

STORM WATER SEWER IMPROVEMENTS
TO SERVE

CHAUCER ESTATES

LOT 1, REGENCY LAKES SECOND

Private Project Number

742PPS (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 264-7511
Kansas Gas & Electric Company 264-1141
Arkia Gas Company 942-8350
or 263-8161
Southwestern 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.

BENCHMARK:

"C" Cut in Top of North Side of RCBC 600± West of Centerlines of Greenwich and 21st Street North.

Elev. = 175.11 City Datum

RR Spike Set in Existing Tree 104± East of the West Lot Line of Lot 1, Regency Lakes Second, and 48± North of 21st Street Right-of-Way.

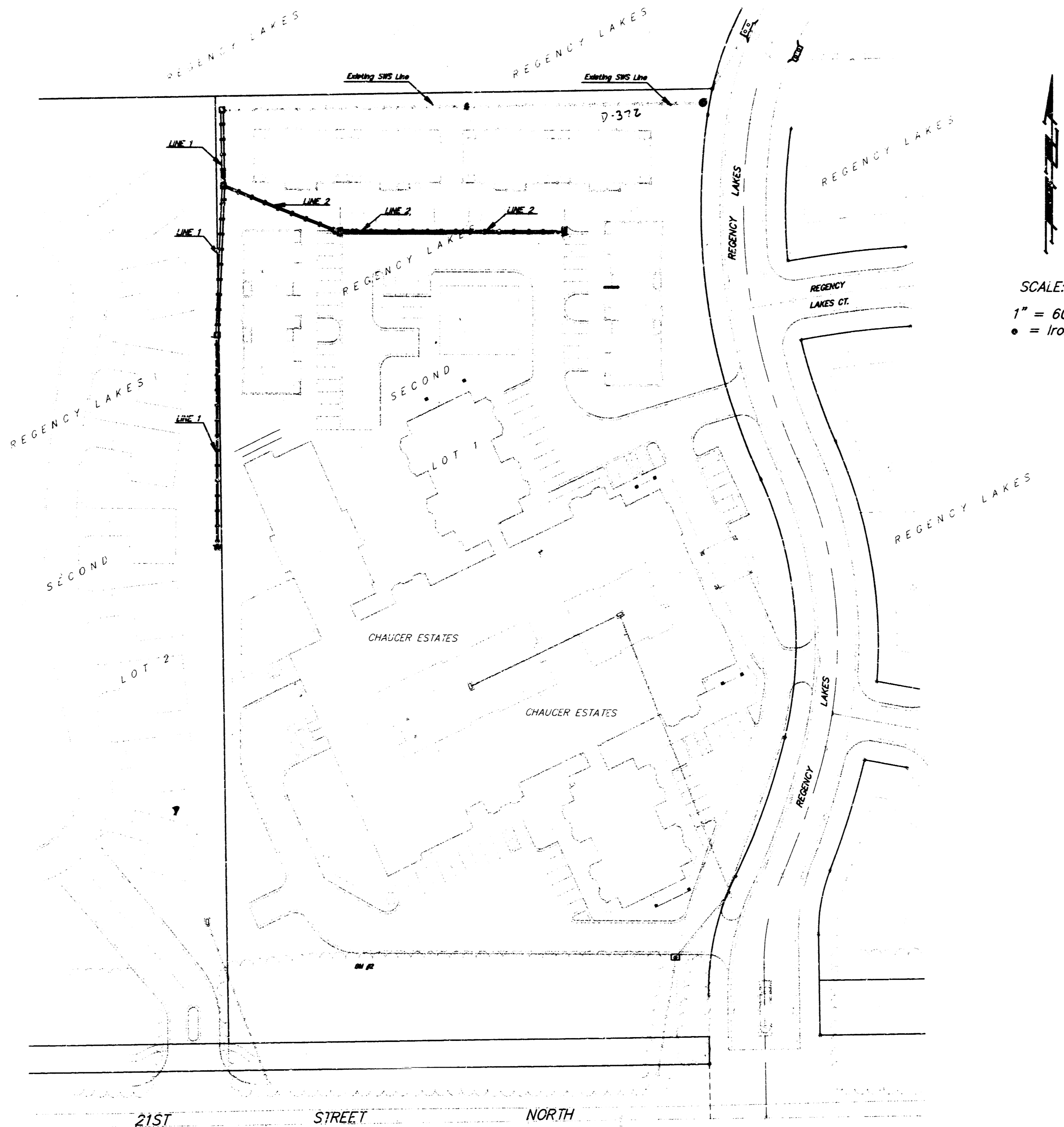
Elev. = 189.76 City Datum

INDEX:

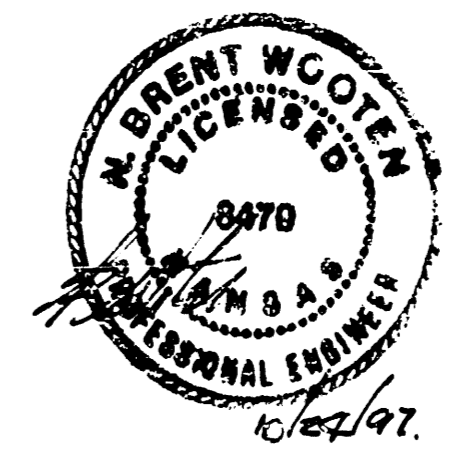
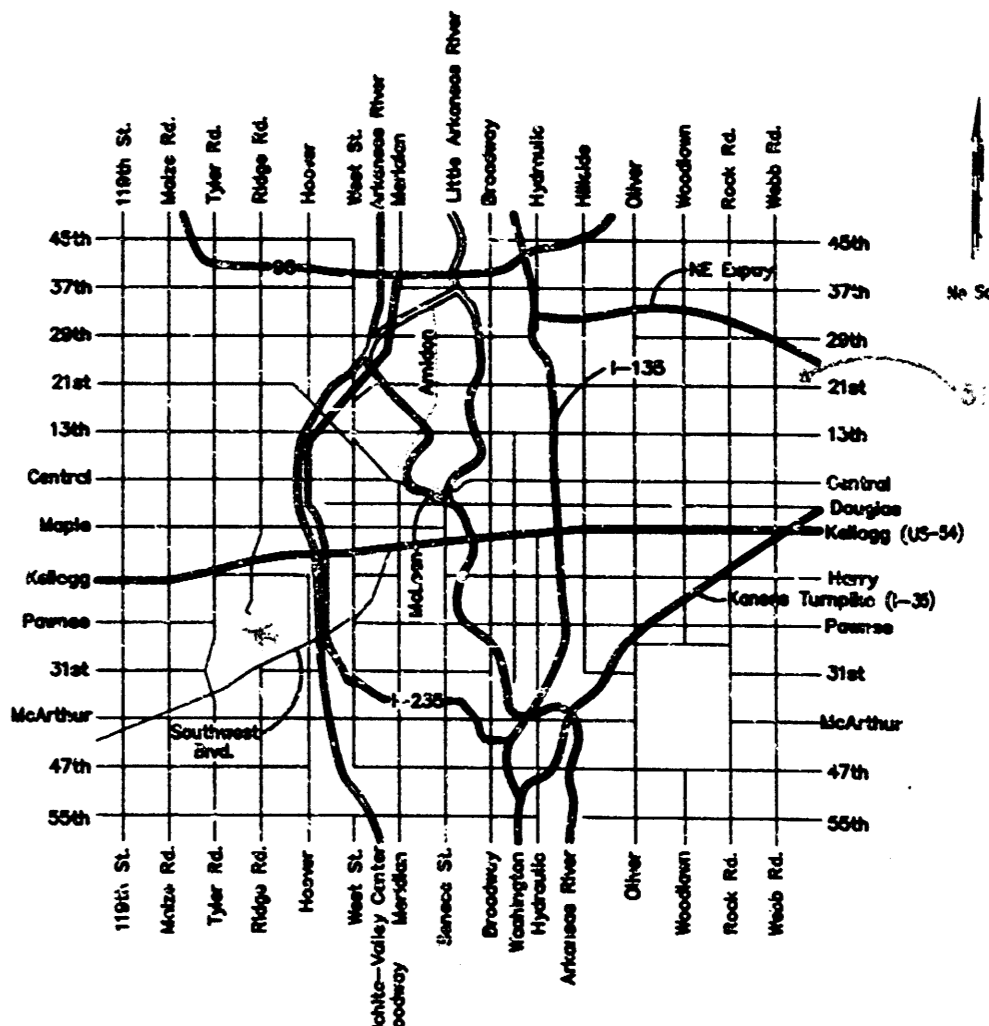
- 1 Title Sheet
- 2 Line 1 & 2
- 3 Line 1
- 4 Special Yard Inlet Detail
- 5 Standard Drop Inlet Detail
- 6 Plat of Regency Lakes Second

