FLOODWATER DETENTION POND NO. 20

IN

WOODLAND ESTATES SECOND & AUTUMN CHASE

PUBLIC PROJECT NO.

468·76·245·81670·000·000·001

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

MARCH 1987

GENERAL NOTES:

1. ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL 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 OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
3. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
4. EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
5. CONSTRUCTION OF THIS PROJECT SHALL NOT BEGIN UNTIL EXISTING SANITARY SEWER THROUGH PONDS HAS BEEN REPLACED AND ABANDONED.

NOTE: NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2115
CABLEVISION	262-0661
KPL GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
KANSAS ONE-CALL	1-800-344-7233

BENCH MARKS:

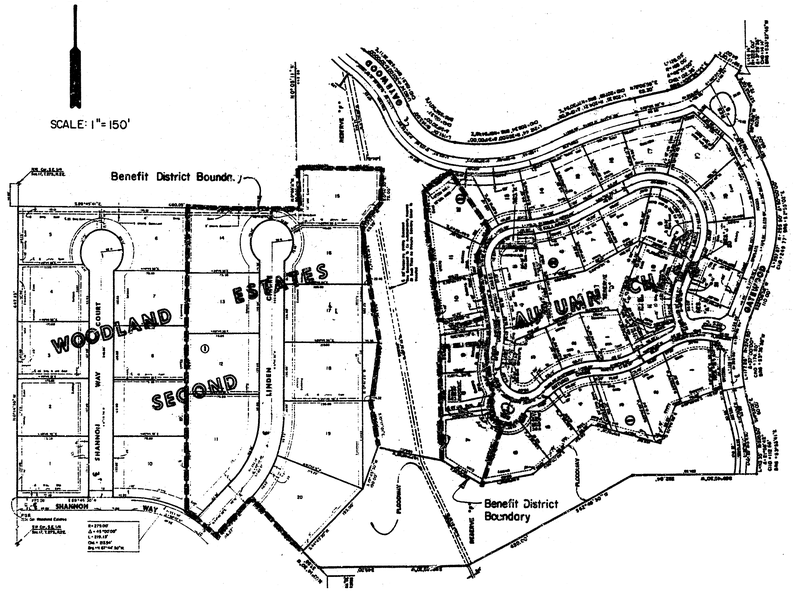
B.M. #1: SPK STEP IN COR. FC POST 660' E. & 40' S. OF CTR. SEC. 17, R2E
ELEV. = 176.09'

B.M. #2: "□" ON TOP OF S. CURB SHANNON WAY 44' W. OF W. LINE OF WOODLAND ESTATES
ELEV. = 173.90'

B.M. #3: CITY OF WICHITA BENCH MARK DISC. ON THE N.E. COR. OF RCB AT CENTRAL & GYPSUM CREEK
ELEV. = 157.24'

N

SCALE: 1"=150'



INDEX TO DRAWINGS

SHEET NO	DESCRIPTION
1	TITLE SHEET
2	DRAINAGE AREA MAP
3	SITE PLAN & DETAILS NORTH & SOUTH LAKE
4	WOODLAND ESTATES SECOND FINAL PLAT
5-6	AUTUMN CHASE FINAL PLAT

