STORM WATER SEWER PLANS FOR

REGENCY PARK ADDITION

AN ADDITION TO THE CITY OF WICHITA
SEDGWICK COUNTY, KANSAS

SWS #533

PROJECT NO. 468-83066

JIM ARMOUR, P.E. - ACTING CITY ENGINEER

OCA #751375

GENERAL NOTES

1. UNLESS SHOWN OR OTHERWISE STATED ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD SPECIFICATIONS.
2. THE TOPS OF INLETS AND MANHOLES AS NOTED ON THE PLANS MAY VARY SO AS TO MEET PROPOSED TOP OF CURB ELEVATIONS OR PAVEMENT ELEVATIONS. THE FIELD ENGINEER SHALL LOCATE INLETS AND MANHOLES WITH REFERENCE TO PROPOSED PAVING PLANS OF THE PERTINENT STREETS.
3. ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.
4. 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 IN ACCORDANCE WITH STATE LAWS.
5. TREES TO BE REMOVED ARE MARKED ⊗. ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.
6. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
7. 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 COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
8. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL	800-344-7233 OR 687-2470 (LOCAL WICHITA)

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

COX COMMUNICATIONS (CABLE)	262-0661
WESTAR (ELECTRIC)	261-6512
KANSAS GAS SERVICE (GAS)	832-3101
SBC (TELEPHONE)	800-870-8390
CITY OF WICHITA WATER & SEWER	262-6000
AQUILA (GAS)	946-0096

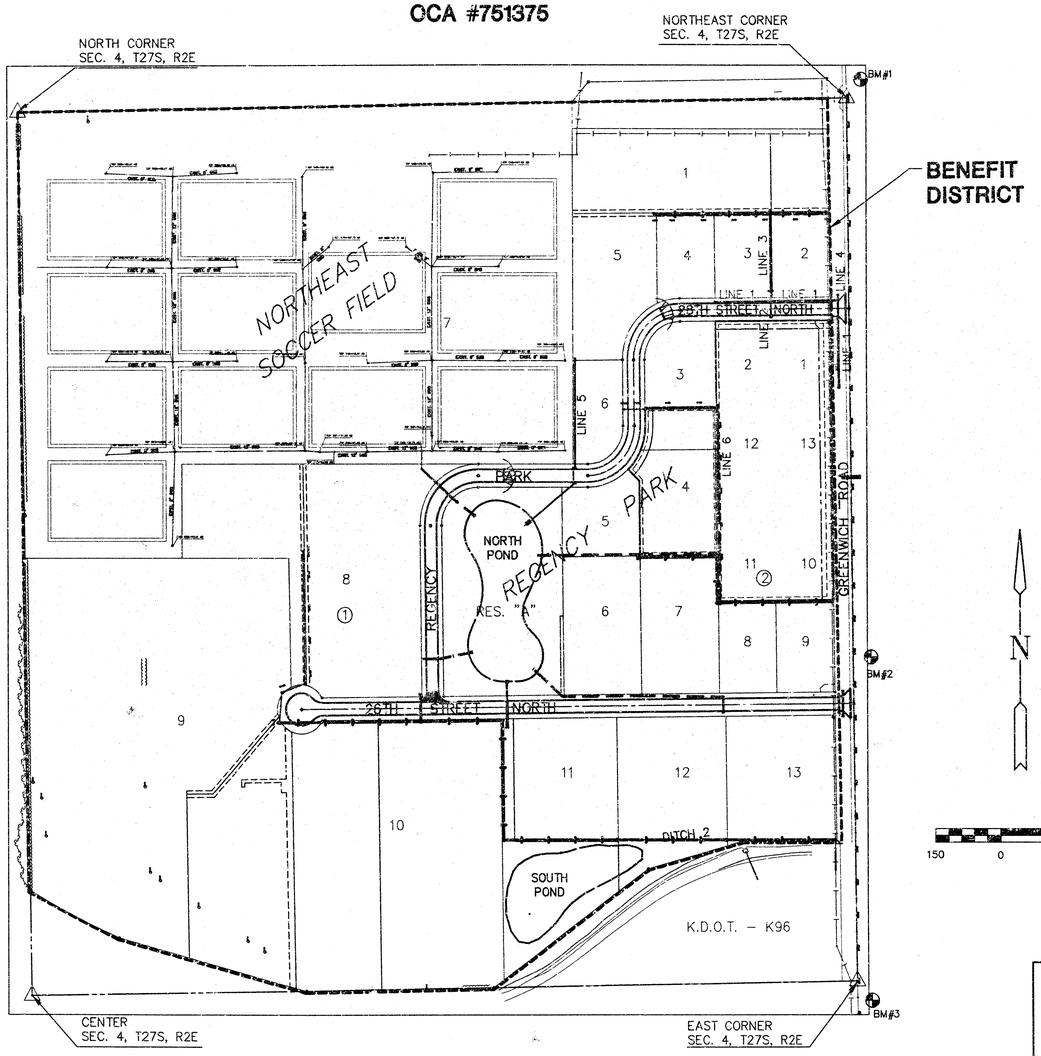
9. RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD 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 WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
10. CONTRACTOR SHALL RESEED AND MULCH ALL DISTURBED AREAS. COST SHALL BE CONSIDERED SUBSIDIARY TO SITE RESTORATION.