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA
Storm Sewers VRH 10/24/97

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
MCG
D-396



ASEBUILT SPS BAUGHMAN CO. P.A. October 18, 1997
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

S-10174

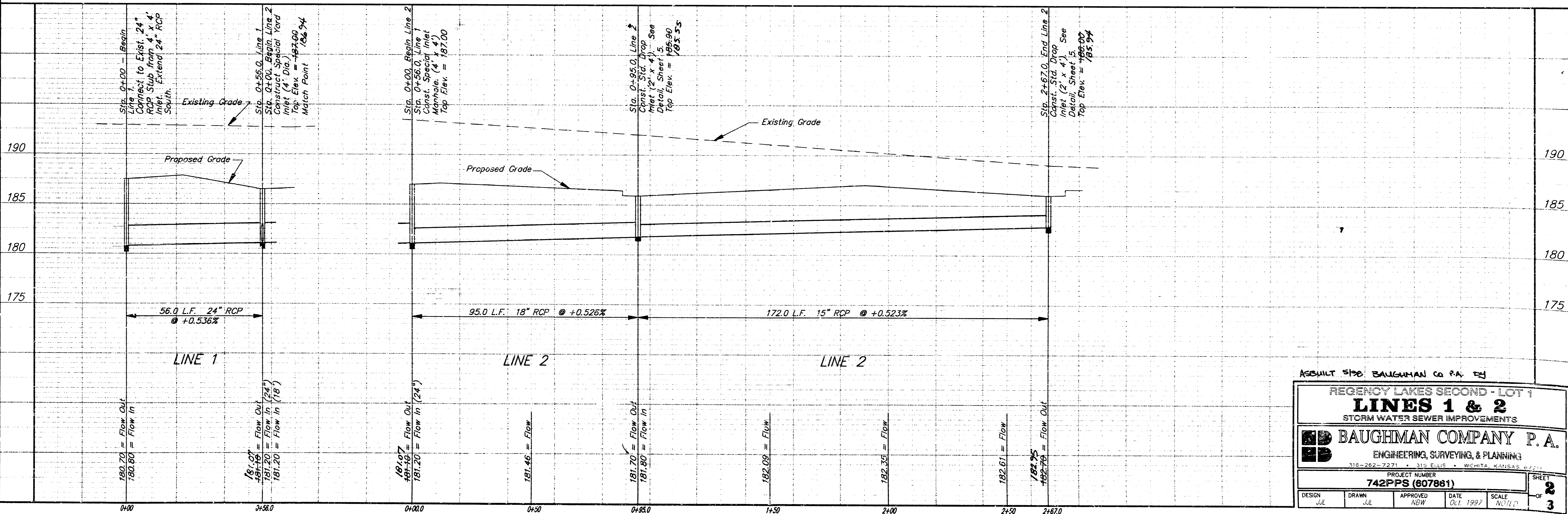
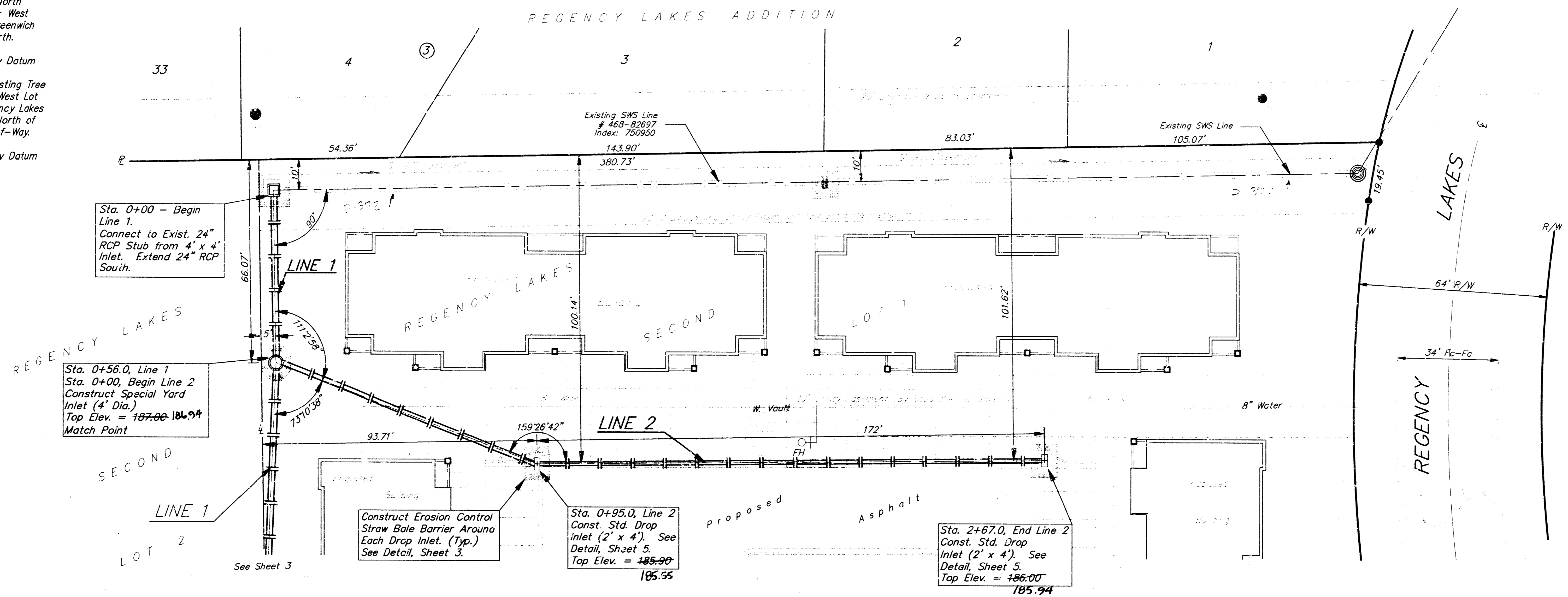
Benchmarks:

☐ Cut in Top of North Side of RCBC 600± West of Centerlines of Greenwich and 21st Street North.

Elev. = 175.11 City Datum

RR Spike Set in Existing Tree 104± East of the West Lot Line of Lot 1, Regency Lakes Second, and 48± North of 21st Street Right-of-Way.