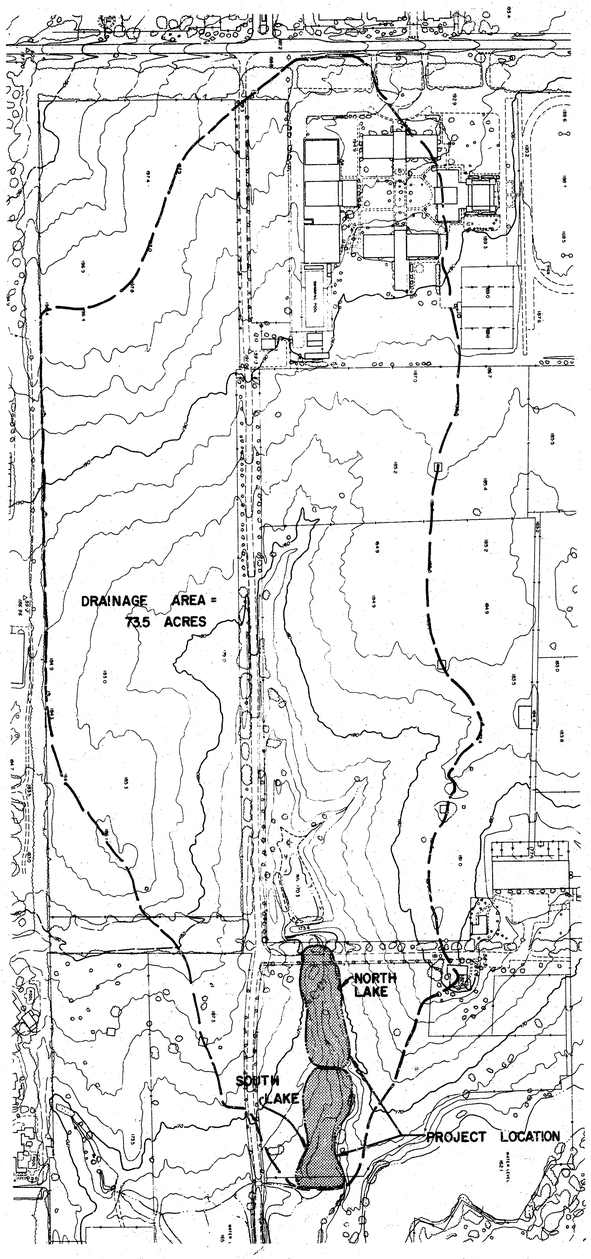
F.W.D. NO. 20
IN
WOODLAND ESTATES
2ND & AUTUMN CHASE

Design: F.B.N. K.J.S.
Drawn by: E.C.G.
Checked by: K.H.B.
Date:
Job no.

Sheet 1 of 6

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226 682-6561

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N

SCALE 1" = 200'

CAPACITY DATA - NORTH LAKE			
ELEVATION	SURFACE AREA ACRES	STORAGE AC. FT.	CUMULATIVE STORAGE AC. FT.
168	0.84		
		0.90	
169	0.95		0.90
		1.03	
170	1.11		1.93

CAPACITY DATA - SOUTH LAKE			
ELEVATION	SURFACE AREA ACRES	STORAGE AC. FT.	CUMULATIVE STORAGE AC. FT.
165	1.02		
		1.07	
166	1.12		1.07
		1.20	
167	1.28		2.27

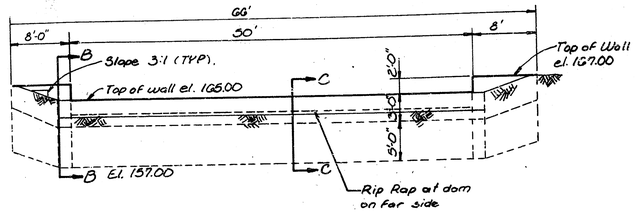
DRAINAGE AREA MAP WOODLAND ESTATES 2ND & AUTUMN CHASE

Design: F.S.N. K.J.S.
Drawn by: E.C.G.
Checked by:
Date:
Job no.

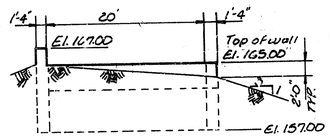
MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
682-6561