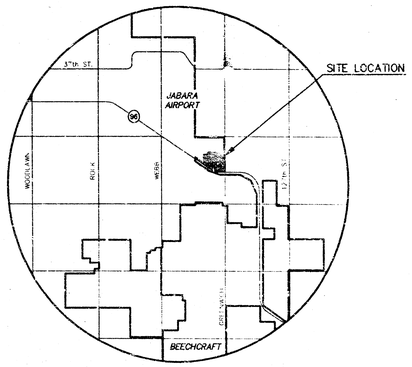
BENCHMARKS

BM#1 BM Step Spike in West side PP, 1st pole North of 29th St. North on East side of Greenwich Rd.
Elev.=201.51

BM#2 BM Step Spike in West side PP, 6th pole North of K-96 on East side of Greenwich Rd.
Elev.=192.04

BM#3 BM Stop Spike in West side PP, 1st pole North of K-96 on East side of Greenwich Rd.
Elev.=184.45





LOCATION MAP

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TYPE 1A CURB INLET DETAILS
3	TYPE 'A' & 'B' SHALLOW MANHOLE DETAILS
4	DROP INLET DETAILS
5	EROSION CONTROL DETAILS
6	SWS LINE 1 PLAN & PROFILE
7	SWS LINES 1 (CONT.) & LINE 2 PLAN & PROFILE
8	SWS LINES 3 & 4 PLAN & PROFILE
9	SWS LINE 5 PLAN & PROFILE
10	SWS LINE 6 PLAN & PROFILE
11	DITCH GRADING PLANS
12	FINAL PLAT
13	FINAL PLAT

N

150 0 150 300

SCOTT R. SEARLES LICENSED 17874 KANSAS PROFESSIONAL ENGINEER
9/1/04

EARTHWORK SUMMARY

EXCAVATION	2765 C.Y.
COMPACTED FILL	1490 C.Y.
LOOSE FILL	1295 C.Y.

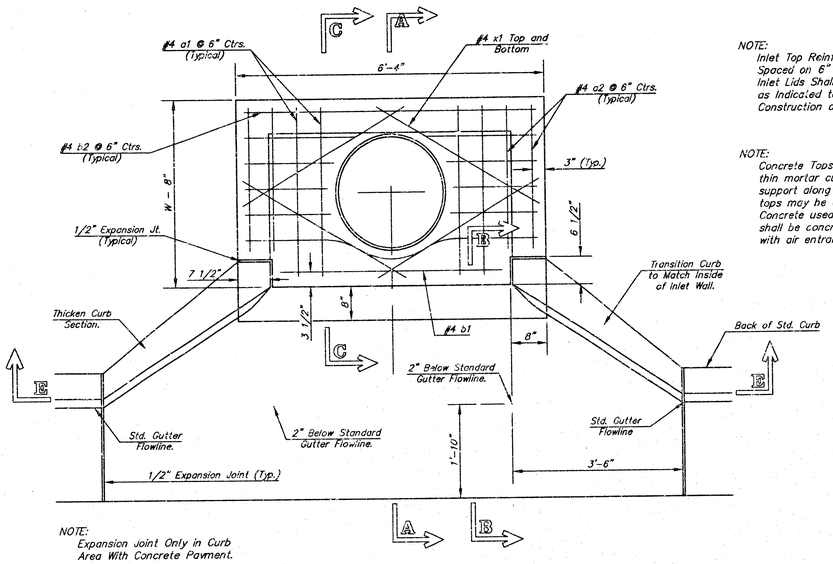
G:\CIVIL\96104\03211\SWS\PH_2A\03211BT.DWG

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS 67206
316 - 684 - 9600

REGENCY PARK ADDITION
PROJECT NAME

STORM WATER SEWER PLANS
SHEET TITLE

SRS	MKEC	GJA
DESIGN BY:	DRAWN BY:	CHECKED BY:
AUGUST 2004	03211BT	1 / 13
DATE	JOB NO.	SHEET/OF

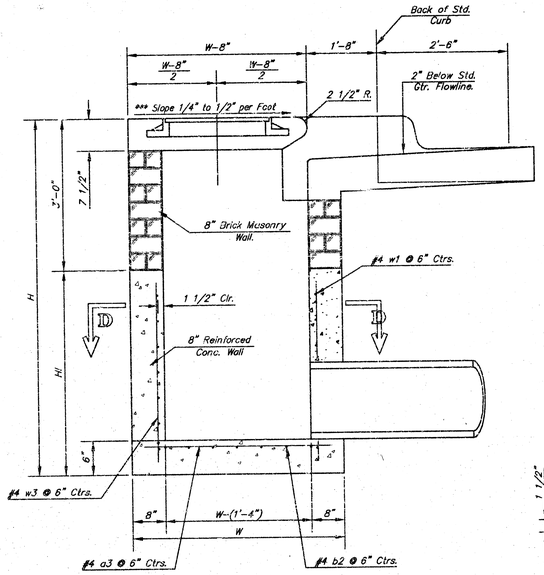


NOTE:
Expansion Joint Only in Curb Area With Concrete Pavment.

