curve,  
having a central angle of 34°19'35" and a radius of 454 feet, an arc  
distance of 272.00 feet, (having a chord length of 267.95 feet bearing  
N08°36'51"W), to the P.C.C. of a curve to the right; thence northerly  
along said curve, having a central angle of 04°32'56" and a radius of  
245 feet, an arc distance of 19.45 feet, (having a chord length of  
19.45 feet bearing N10°49'24"E); thence S89°00'15"W, 700.73 feet to  
a point on the east line of Tallgrass East 4th Addition to Wichita, Sedg-  
wick County, Kansas; thence south along said east line, 750.09 feet to  
the point of beginning.

Existing public easements and dedications being vacated by  
virtue of K.S.A. 12-512(b).  
Boughman Company, P.A.

Michael G. Conroy  
Michael G. Conroy



Know all men by these presents that we,  
the undersigned, have caused the land described in the surveyors  
certificate to be platted into Lots and a Street to be known as  
"REGENCY LAKES SECOND", an Addition to Wichita, Sedgwick County,  
Kansas. The wall easements are hereby granted as indicated for  
the construction and maintenance of a private screening wall and  
utility main lines and service lines shall be allowed to cross these  
easements. The emergency access easement is hereby granted as  
indicated for emergency access purposes and no fences, encroachments,  
or other obstructions shall be constructed or placed within this easement.  
This emergency access easement shall be for the benefit of the  
adjoining property to the north of this plat and a driving surface  
acceptable to the Fire Department shall be installed and maintained  
within this easement. The street is hereby dedicated to and for the  
use of the public. All abutters rights of access to or from 21st  
Street North over and across the south line of Lots 1 and 2 are  
hereby granted to the City of Wichita, Kansas provided, however, that  
said Lot 2 shall have access to 21st Street North at one location  
as shall be determined by the City Engineer of the City of Wichita,  
Kansas.

Schmidt-McKay Development and Management Group, L.L.C.

John W. McKay, Jr., Manager  
John W. McKay, Jr.

The City of Wichita, Kansas, a Municipal Corporation

Bob Knight, Mayor

Attest: Pot Burnett, City Clerk

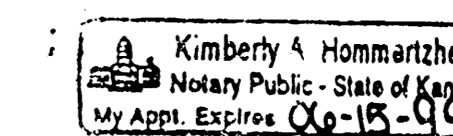
We, the undersigned, holders of a mortgage  
on the above described property, do hereby consent to this plat of  
"REGENCY LAKES SECOND", an Addition to Wichita, Sedgwick County,  
Kansas.

Prairie State Bank

Chris A. Anderson, SVP  
CHRIS A. ANDERSON

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me this day of February, 1997, by  
Chris A. Anderson, SVP, Prairie State Bank, on behalf  
of the bank.

My App't. Exp. 06-15-99  
Kimberly A. Hommerthin, Notary Public  
KIMBERLY A. HOMMERTHIN



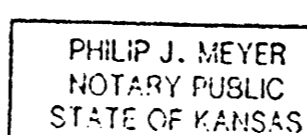
This plat of "REGENCY LAKES SECOND", an  
Addition to Wichita, Sedgwick County, Kansas has been submitted to and  
approved by the Wichita-Sedgwick County Metropolitan Area Planning  
Commission, Wichita, Kansas.  
Dated this day of February, 1997,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye, Chairman

Marvin S. Krout, Secretary

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this 10th day of February, 1997, by John W. McKay, Jr.,  
Manager of Schmidt-McKay Development and Management Group, L.L.C., on  
behalf of the company.

My App't. Exp. 5/5/97  
Philip J. Meyer, Notary Public  
PHILIP J. MEYER



This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this day of February, 1997.

Bob Knight, Mayor

Pot Burnett, City Clerk

Entered on transfer record this day  
of February, 1997.

JAMES ALFORD, County Clerk

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this day  
of February, 1997, at o'clock M; and is duly recorded.

LARRY CONSOLVER, Register of Deeds

MICHAEL C. HURTT, Deputy

10-1-1

55