Sheet 2 of 6

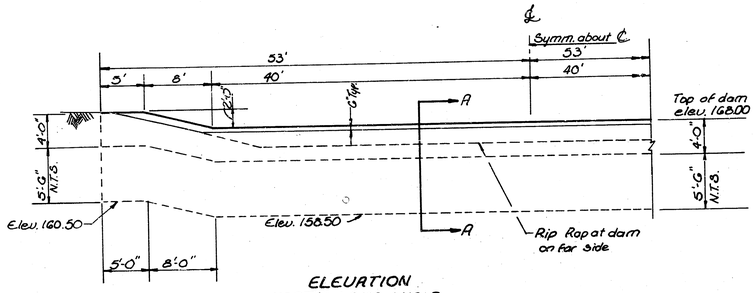
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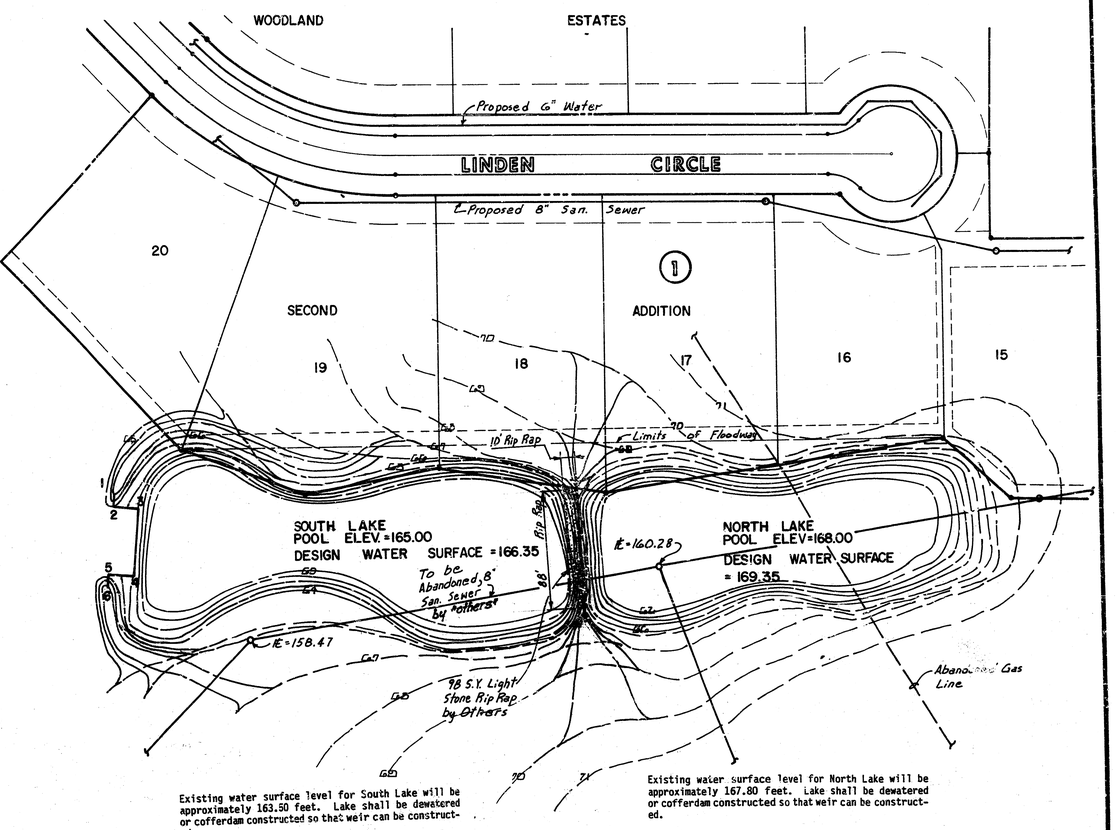
ELEVATION
SOUTH LAKE WEIR
Looking down stream
scale 1/8"=1'-0"

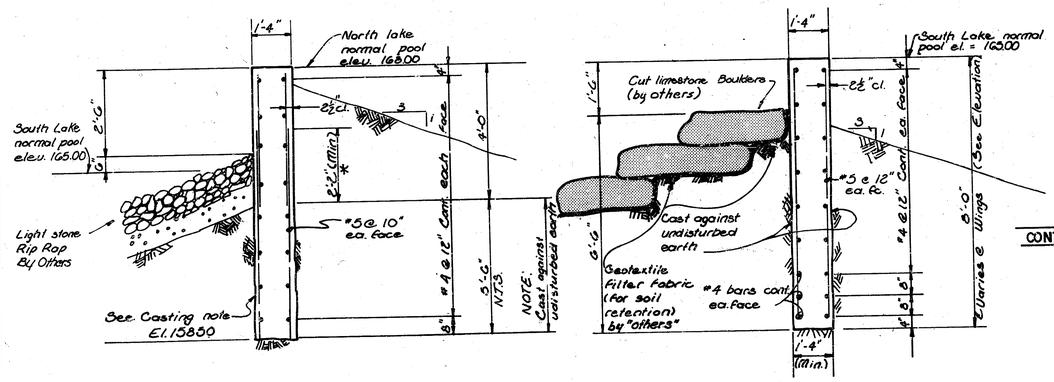


SECTION B-B
scale 1/8"=1'-0"



ELEVATION
NORTH LAKE WEIR
(Looking downstream)
scale 1/8"=1'-0"





SECTION C-C
Scale 1/2"=1'-0"
SOUTH LAKE

SECTION A-A
scale 1/2"=1'-0"
NORTH LAKE

*NOTE: Alternate of construction #5 @ 12" ctrs. footing to top of wall

The concrete mix specified for the City of Wichita concrete pavement shall be used throughout. Bevel all exposed edges with a ¾" triangular moulding, unless otherwise noted.