Elev. = 189.76 City Datum



RESULT SHD: BAUGHMAN CO P.A. ED

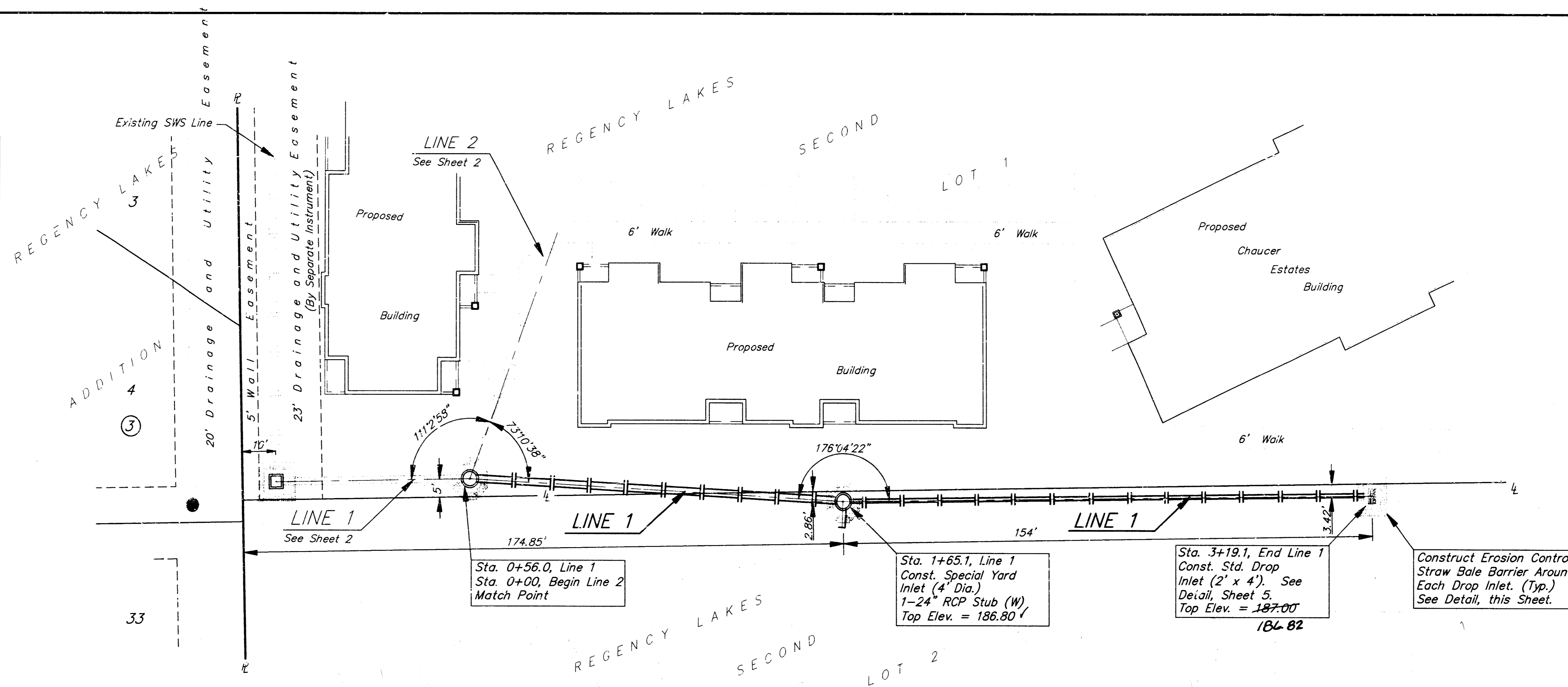
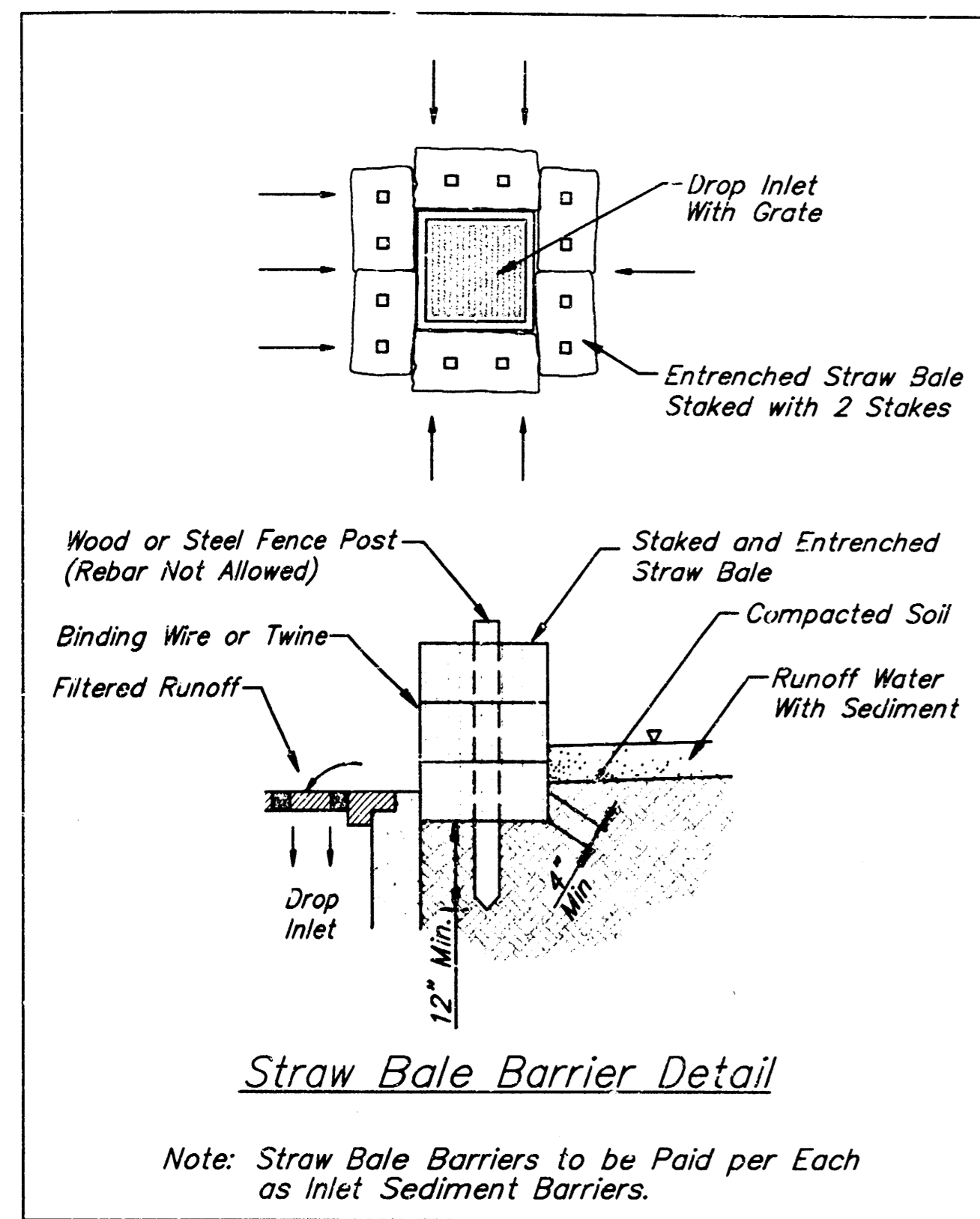
REGENCY LAKES SECOND - LOT 1
LINES 1 & 2
 STORM WATER SEWER IMPROVEMENTS

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7273 • 315 E. 5th St. • NICHTA, MINNAPARC #22

PROJECT NUMBER: **742PPS (607861)** SHEET: **2**

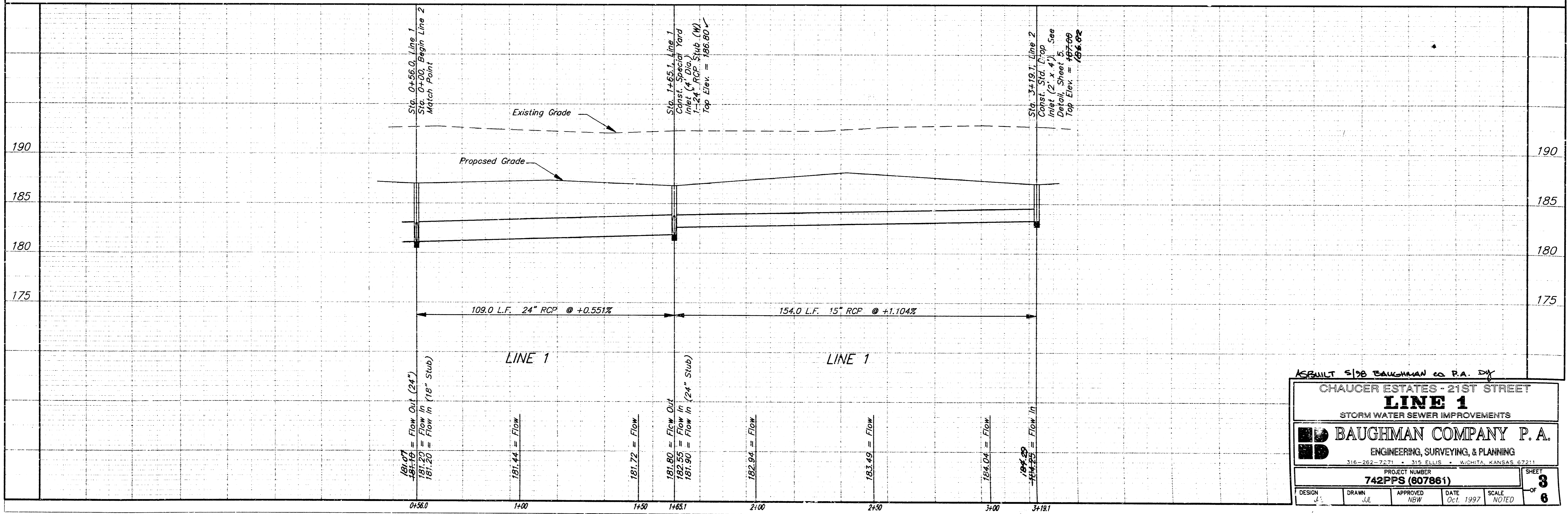
DESIGN: JUL	DRAWN: JUL	APPROVED: NDW	DATE: Oct. 1997	SCALE: NOTED
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3



1" = 20' Horizontal
 1" = 5' Vertical
 ● = Iron

Benchmarks:
 "C" Cut in Top of North Side of RCB 600± West of Centerlines of Greenwich and 21st Street North.
 Elev. = 175.11 City Datum
 RR Spike Set in Existing Tree 104± East of the West Lot Line of Lot 1, Regency Lakes Second, and 48± North of 21st Street Right-of-Way.
 Elev. = 189.76 City Datum



ASBULL 5128 BAUGHMAN CO. P.A. D.Y.