PLAN

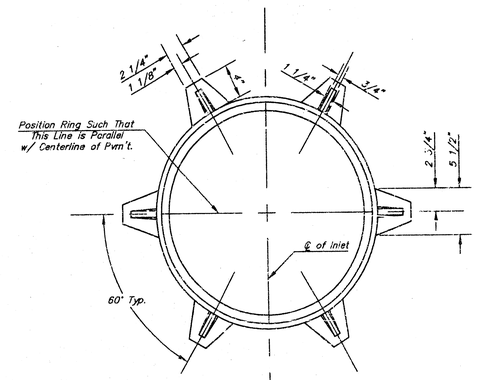
NOTE:
Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids Shall be Notched Out as Indicated to Facilitate Construction of Curb.

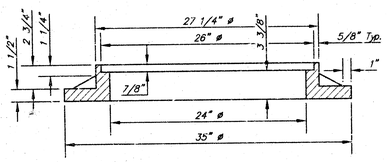
NOTE:
Concrete Tops to be installed on thin mortar cushion to insure full support along brick walls. Concrete tops may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix with air entrainment.



SECTION A–A

***NOTE: Slope of Inlet tops to Match Sidewalk or Parking Slopes within Limits indicated.

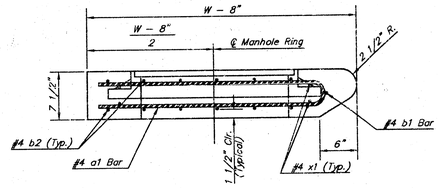




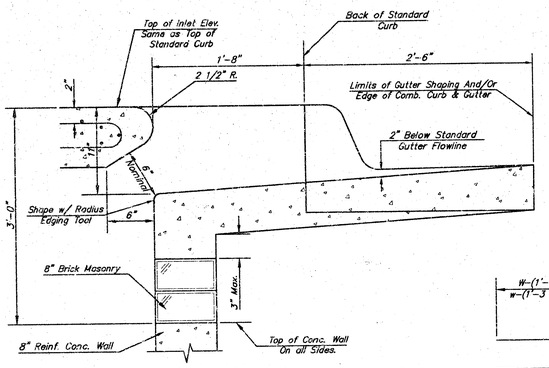
MANHOLE RING AND COVER

Weight = 180 Lbs.

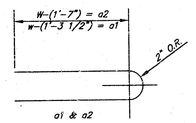
*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



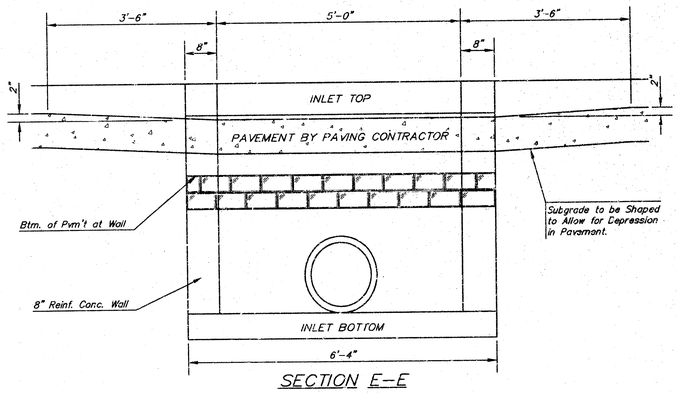
SECTION A–A



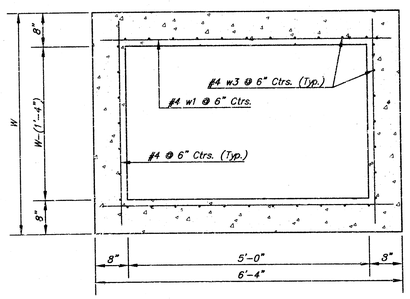
SECTION B–B



BENDING DIAGRAM



SECTION E–E



SECTION D–D

NOTE: 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.

Additional curb and gutter construction necessary to connect set-back inlet to pavement will be paid for at the unit price bid for each inlet hookup.

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

STANDARD CURB INLET PRECAST TOPS			
W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" x 6'-4" x 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-8" x 6'-4" x 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" x 6'-4" x 7 1/2"	36" & 42"	0.61±
7'-4"	6'-8" x 6'-4" x 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8" x 6'-4" x 7 1/2"	60" & 66"	0.93±

PRECAST SLAB AND FLOOR REINFORCING											
		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
* a1	#4	6	6'-7"	6	8'-7"	6	10'-7"	6	12'-7"	6	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	7'-1	13	8'-1"
b1	#4	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"
* b2	#4	23	6'-1"	29	6'-1"	35	6'-1"	41	6'-1"	47	6'-1"
x1	#4	8	3'-10"	8	4'-2"	8	4'-6"	8	4'-10"	8	5'-2"

WALL REINFORCING											
		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
w1	#4	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"
w2	#4	①	4'-1"	①	5'-1"	①	6'-1"	①	7'-1"	①	8'-1"
w3	#4	32	②	36	②	40	②	44	②	48	②

