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	942-8350
or	263-8161
South. tern 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 by 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.

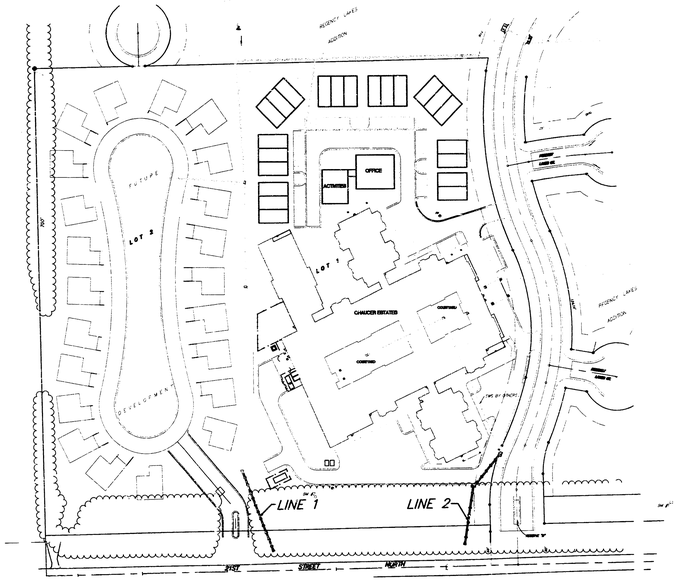
6. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.

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



SCALE:
1" = 100'
● = Iron

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:

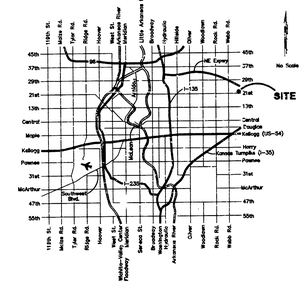
1	Title Sheet
2	Line 1 and Line 2
3	Standard Type 1 Curb Inlet
4	Standard Drop Inlet Detail
5	Regency Lakes Second Addition Plat

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).