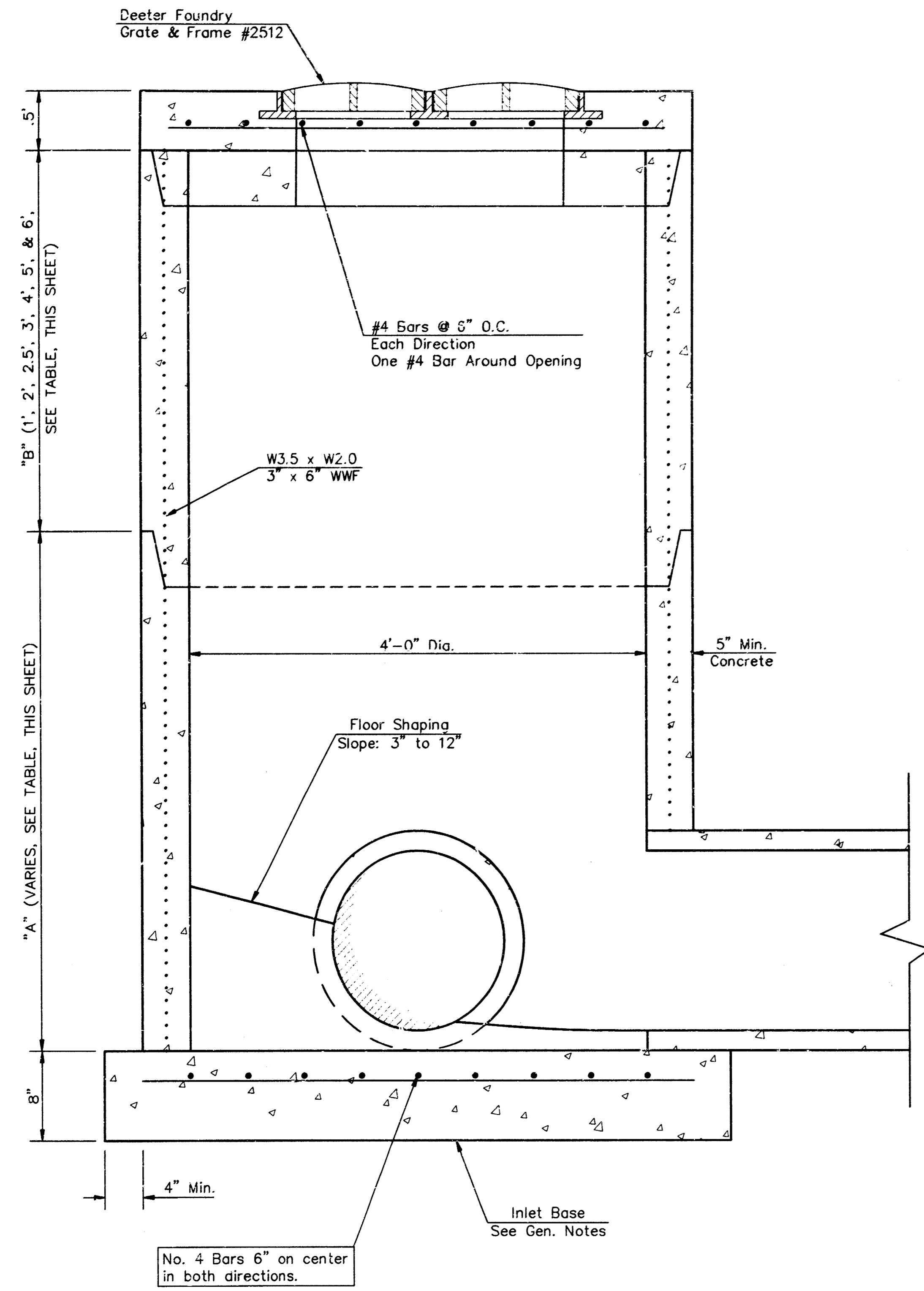
CHAUCER ESTATES - 21ST STREET
LINE 1
 STORM WATER SEWER IMPROVEMENTS

BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 315 E. 15th St. • WICHITA, KANSAS 67211

PROJECT NUMBER: **742PPS (607861)**

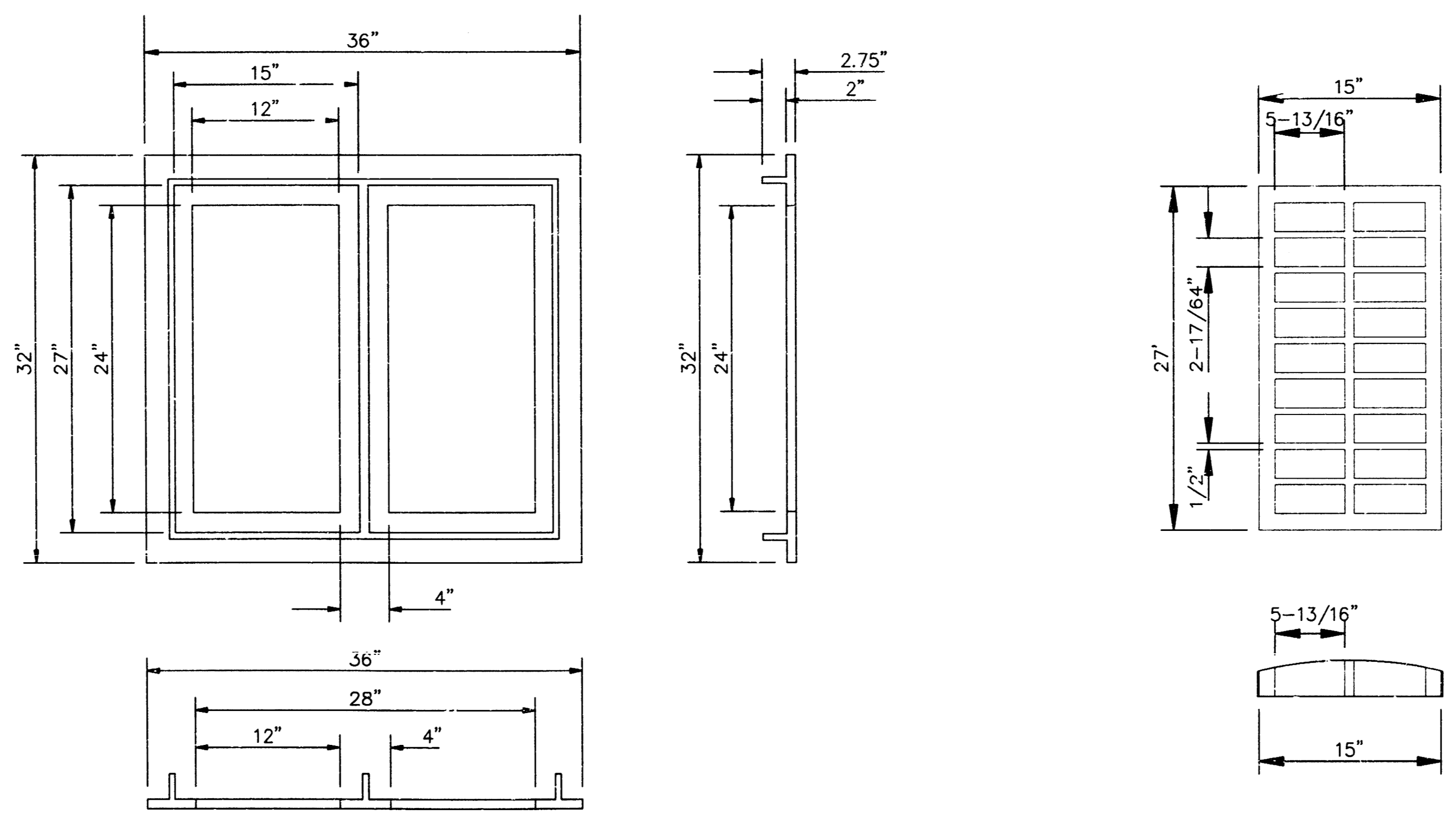
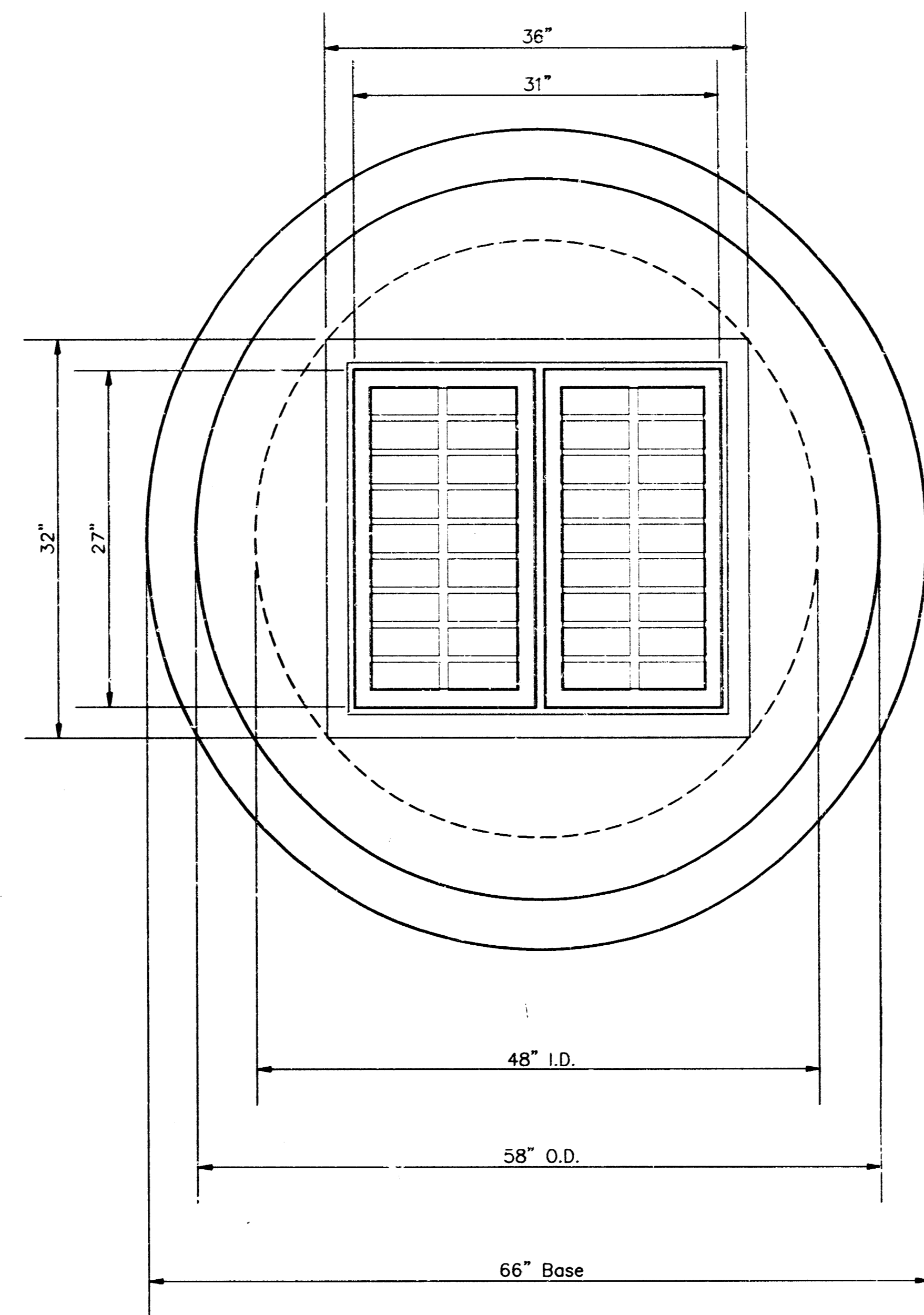
DESIGN	DRAWN	APPROVED	DATE	SCALE
J.S.	JUL	NBW	Oct. 1997	NOTED