SOUTH LAKE		
CONTROL PTS.	DESCRIPTION	COORDINATES
1	DOWNSTREAM FACE	N. 6924.8102
	WEST WING	E 1842.4293
2	DOWNSTREAM FACE	N. 6924.2360
	E.COR. WEST WING	E. 1850.4086
3	DOWNSTREAM FACE	N. 6945.5143
	N.E. COR	E 1851.9397
4	DOWNSTREAM FACE	N. 6941.9259
	N.W. COR.	E 1901.8107
5	DOWNSTREAM FACE	N. 6920.6476
	W. COR. E. WING	E. 1900.2797
6	DOWNSTREAM FACE	N. 6920.0735
	EAST WING	E. 1908.2591

WEIR ORIENTATION. S.85°53'04" E.

NORTH LAKE	
℄ WEIR	N. 7281.9224
DOWNSTREAM FACE	E 1,883.9770
WEIR ORIENTED	N.87°44'08"E

N
SCALE 1"=50'

S.W. COR. SE. 1/4
SEC. 17, T. 27S. R2E.
N. 4987.1841
E. 1006.5187

Note: Plat Engineer (Mid-Kansas Engineering Consultants) to provide construction staking of coordinates for the construction of lake weirs. Prior to weir construction, Engineer to verify location of weir in field.

F.W.D. NO. 20
IN
WOODLAND ESTATES
2ND & AUTUMN CHASE

Design F.B.N.
Drawn by E.C.G K.J.S.
Checked by
Date
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
682-6561