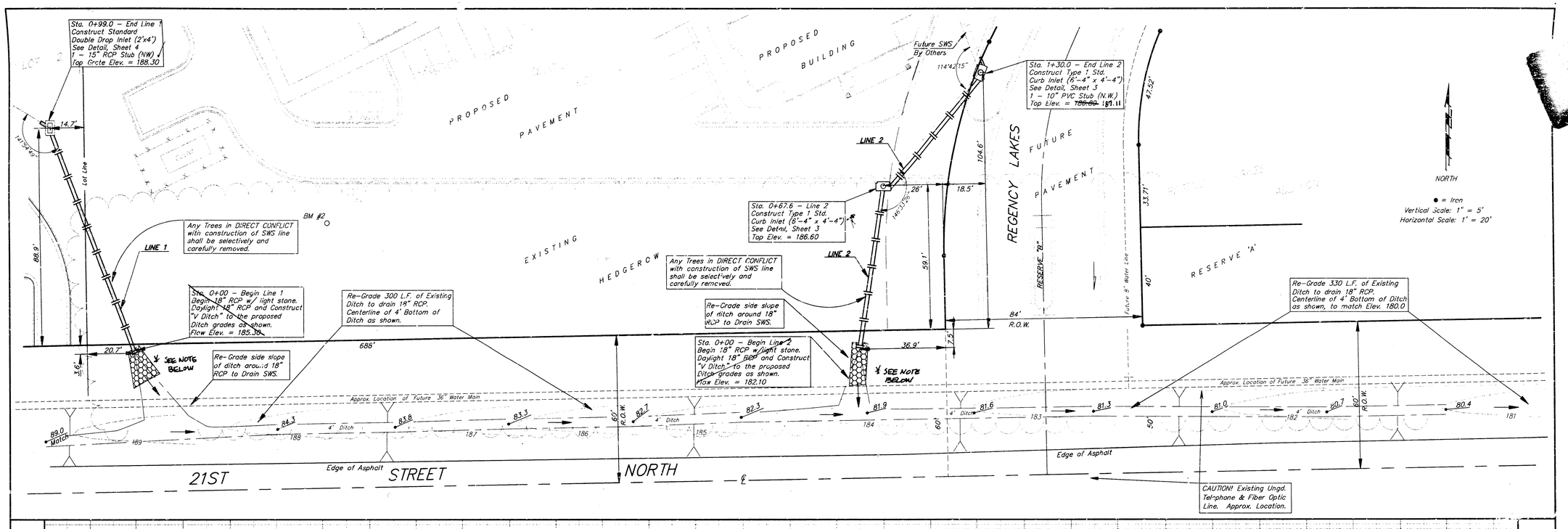
BOOKED
7-21-98
MCL
D-396

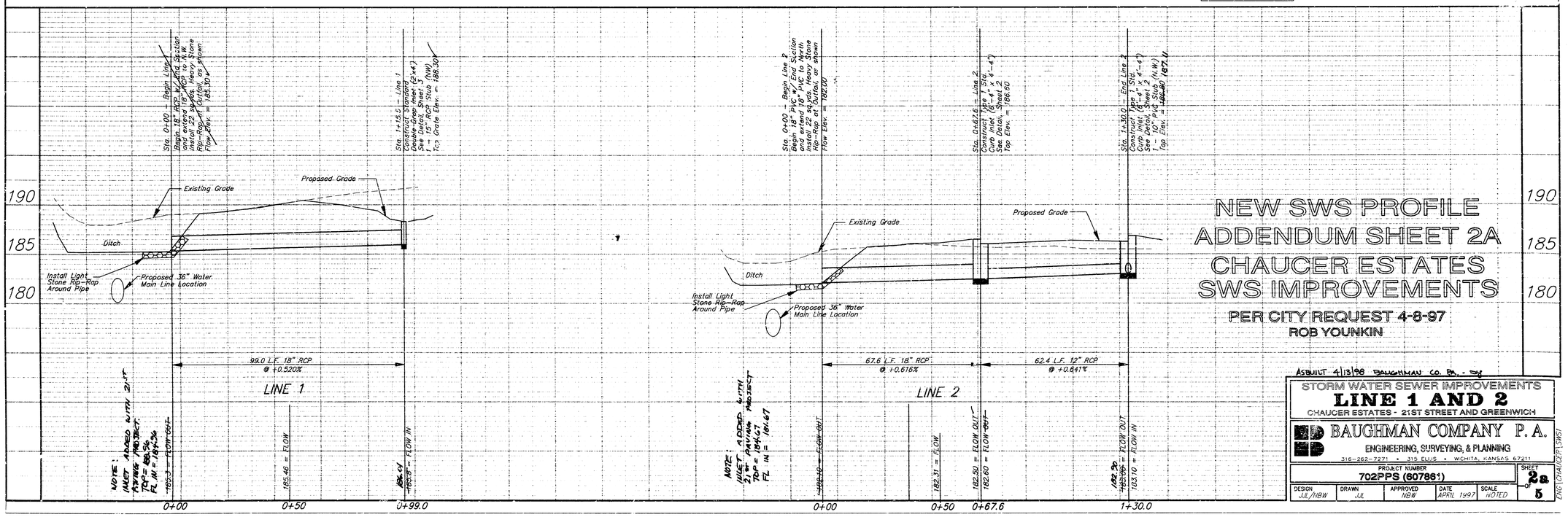


BRENT WORTH
8470
12/31/97
LICENSED
PROFESSIONAL ENGINEER

PROJECT INSPECTED BY BAUGHMAN CO.P.A. April, 1997
RESULT 4/98 BAUGHMAN CO. P.A.

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 715 ELLIS • WICHITA, KANSAS 67211





NEW SWS PROFILE ADDENDUM SHEET 2A
CHAUCER ESTATES SWS IMPROVEMENTS

PER CITY REQUEST 4-8-97
ROB YOUNKIN

ASBUILT 4/13/98 BAUGHMAN CO. PA. - SW

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	SHEET
702PPS (907881)	2a of 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
JJL/MBW	JJL	NBW	APRIL 1997	NOTED

ENG\CHAUCER\SHEET

Sta. 1+15.5 – End Line 1
Construct Standard
Double Drop Inlet (2'x4')
See Detail, Sheet 4
Top Grate Elev. = 188.30

Sta. 1+43.6 – End Line 2
Construct Type 1 Std.
Curb Inlet (6'–4" x 4'–4")
See Detail, Sheet 3
1 – 10" PVC Stub (N.W.)
Top Elev. = ~~186.00~~ 181.11

Sta. 0+81.2 – Line 2
Construct Type 1 Std.
Curb Inlet (6'–4" x 4'–4")
See Detail, Sheet 3
Top Elev. = 186.60

Future SWS By Others

Any Trees in DIRECT CONFLICT with construction of SWS line shall be selectively and carefully removed.