* Field Bend or Cut Reinforcing as Required for Clearance.
① 4 (Hl - 12") (Hl - 21") Rounded down to nearest 0.5'
② Hl - 3"

THE CITY OF WICHITA
CITY ENGINEER'S OFFICE
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
(316) 268-4114 Fax

STANDARD TYPE 1-A CURB INLET OPENING = 6" x 5'-0"

JIM ARMOUR, P.E. -- ACTING CITY ENGINEER

PROJECT NUMBER 468-83066 | INDEX CODE 751375

DATE FEB 03 | SHEET 2 OF 13

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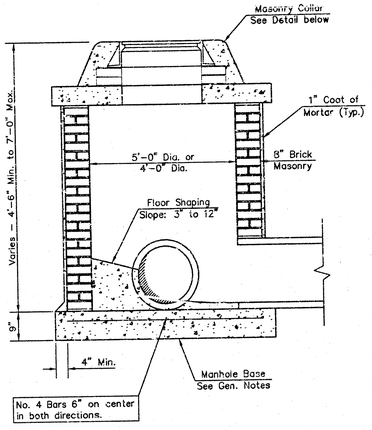
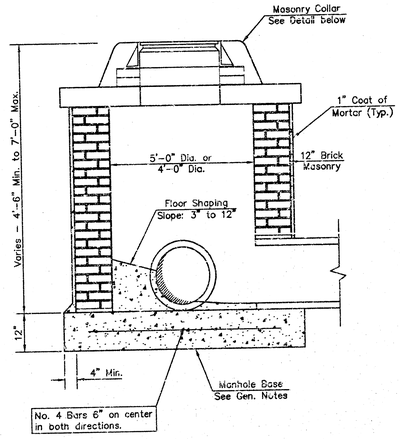
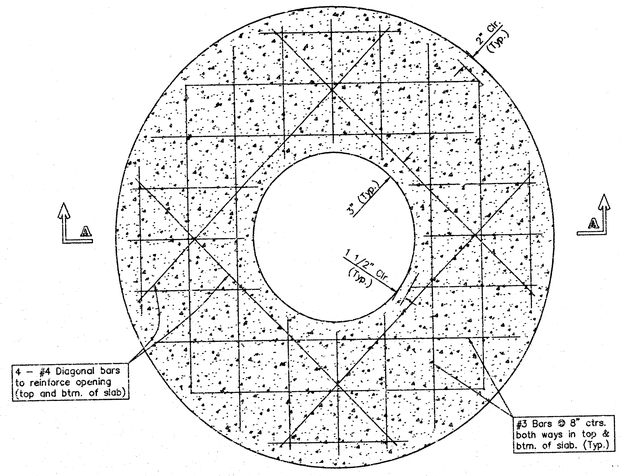


SHALLOW TYPE "A" MANHOLE



SHALLOW TYPE "B" MANHOLE



PLAN

GENERAL NOTES

1. Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in manhole 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 admixture. Mortar shall be placed around the manhole ring as shown on the drawings when manholes are constructed in unpaved areas. Type "A" shallow manholes can be used on sewers when the manhole is not located within public street pavement. Manholes constructed where pipe sizes are smaller than 24" shall have an inside diameter of 4'. Manholes constructed where pipe sizes are 24" or larger shall have an inside diameter of 5'. Completed manhole shall be without leaks and water tight.

2. Reinforcing steel shall be installed in the manhole bases and shall consist of no. 4 bars placed on 6" centers in both directions. The manhole base reinforcement shall be placed 6" above the bottom of the manhole base. All costs for furnishing and installing reinforcing steel shall be included in the unit price bid for the manhole.

3. The floors of all manholes shall be shaped with flow channels such that the manholes will be self cleaning and free of areas where solids could be deposited as sewage flows through the manhole from all inlet pipes to the outlet pipe. Flow channels shall be formed to match the bottom halves of the inflowing pipes and the outflowing pipe as shown by the drawings. Manhole 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 manholes shall have the top half removed to neat lines for the full inside diameter of the manhole. Manhole floors shall then be shaped around the bottom half of the pipe which forms the flow channel.

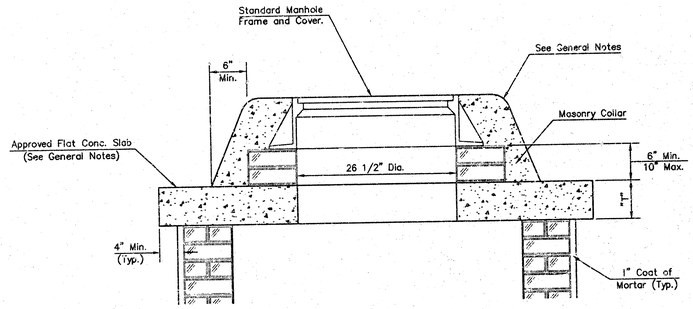
4. Pipes installed within the excavation made for the manhole shall be cradled with concrete to the limits of the manhole excavation. When clay pipe is used, the cradle shall extend to the first joint outside the manhole. The cradle shall be terminated at the clay pipe joint in a manner which will maintain the flexibility of the joint. Cost of cradle within manhole excavation or to clay pipe joints adjacent to manhole shall be included in the unit price bid for the manhole.