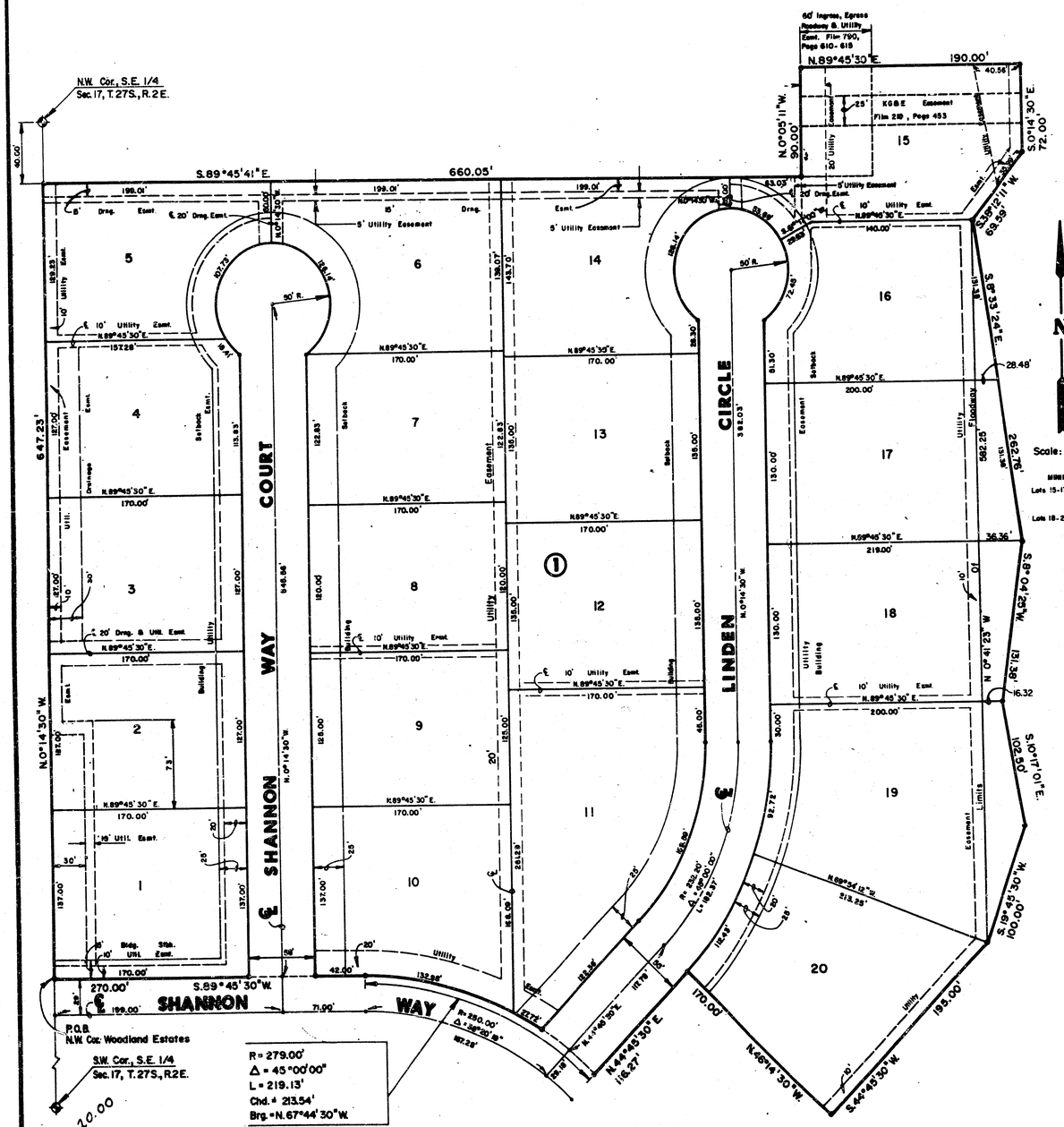
Sheet 3 of 6 3/6

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FINAL PLAT OF

WOODLAND ESTATES SECOND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WOODLAND ESTATES SECOND" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at the Northwest Corner of Woodland Estates, an addition to Wichita, Sedgwick County, Kansas, said point lying 1967.09 feet from the Southwest corner of said Southeast Quarter on the west line of said Southeast Quarter; thence N 0° 14' 30" W, 647.23 feet along said west line to a point lying 40 feet south of the Northwest Corner of said Southeast Quarter; thence S 89° 45' 41" E, 660.05 feet; thence N 0° 05' 11" W, 90.00 feet; thence N 89° 45' 30" E, 190.00 feet; thence S 0° 14' 30" E, 72.00 feet; thence S 38° 12' 11" W, 69.59 feet; thence S 8° 33' 24" E, 262.76 feet; thence S 8°04' 25" W, 131.38 feet; thence S 10° 17' 01" E, 102.50 feet; thence S 19° 45' 30" W, 100.00 feet; thence S 44° 45' 30" W, 195.00 feet; thence N 46° 14' 30" W, 170.00 feet; thence S 44° 45' 30" W, 116.27 feet to a point on the north line of said Woodland Estates, said point lying on a curve to the left; thence along said north line and said curve 219.13 feet, said curve having a central angle of 45° 00' 00", a radius of 279.00 feet, and a long chord 213.54 feet, bearing N 67° 44' 30" W; thence continuing along said north line S 89° 45' 30" W, 270.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 29 day of October, 1986.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800

KENNETH H. BENGTSON LICENSED 7218 KANSAS PROFESSIONAL ENGINEER

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, a block, and streets the same to be known as "WOODLAND ESTATES SECOND" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and public utilities as indicated on the accompanying plat are hereby granted. Minimum pad elevation on Lots 15 through 20 inclusive. Block 1 shall be as indicated on the face of the plat.

LAKEPOINT COMPANY, a Kansas general partnership
by Ritchie Associates, Inc.,
managing partner of said partnership

By: Jack D. Ritchie, President

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this ___ day of _____, 1986, before me a Notary Public in and for said State and County, came Ritchie Associates, Inc., by Jack D. Ritchie, President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Teresa A. Niles
My Appointment Expires: _____

This plat of "WOODLAND ESTATES SECOND" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 16th day of October, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Terry Moore, Chairman

Michael E. Lindebak, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 21st day of Nov., 1986.

Tony Lasado, Mayor

Donald L. Bisick, City Clerk

Entered on transfer record this 21 day of Nov.