Sta. 0+00 – Begin Line 1
Begin 18" RCP w/ End Section and extend 18" RCP to N.W. Install 18 sq.yds. Light Stone Rip-Rap at Outfall, as shown
Flow Elev. = 185.20

Re-Grade 300 L.F. of Existing Ditch to drain 18" RCP. Centerline of 4' Bottom of Ditch as shown.

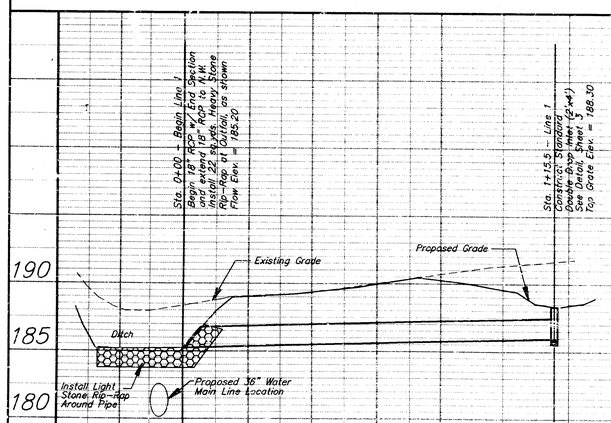
Re-Grade side slope of ditch around End Section to Drain RCP.

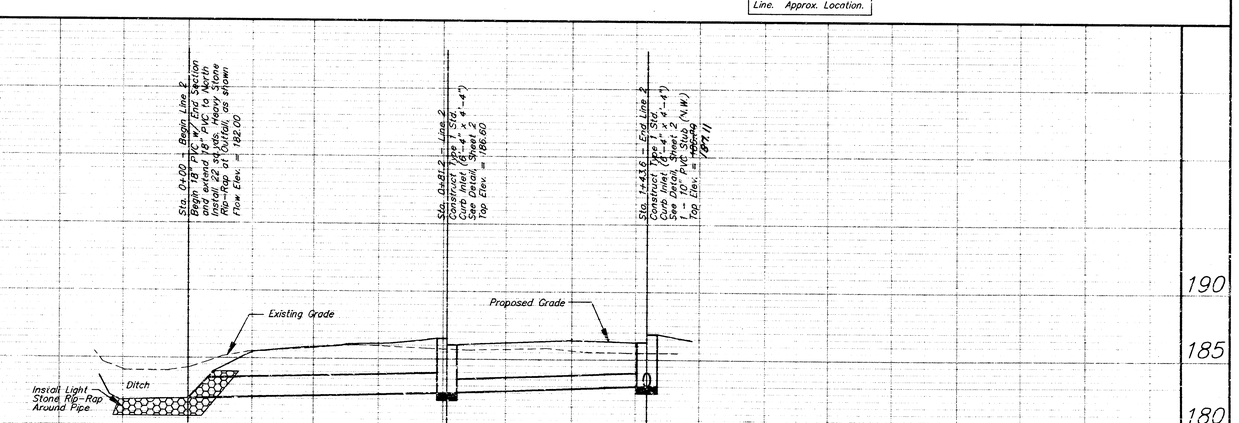
Sta. 0+00 – Begin Line 2
Begin 18" RCP w/ End Section and extend 18" RCP to North Install 18 sq.yds. Light Stone Rip-Rap at Outfall, as shorn
Flow Elev. = 182.00

Re-Grade 330 L.F. of Existing Ditch to drain 18" RCP. Centerline of 4' Bottom of Ditch as shown, to match Elev. 180.0

PROPOSED BUILDING
PROPOSED PAVEMENT
EXISTING HEDGEROW
FUTURE PAVEMENT
REGENCY LAKES
RESERVE "A"
RESERVE "B"
Future 8" Water Line
Lot Line
BM #2
LINE 1
LINE 2
688'
84' R.O.W.
60' R.O.W.
Approx. Location of Future 36" Water Main
4' Ditch
Edge of Asphalt
21ST STREET
NORTH
CAUTION! Existing Ungd. Telephone & Fiber Optic Line. Approx. Location.