5. Manhole cover castings and manhole frame castings shall conform to the requirements as indicated in the standard specifications and as shown in the standard detail drawings.

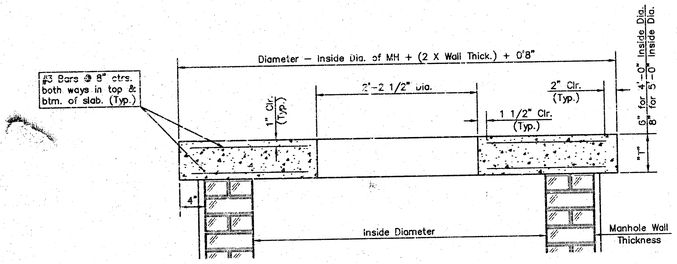
6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.

7. Standard shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type and diameter indicated. Standard special shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type indicated. All standard shallow manhole diameters will be 4' unless indicated otherwise.

8. All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.

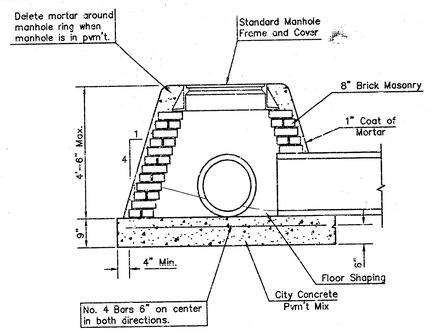


MASONRY COLLAR DETAIL

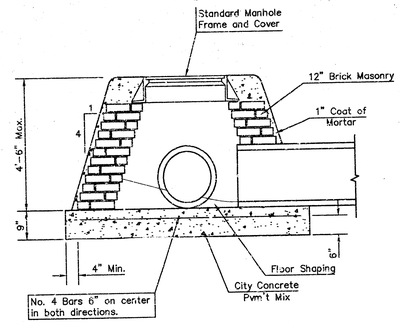


SECTION A–A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

REV. 1/05/01, MCG

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THE CITY OF WICHITA

CITY ENGINEER'S OFFICE
CITY HALL – SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4500
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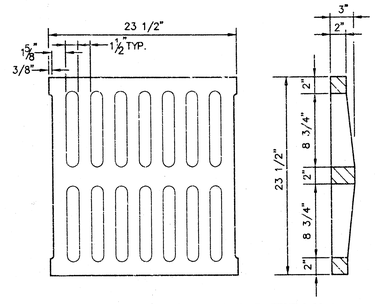
STANDARD/SPECIAL SHALLOW MANHOLES TYPE 'A' & 'B'

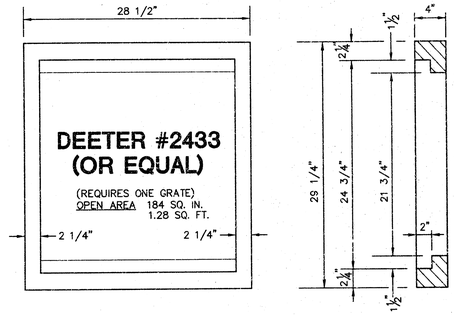
JIM ARMOUR, P.E. – ACTING CITY ENGINEER

PROJECT NUMBER	INDEX CODE
468-83066	751375
DATE: MAR 96	SHEET 3 OF 13

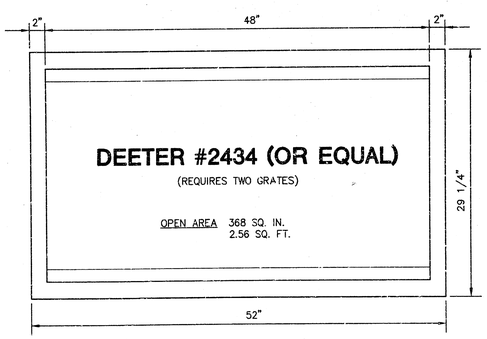
NOTE: GRATES SHALL BE IMPRINTED ON THE TOP SURFACE WITH "CITY OF WICHITA" USING LETTERS AT LEAST 1" IN HEIGHT. OTHER MARKING METHODS MAY BE USED ONLY IF APPROVED BY THE ENGINEER.