Don Wright, County Clerk

STATE OF KANSAS)
) SS;
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 21st day of November, 1986 at 10:20 A.M.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

#846822

Restrictive Covenant F. 847 P. 490
Restrictive Covenant F. 847 P. 432

4/6

C-1 5-29

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FINAL PLAT OF

AUTUMN CHASE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N

Scale: 1"= 60'

LOT NO.	BLOCK NO.	MINIMUM PAD ELEV.
1	1	168.0
2	1	169.0
3	1	170.0
4	1	172.0
5	1	171.0
6	1	172.0
7	1	172.0
8	1	173.0
9	1	174.0
10	1	177.0
11	1	177.0
12	1	178.0

RESERVE "E" DETAIL

RESERVE "C" DETAIL

RESERVE "I" DETAIL

RESERVE "A" DETAIL

RESERVE "G" DETAIL

RESERVE "B" DETAIL

5/6

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FINAL PLAT OF

AUTUMN CHASE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "AUTUMN CHASE" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of unplatted land and a portion "WOODCREST ADDITION", an addition to Wichita, Sedgwick County, Kansas lying in the Northeast Quarter and the Southeast Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of "GATEWOOD", an addition to Wichita, Sedgwick County, Kansas, said point also being the Northeast corner of Reserve "D", Woodland Estates, an addition to Wichita, Sedgwick County, Kansas; thence N 46° 14' 30" W, 37.55 feet along the Northeasterly line of said Reserve "D", to the Southeast corner of Lot 20, Block 1, "WOODLAND ESTATES SECOND", an addition to Wichita, Sedgwick County, Kansas; thence Northerly along the Easterly boundary of said "WOODLAND ESTATES SECOND", N 44° 45' 30" E, 195.00 feet; thence N 19° 45' 30" E, 100.00 feet; thence N 10° 17' 01" W, 102.50 feet; thence N 08° 04' 25" E, 131.38 feet; thence N 08° 33' 24" W, 262.76 feet; thence N 38° 12' 11" E, 69.59 feet; thence N 00° 14' 30" W, 72.00 feet; thence S 89° 45' 30" W, 190.00 feet; thence N 00° 05' 11" W, 834.05 feet to the Southwest corner of Reserve "E", said WOODCREST ADDITION"; thence S 89° 49' 43" E, 95.92 feet along the South line of said Reserve "E" to the West right-of-way line of Gatewood Street; thence Northerly along the Westerly right-of-way line of Gatewood Street as platted in said "WOODCREST ADDITION", N 40° 02' 45" E, 198.09 feet to a point on a curve to the left; thence along said curve having a central angle of 71° 30' 00", a radius of 278.00 feet, and a long chord of 324.84 feet, bearing N 04° 17' 45" E; thence N 31° 27' 15" W, 135.00 feet to the Northeast corner of said Reserve "E"; thence N 58° 32' 45" E, 64.00 feet to the Easterly right-of-way line of said Gatewood Street; thence S 50° 34' 26" E, 79.38 feet; thence S 31° 27' 15" E, 85.00 feet; thence S 02° 49' 18" E, 85.45 feet to the Easterly right-of-way line of said Gatewood Street; thence Southerly along said right-of-way and along a curve to the right 325.30 feet, said curve having a central angle of 54° 29' 54", a radius of 342.00 feet, and a long chord of 313.18 feet, bearing S 12° 47' 48" W; thence S 40° 02' 45" W, 198.09 feet to the Southeast corner of "WOODCREST ADDITION"; thence continuing S 40° 02' 45" W, 49.46 feet to a point on a curve to the left; thence along said curve 145.69 feet, said curve having a central angle of 40° 07' 56", a radius of 208.00 feet, and a long chord of 142.73 feet, bearing S 19° 58' 47" W; thence S 00° 05' 11" E, 177.61 feet to a point on a curve to the left; thence along said curve 211.34 feet, said curve having a central angle of 54° 30' 00", a radius of 222.18 feet, and a long chord of 203.46 feet, bearing S 27° 20' 11" E, to a point on a curve to the right; thence along said curve 160.74 feet, said curve having a central angle of 30° 00' 00", a radius of 307.00 feet, and a long chord of 158.91 feet, bearing S 39° 35' 11" E, to a point on a curve to the left; thence along said curve 141.01 feet, said curve having a central angle of 56° 30' 00", a radius of 143.00 feet, and a long chord of 135.37 feet, bearing S 52° 50' 11" E, to a point on a curve to the left; thence along said curve 212.44 feet, said curve having a central angle of 34° 00' 00", a radius of 358.00 feet, and a long chord of 209.34 feet, bearing N 81° 54' 49" E, to a point on a curve to the right; thence along said curve 208.35 feet, said curve having a central angle of 13° 12' 09", a radius of 904.21 feet, and a long chord of 207.89 feet, bearing N 71° 30' 54" E; thence N 78° 06' 58" E, 88.30 feet to a point on a curve to the left; thence along said curve 136.05 feet, said curve having a central angle of 46° 24' 00", a radius of 168.00 feet, and a long chord of 132.36 feet, bearing N 54° 54' 58" E; thence S 58° 17' 02" E, 64.00 feet to a point on a curve to the right; thence along said curve 14.14 feet, said curve having a central angle of 03° 29' 35", a radius of 232.00 feet, and a long chord of 14.14 feet, bearing S 33° 27' 45" W; thence S 27° 53' 02" E, 72.99 feet; thence S 06° 43' 18" W, 60.75 feet; thence S 27° 53' 02" E, 65.00 feet to a point on a curve to the right; thence along said curve 257.87 feet, said curve having a central angle of 50° 00' 00", a radius of 295.50 feet, and a long chord of 249.77 feet, bearing S 02° 53' 02" E; thence S 22° 06' 58" W, 110.00 feet to a point on a curve to the left; thence along said curve 177.26 feet, said curve having a central angle of 37° 00' 00", a radius of 274.50 feet, and a long chord of 174.20 feet, bearing S 03° 36' 58" W; thence S 14° 53' 02" E, 60.00 feet to a point on a curve to the right; thence along said curve 113.35 feet, said curve having a central angle of 21° 58' 42", a radius of 295.50 feet, and a long chord of 112.66 feet, bearing S 03° 53' 41" E, to the Northeast corner of "GATEWOOD ADDITION"; thence along the North boundary of said "GATEWOOD ADDITION" S 89° 45' 30" W, 282.84 feet; thence S 62° 45' 30" W, 430.00 feet; thence S 89° 45' 30" W, 345.00 feet to the Northwest corner of said "GATEWOOD ADDITION", said point being the point of beginning.