SHEET **3** OF **6**



YARD INLET

LINE #	STA.	TOP OF INLET	INLET FLOW	"A"	"B"
1	0+56.0	187.00	181.10	3.4'	2.0'
1	0+50.7	186.80	181.80	3.5'	1'



GENERAL NOTES

- Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in yard inlet bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining.
- Reinforcing steel shall be installed in the yard inlet bases and shall consist of no. 4 bars placed on 6" centers in both directions. The yard inlet base reinforcement shall be placed 6" above the bottom of the yard inlet base. All costs for furnishing and installing reinforcing steel shall be included in the unit price bid for the yard inlet.
- The floors of all yard inlet shall be shaped with flow channels such that the inlets will be self cleaning and free of areas where solids could be deposited. Flow channels shall be formed to match the bottom halves of the inflowing pipes and the outflowing pipe as shown by the drawings. Inlet floors shall have slopes of 3 inches per foot in the areas outside of the flow channels sloped toward the flow channels. Pipes laid through inlets shall have the top half removed to neat lines for the full inside diameter of the inlet. Inlet floors shall then be shaped around the bottom half of the pipe which forms the flow channel.
- Pipes installed within the excavation made for the inlet shall be cradled with concrete to the limits of the inlet excavation. When clay pipe is used, the cradle shall extend to the first joint outside the inlet. The cradle shall be terminated at the clay pipe joint in a manner which will maintain the flexibility of the joint. Cost of cradle within inlet excavation or to clay pipe joints adjacent to inlet shall be included in the unit price bid for the inlet.
- Inlet grate castings and inlet frame castings shall conform to the requirements as indicated in the standard specifications and as shown in the standard detail drawing.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- Joints between inlet sections to be sealed with two wraps of extruded butyl rubber joint mastic meeting City of Wichita Type "P" Manhole Specifications.
- Special yard inlet shall be paid for at the unit price bid per each. All standard yard inlet diameters will be 4'.

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.