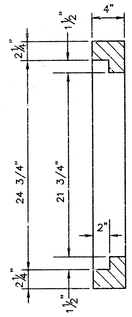
24"x24" GRATE DETAIL

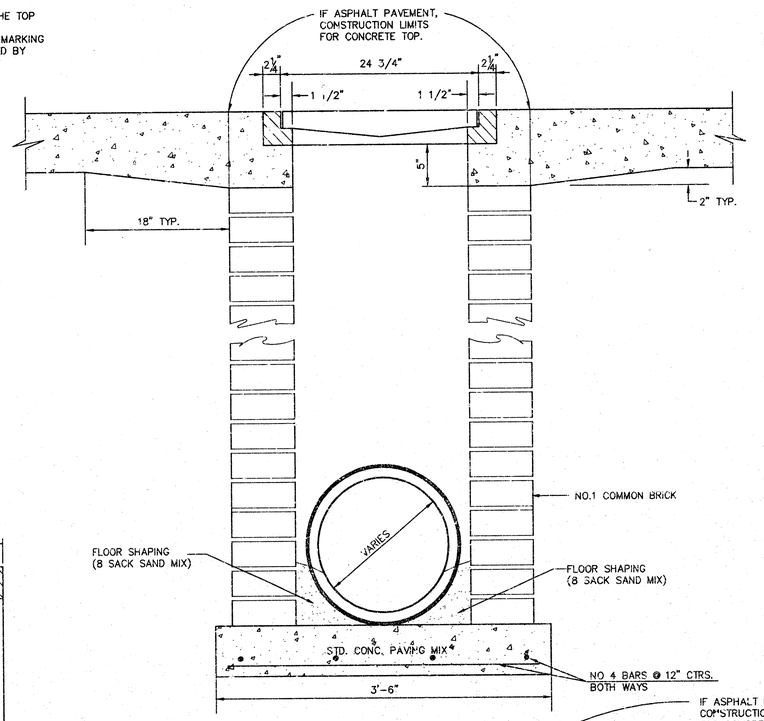


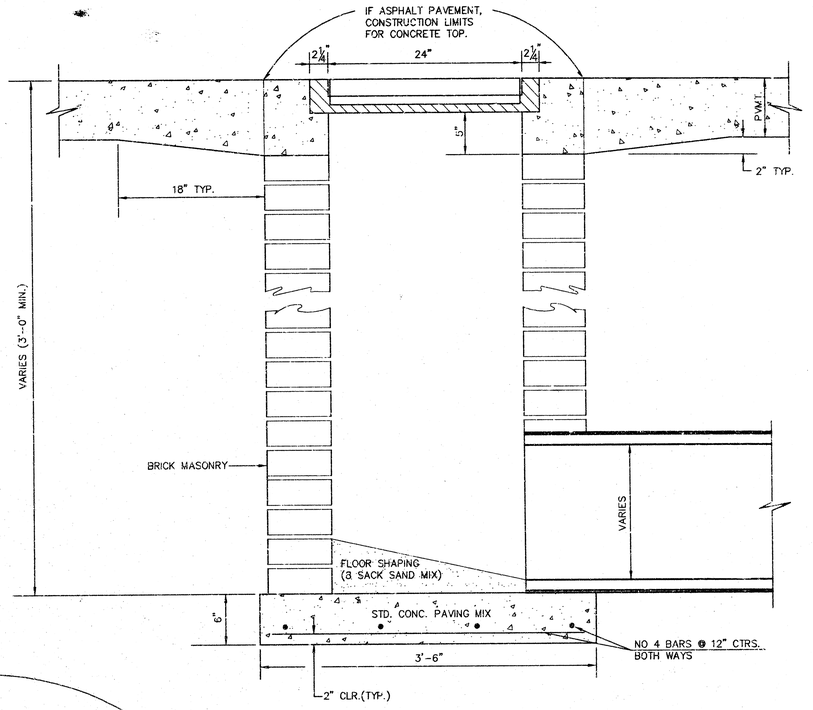
SINGLE 24"x24" FRAME DETAIL

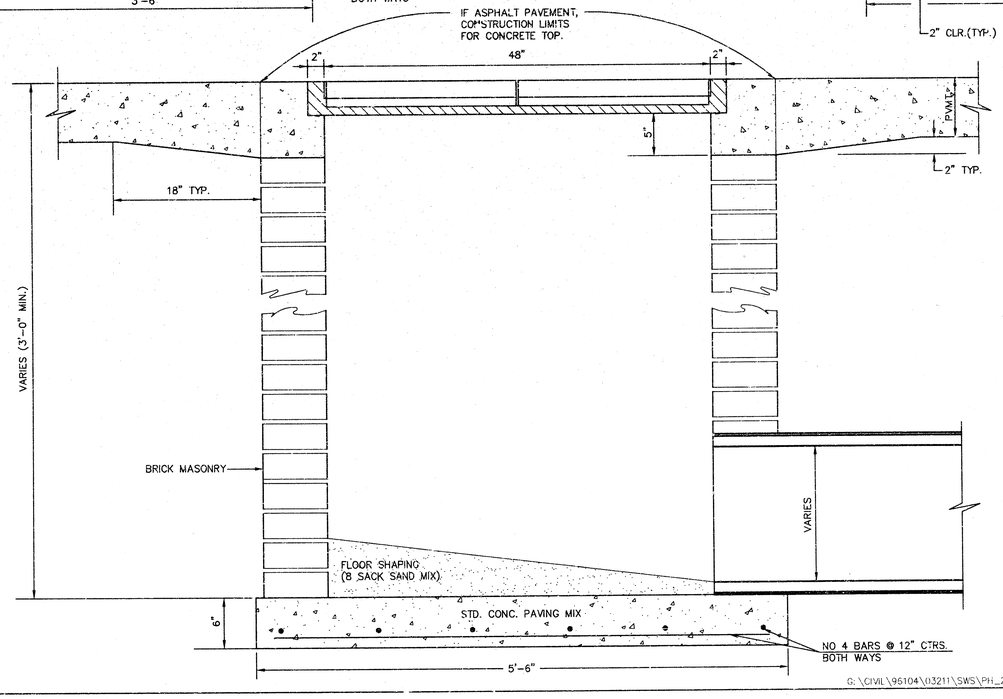


DOUBLE 24"x24" FRAME DETAIL









ORIFICE EQUATION		
$Q=C*A*\sqrt{2gh}$		C=0.60
h (DEPTH)	#2433 (SINGLE)	#2434 (DOUBLE)
0.1	1.95 cfs	3.89 cfs
0.2	2.75 cfs	5.50 cfs
0.3	3.37 cfs	6.74 cfs
0.4	3.89 cfs	7.78 cfs
0.5	4.35 cfs	8.70 cfs
0.6	4.77 cfs	9.53 cfs
0.7	5.15 cfs	10.30 cfs
0.8	5.50 cfs	11.01 cfs
0.9	5.84 cfs	11.67 cfs
1.0	6.15 cfs	12.30 cfs

REVISED: 5-8-90 JNJ

4/13

DROP INLET DETAILS

CITY OF WICHITA, KANSAS

Design C.O.W.	Checked by	Checked by	
Drawn by	Date AUGUST 2004	Date	Job No. 96104

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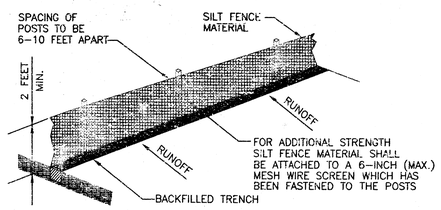
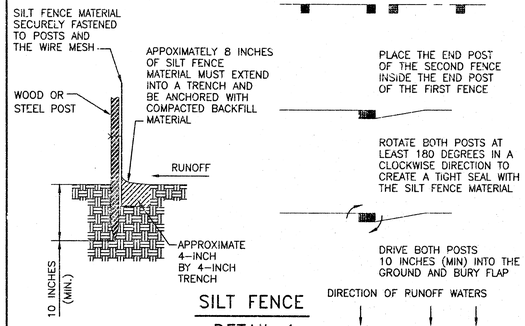
SILT FENCE MATERIAL SPECIFICATIONS

GRAB TENSILE STRENGTH	100 LBS. MIN. (ASTM D4632)