The streets within the above described property are being vacated and replatted by virtue of K.S.A. 12-512b.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1987.

_____
Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set fourth in the Civil Engineers Certificate, have caused the same to be known as "AUTUMN CHASE", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for construction and maintenance of drainage, public utilities, and streets as indicated on the accompanying plat are hereby granted. The temporary sewer easements for Reserve "F" and Reserve "H" are hereby granted, however, they shall automatically be vacated upon abandonment of the existing sanitary sewer laterals. The wall easements are for the purpose of construction and maintenance of a private wall. The parking easements are for the purpose of offstreet parking. Reserves "A" and "B" are platted for entry monuments, walks and landscaping, Reserve "C" is platted for entry monuments, landscaping, drainage, and utilities. Reserve "D" is platted for walks, landscaping, drainage, gazebos, and mailbox structures, Reserve "E" is platted for landscaping, drainage, and utilities. Reserve "F" is platted for walks, landscaping, drainage, lakes, gazebos, and related recreational facilities, pools, tennis courts, sport courts, lights, benches, and exercise trails. Reserve "F" is also platted as floodway, and shall be the responsibility of the owners until such time as a governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer. Reserve "G" is platted for landscaping, entry monuments, fountains, and gazebos. Reserve "H" is platted for landscaping, drainage, earth berms, walks, and lighting. Reserve "I" is platted for landscaping, entry monuments, fountains, and lighting. Reserves "J" and "K" are platted for landscaping and mailbox structures. The reserves shall be owned and maintained by the Homeowners Association. All abutters right of access to or from Gatewood over and across Lots 12 through 21, inclusive, Block 1 and Reserves "A", "B", "F", and "H", are hereby granted to the City of Wichita. All abutters right of access to or from Gatewood over and across the West line of "AUTUMN CHASE" are hereby granted to the City of Wichita, except for one opening as determined by the City Engineer. Minimum pad elevations for Lots 1 through 12, Block 1 shall be as indicated on the accompanying plat.

LAKEPOINT COMPANY, a Kansas general partnership
by Ritchie Development Corporation
managing partner of said partnership

By: _____
Jack D. Ritchie

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public in and for said State and County, came Jack D. Ritchie, on behalf of Ritchie Development Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat of "AUTUMN CHASE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1987.

_____, Mayor
Tony Casado

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

6/6

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