NORTH
● = Iron
Vertical Scale: 1" = 5'
Horizontal Scale: 1' = 20'





SEE SHEET 2a FOR PROFILE

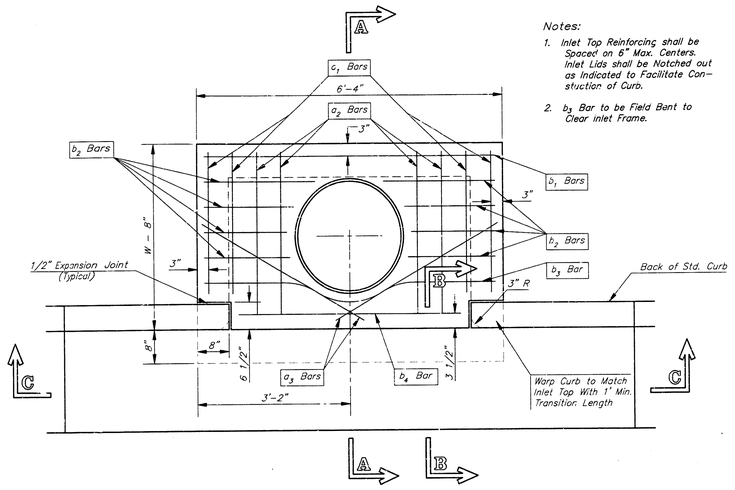
STORM WATER SEWER IMPROVEMENTS
LINE 1 AND 2
CHAUCER ESTATES - 21ST STREET AND GREENWICH

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-1271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
702PPS (607861)	2 OF 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
JJL/NBW	JJL	NBW	APRIL, 1997	NOTED

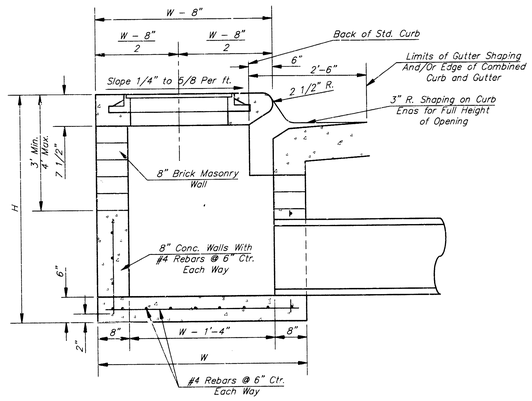
ENG\CHAUCER\SWS1



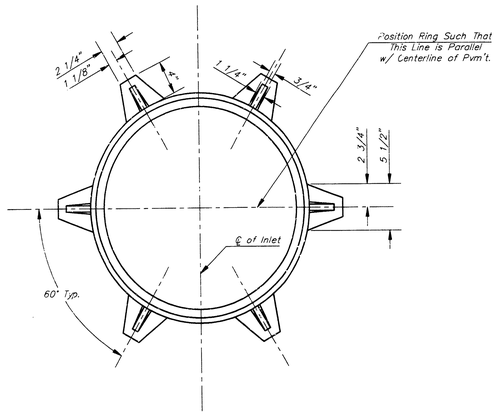
PLAN

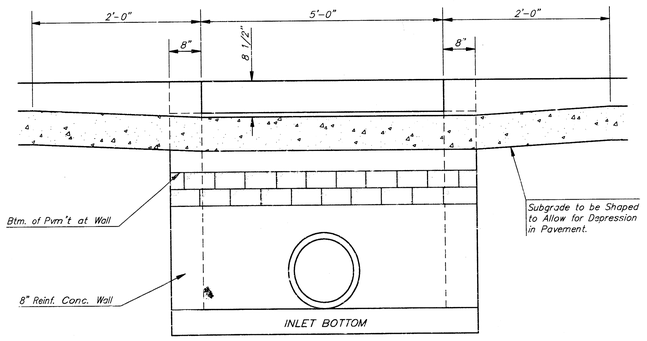
Notes:

1. Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids shall be Notched out as Indicated to Facilitate Construction of Curb.
2. b_3 Bar to be Field Bent to Clear Inlet Frame.