MULLEN BURST STRENGTH	300 PSI MIN (ASTM D3786)
TRAPEZOID TEAR STRENGTH	60 LBS. MIN. (ASTM D4533)
WATER FLOW RATE	20 GAL/MIN/SQ.FT MIN. (ASTM D4491)
UV STABILITY	70% MIN. (ASTM D4355)



ATTACHING TWO SILT FENCES



SILT FENCE
DETAIL 1

SILT FENCE INSTALLATION

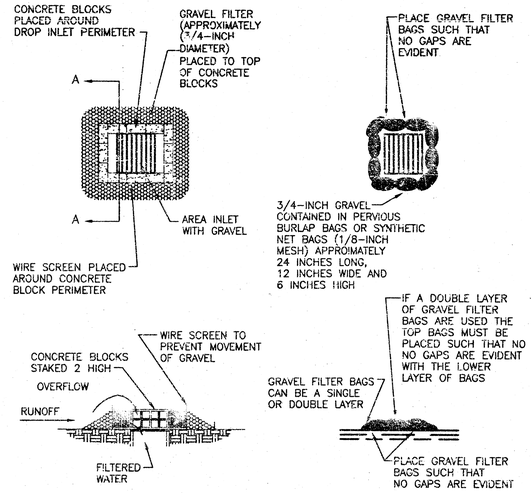
SILT FENCES CAN MINIMIZE SEDIMENT FROM ENTERING STREAMS AND OTHER WATER BODIES. IN ADDITION, THEY SHOULD BE INSTALLED WHERE SEDIMENT FROM SHEET FLOW OR RILL AND GULLY EROSION WILL ENTER DIRECTLY ONTO ADJACENT LANDS.

WHEN USED TO CONTROL SEDIMENT FROM STEEP SLOPES, SILTER FENCES SHOULD BE PLACED AWAY FROM THE TOE OF A SLOPE FOR INCREASED HOLDING CAPACITY.

WHEN INSTALLING, IT IS IMPORTANT THE FABRIC MATERIAL BE ANCHORED INTO A TRENCH AND BACK FILLED.

ATTACHING TWO FILTER FENCES TOGETHER SHOULD BE COMPLETED IN A MANNER ILLUSTRATED IN DETAIL #1. BY WRAPPING THE MATERIAL AS ILLUSTRATED, A TIGHT FIT OF MATERIAL IS CREATED AND THE STRUCTURAL STABILITY OF THE FENCE MAINTAINED.