DEETER #2512 CATCH BASIN INLET GRATE & FRAME

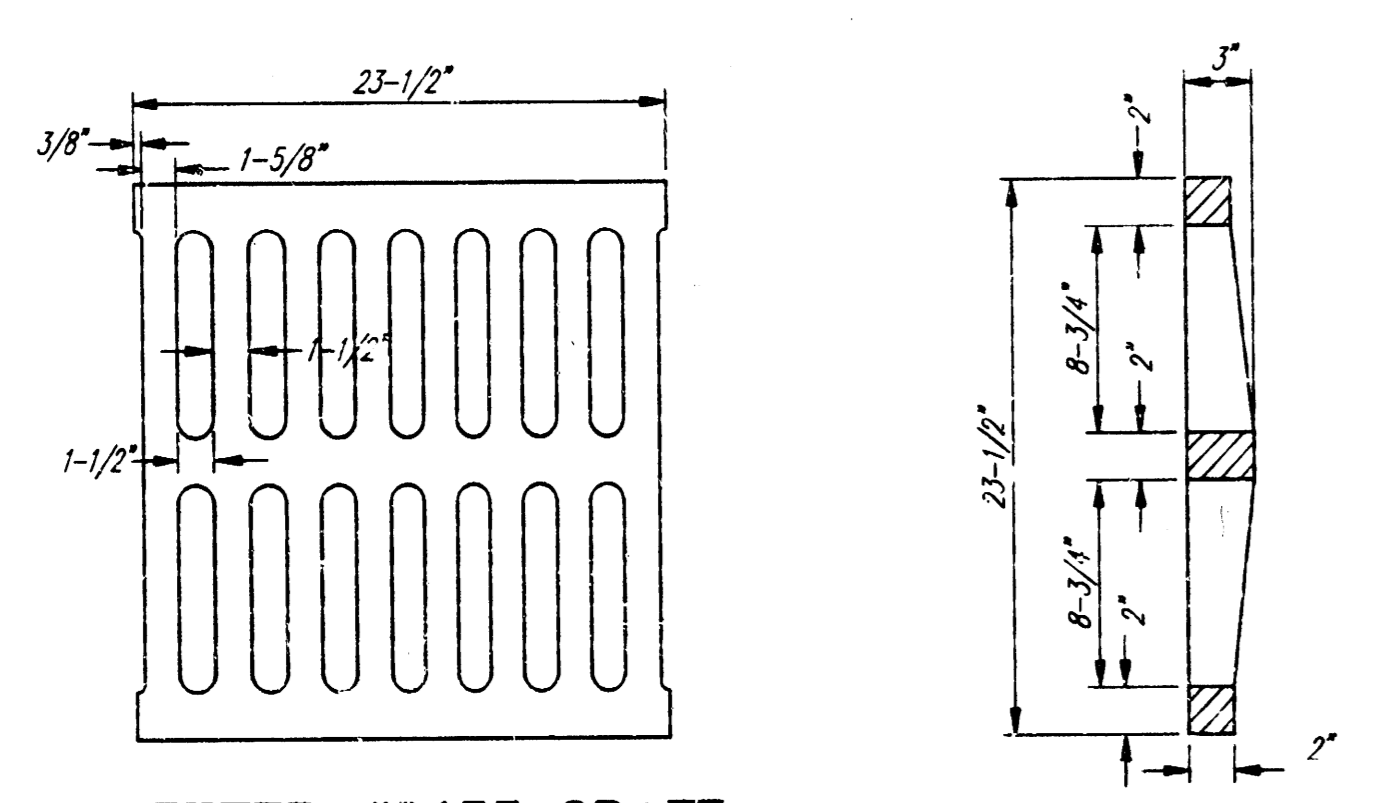
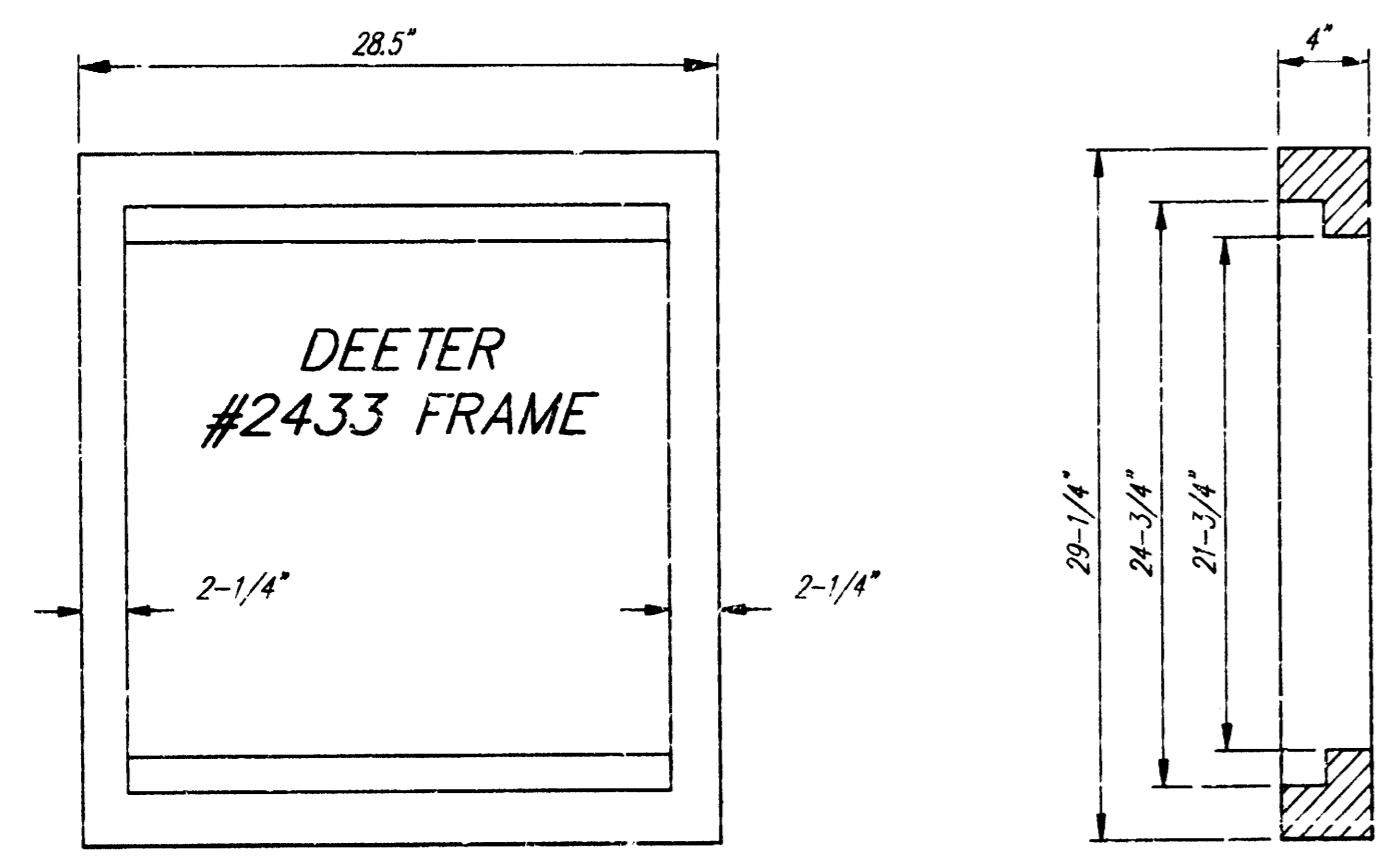
CHAUCER ESTATES SWS IMPROVEMENTS
SPECIAL YARD INLET
 REGENCY LAKES 2ND

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

PROJECT NUMBER
742PPS (607861)