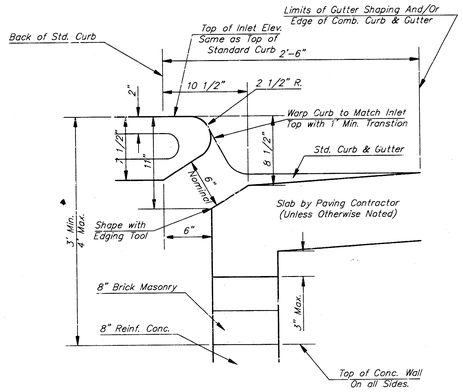


SECTION A-A

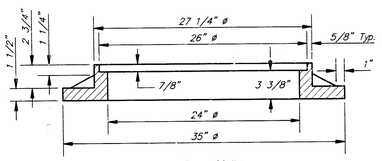




SECTION C-C



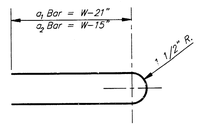
SECTION B-B



WT. = 180 lbs.

MANHOLE RING AND COVER

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



BENDING DIAGRAM

STEEL SCHEDULE

BAR		a_1	a_2	a_3	b_1 W=4'-4"	b_1 W=5'-4"	b_1 W=6'-4"	b_1 W=7'-4"	b_1 W=8'-4"	b_2	b_3	b_4	Wt. Lbs.
NUMBER		4	4	2	1	3	5	7	9	6	1	1	
SIZE		#4	#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_3 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±

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.

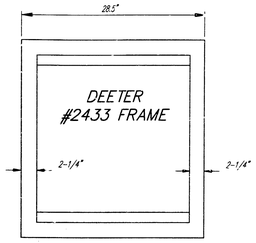
ENGINEERING, SURVEYING, & PLANNING

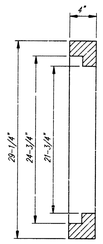
PROJECT NUMBER 70[illegible]PS (807861)

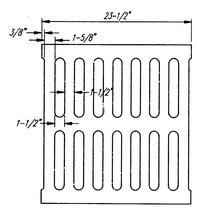
SHEET 3 OF 5

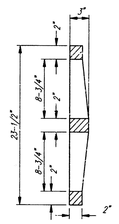
DESIGN	DRAWN	APPROVED	DATE	SCALE

STANDARD DRAWING NO. 1967-5





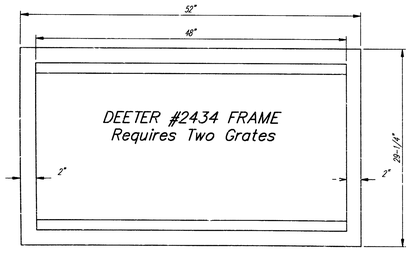


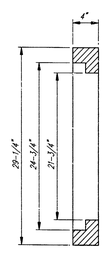


DEETER #2433 GRATE

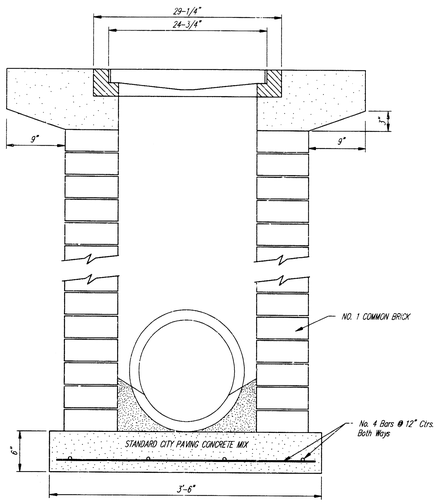
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