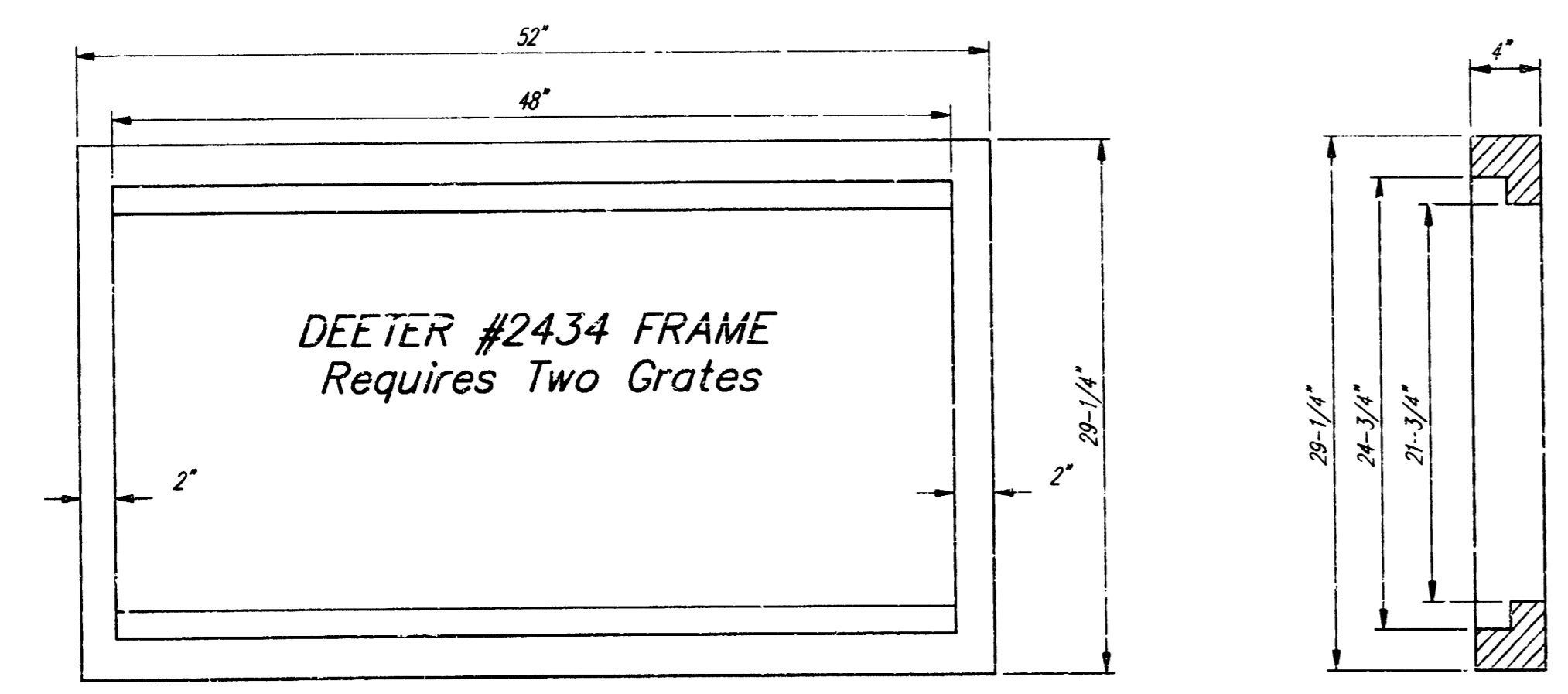
DESIGN STAFF DRAWN STAFF APPROVED STAFF DATE 10-97 SCALE NONE

SHEET **4** OF **6**



DEETER #2433 GRATE

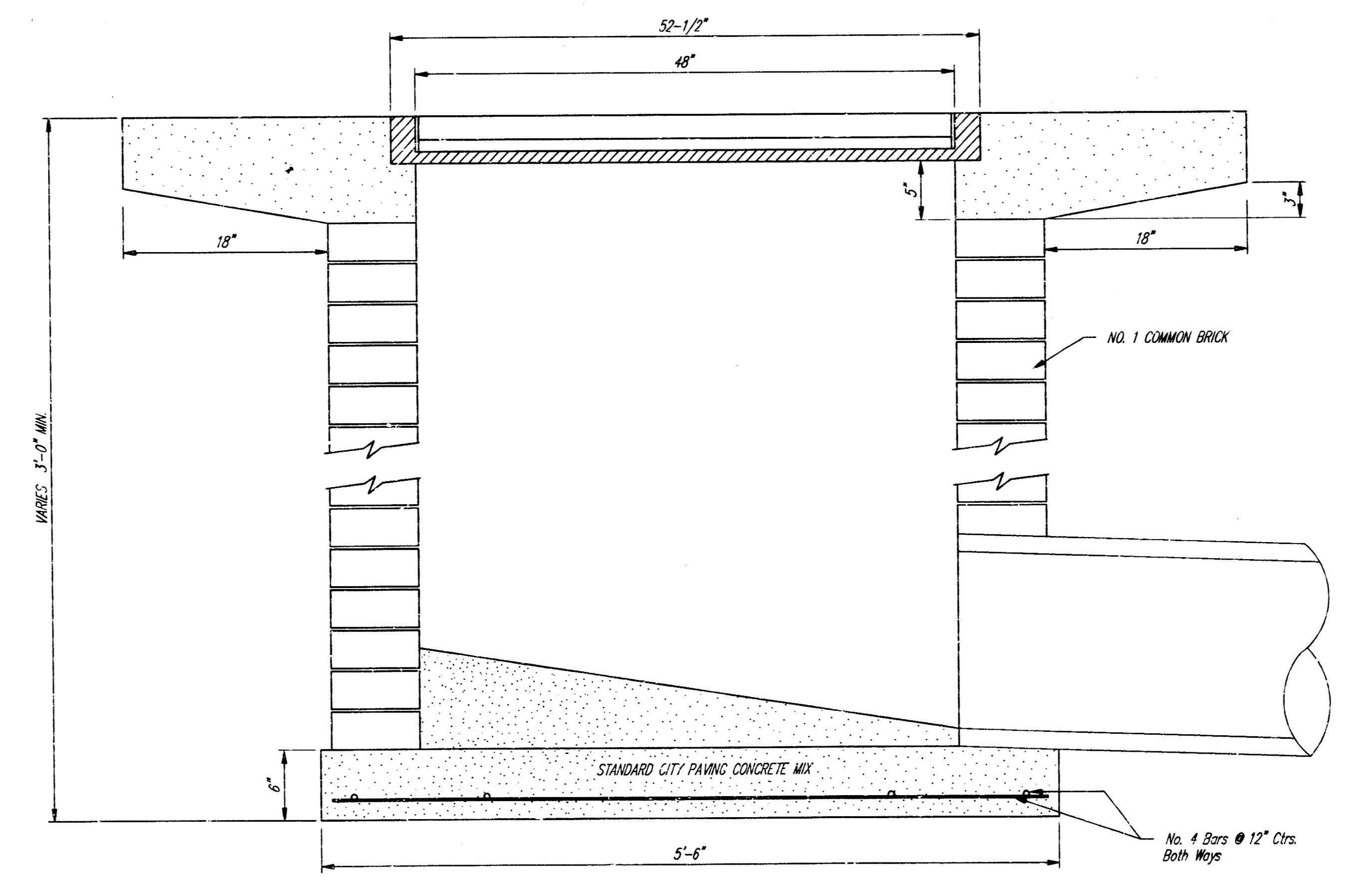
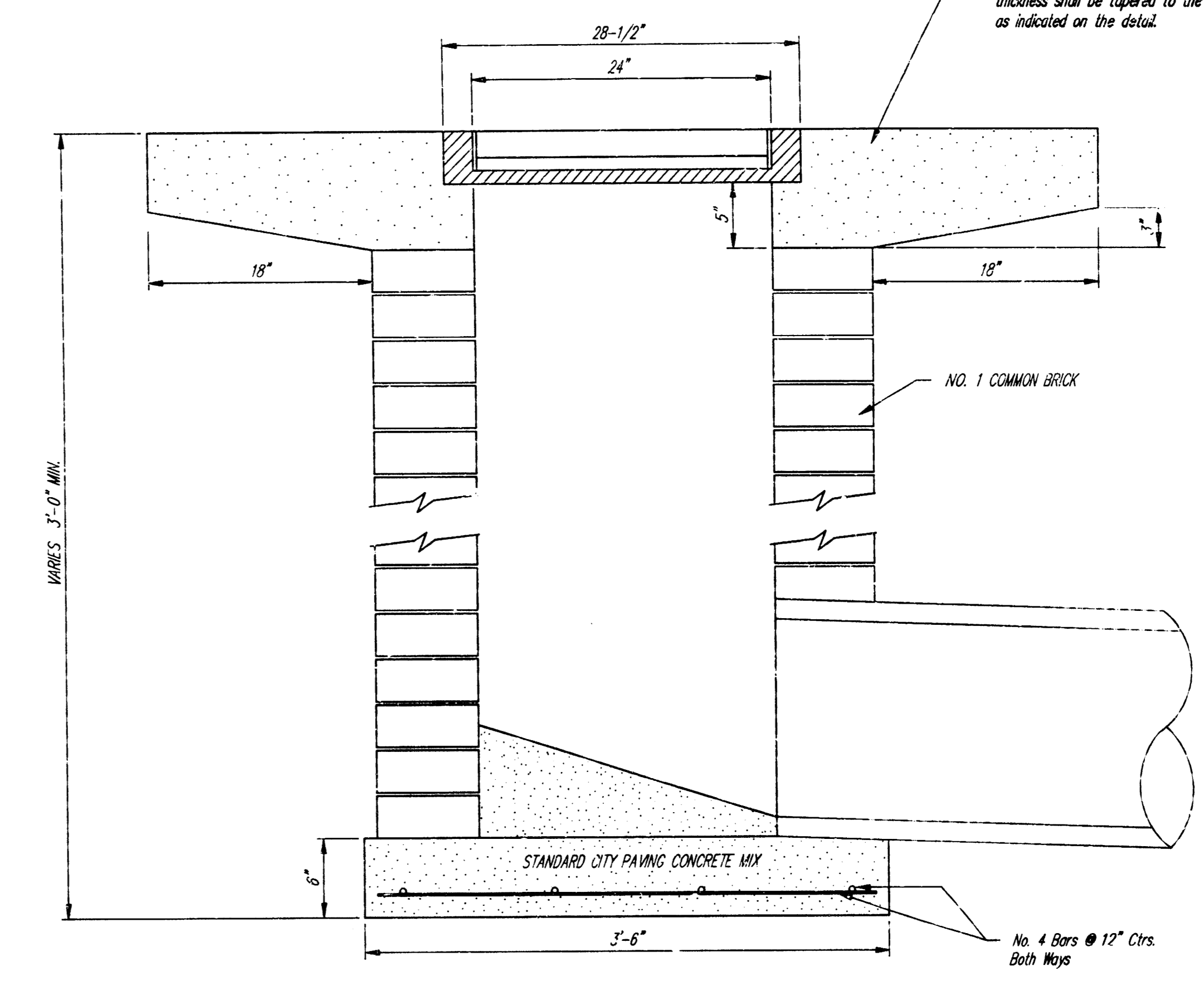
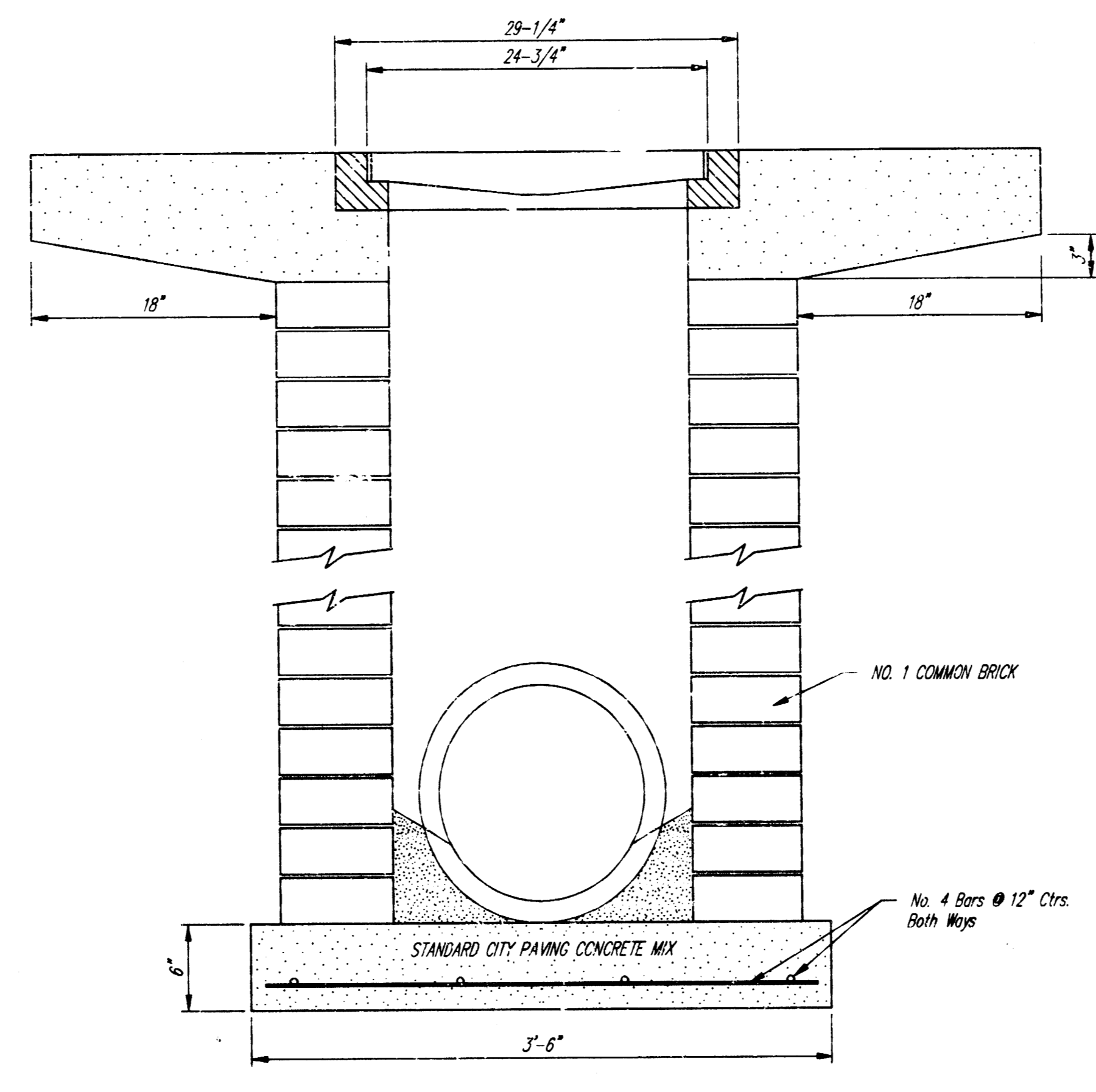
24" x 24" Frame and Grate Detail



DEETER #2434 FRAME
Requires Two Grates

Double 24" x 24" Frame Detail

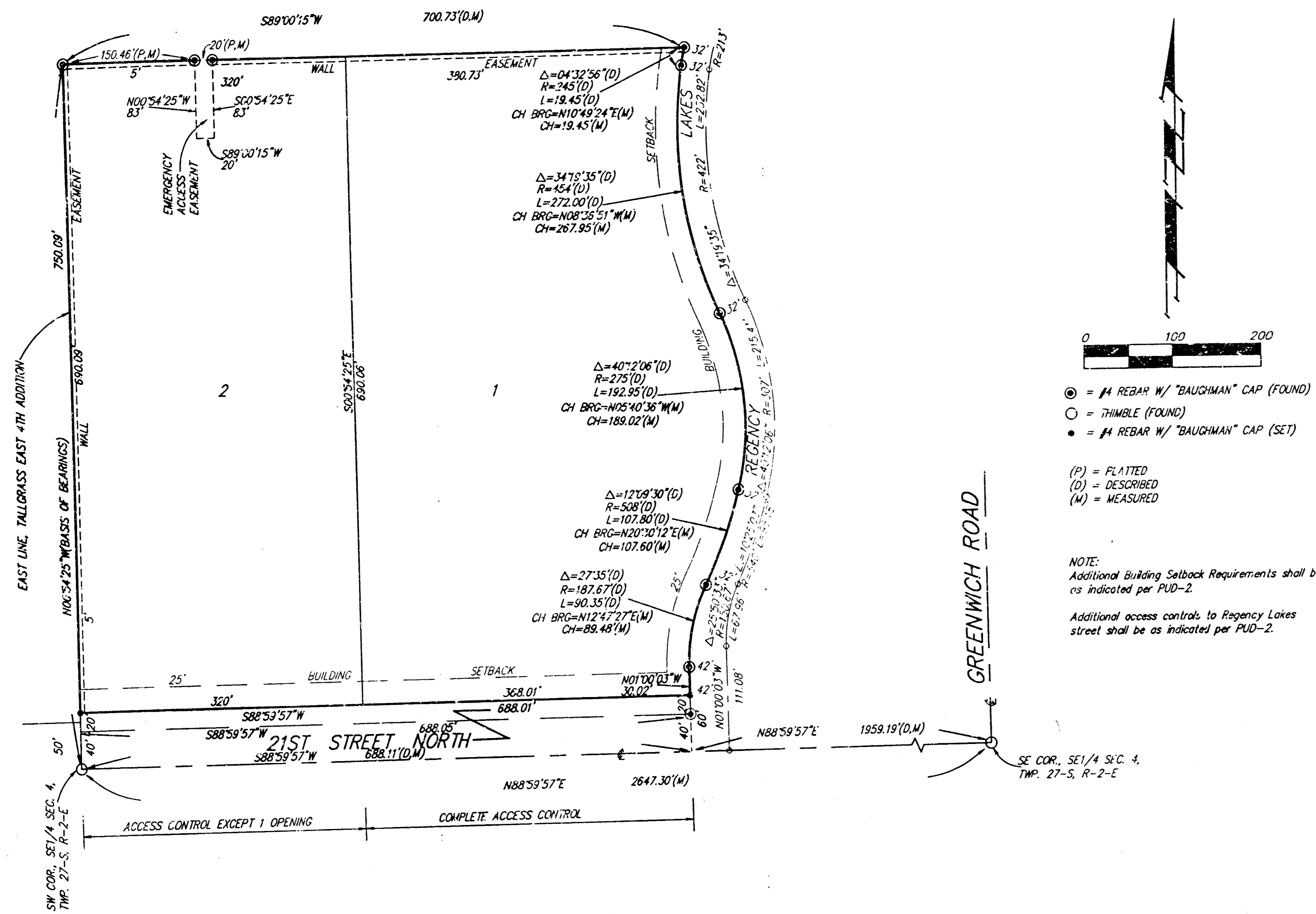
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.



City of Wichita Standard					
Drop Inlet					
Chaucer Estates SWS Improvements					
BAUGHMAN COMPANY P. A.					
ENGINEERING, SURVEYING, & PLANNING					
310-262-7777 • 310-262-7777 • 310-262-7777					
PROJECT NUMBER					
742PPS (807861)					
DESIGN STAFF	DRAWN STAFF	APPROVED STAFF	DATE	SCALE	SHEET
			0-1-1007		5
					6

REGENCY LAKES SECOND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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 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.

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 (104)

State of Kansas) SS The foregoing instrument acknowledged before me this 17th day of February, 1997, by Chris A. Anderson SVP, (104) Prairie State Bank, on behalf of the bank.

My App't. Exp. 06-15-99 *Kimberly A. Hornmattzin* Notary Public
 KIMBERLY A. HORNMATZIN (104)

Kimberly A. Hornmattzin
 Notary Public - State of Kansas
 My App. Expires 06-15-99

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

The City of Wichita, Kansas, a Municipal Corporation

Bob Knight Mayor
 Bob Knight

Attest: *Pat Burnett* City Clerk
 Pat Burnett

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 17th day of October, 1996
 Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye Chairman
 John C. Frye

Marvin S. Krout Secretary
 Marvin S. Krout

State of Kansas) 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 SW 1/4 and the SE 1/4 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 SE 1/4; thence N88°53'57"E along the south line of said SE 1/4, 688.11 feet to a point 1959.19 feet west of the SE Corner of said SE 1/4; 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, 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 Surveyor
 Michael G. Conrey

State of Kansas) SS The foregoing instrument acknowledged before me, this 16th 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. 5/15/97 *Philip J. Meyer* Notary Public
 PHILIP J. MEYER
 NOTARY PUBLIC
 STATE OF KANSAS

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of benefit districts within the boundary of this plat by the Board of County Commissioners as they deem necessary to make street improvements to serve this area, this 15 day of April, 1997.

Bob Knight Mayor
 Bob Knight

Pat Burnett City Clerk
 Pat Burnett

Entered on transfer record this 19th day of June, 1997.

James Alford County Clerk
 JAMES ALFORD

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 16th day of June, 1997, at 3:30 o'clock P.M. and is duly recorded.

1612200
Michael D. Hurty Register of Deeds
 LARRY CONSLYVA
 MICHAEL D. HURTY