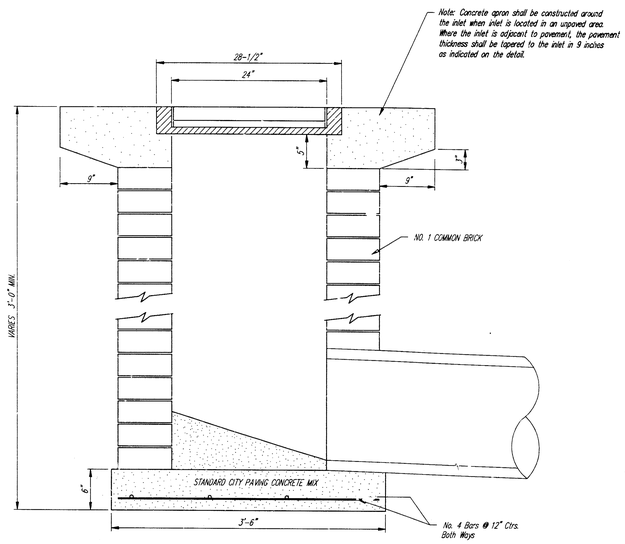
24" x 24" Frame and Grate Detail

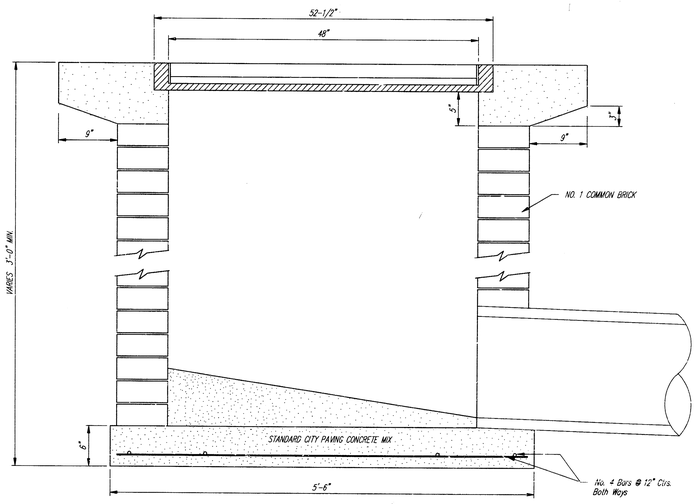




Double 24" x 24" Frame Detail







CITY OF WICHITA STANDARD

SWS - DROP INLET

CHAUCER ESTATES DRAINAGE IMPROVEMENTS

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

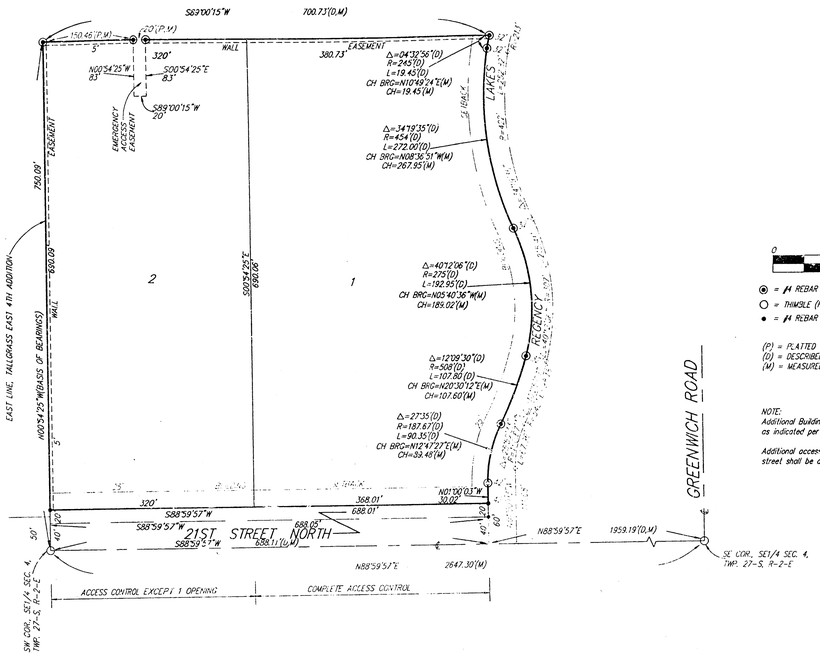
PROJECT NUMBER 702PPS (607861)

SHEET 4 OF 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
[illegible]	Staff		APR 2017	[illegible]

REGENCY LAKES SECOND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors 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 N13°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, Sedgwick 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).

Baughman Company, P.A.

Michael G. Conrey LS-9711-6-97 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

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

_____, Mayor
Bob Knight

Attest: _____, City Clerk
Pat Burnett

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before 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.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

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 (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me this 11th day of February, 1997 by Chris A. Anderson, SVP, Prairie State Bank, on behalf of the bank.

Kimberly A. Hommertzheim Notary Public
KIMBERLY A. HOMMERTZHEIM

My App't. Exp. 04-15-99

Kimberly A. Hommertzheim
Notary Public - State of Kansas
My Appt. Expires 04-15-99

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 _____, 199__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
John C. Frye

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 199__.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 199__.

_____, County Clerk
JAMES ALFORD

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 199__, at ____ o'clock __M; and is duly recorded.

_____, Register of Deeds
LARRY CONSOLVER

_____, Deputy
MICHAEL C. HURTT

J00662

5
5

1-4-1-97