MAINTENANCE OF SILT FENCES REQUIRES THAT THE FABRIC MUST BE INSPECTED AND NEEDED REPAIRS IMPLEMENTED AFTER EVERY STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN MATERIAL REACHES A DEPTH OF ONE-HALF THE FENCE HEIGHT.



CONCRETE BLOCK FILTER

GRAVEL FILTER BAGS

NOTE: GRAVEL FILTERS MAY BE USED ON PAVEMENT OR BARE GROUND

GRAVEL FILTER FOR AREA INLET
DETAIL 3

GRAVEL FILTERS FOR AREA INLETS

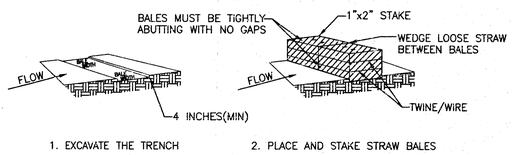
ALL STORM DRAINAGE SYSTEM INLETS SHOULD HAVE FILTERS INSTALLED TO TREAT RUNOFF BEFORE WATER IS DISCHARGED INTO A STREAM.

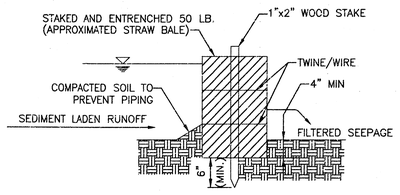
GRAVEL FILTERS CAN BE CONSTRUCTED WITH A COMBINATION OF CONCRETE BLOCKS, 1/2--INCH WIRE SCREEN AND COARSE (APPROX. 3/4-INCH DIAMETER) GRAVEL. AN ALTERNATIVE INSTALLATION CAN BE USE OF GRAVEL BAGS. USE OF GRAVEL SMALLER THAN 3/4-INCHES MAY RESULT IN CLOGGING OF PORES AND REDUCE THE AMOUNT OF WATER FLOWING INTO AN INLET.

GRAVEL FILTERS CAN BE USED IF THE IMMEDIATE AND ADJACENT AREA TO THE DRAIN CONSISTS OF SOIL OR PAVEMENT.

ALL GRAVEL FILTERS INSTALLED AROUND AREA DRAINS SHOULD BE INSPECTED AND REPAIRED AFTER EACH RUNOFF EVENT. SEDIMENT SHOULD BE REMOVED WHEN MATERIAL IS WITHIN TWO INCHES OF THE TOP OF THE FILTER. PERIODICALLY, THE GRAVEL SHOULD BE RAKED TO INCRESE INFILTRATION AND FILTERING OF RUNOFF WATER.

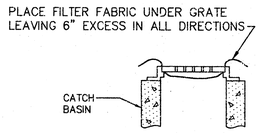
SEDIMENT SHOULD BE REMOVED IMMEDIATELY FROM ANY TRAVELED WAY OF ROADS AND STREETS.



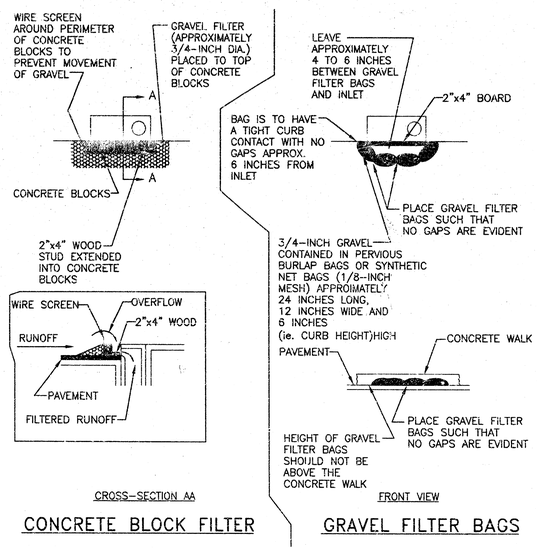


CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

STRAW BALE DIKES FOR DRAINAGE CHANNELS
DETAIL 2



ALTERNATIVE FILTER FOR AREA INLET
DETAIL 4



CONCRETE BLOCK FILTER

GRAVEL FILTER BAGS

NOTE: GRAVEL FILTERS MAY BE USED ON PAVEMENT OR BARE GROUND

CURB INLET GRAVEL FILTER
DETAIL 5

CURB INLET GRAVEL FILTERS

ALL STORM DRAINAGE SYSTEM INLETS SHOULD HAVE FILTERS INSTALLED TO TREAT RUNOFF BEFORE WATER IS DISCHARGED INTO A STREAM.

CURB INLET GRAVEL FILTERS CAN BE CONSTRUCTED WITH A COMBINATION OF CONCRETE BLOCKS, 1/2-INCH WIRE SCREEN, COARSE (APPROX. 3/4-INCH DIAMETER) GRAVEL AND A 2"x4" WOOD BOARD FOR SUPPORT. AN ALTERNATIVE INSTALLATION CAN USE GRAVEL BAGS (NOT IMPERVIOUS SAND BAGS). USE OF GRAVEL SMALLER THAN 3/4 INCHES MAY RESULT IN CLOGGING OF PORES AND REDUCE THE AMOUNT OF WATER FLOWING INTO AN INLET.

GRAVEL FILTERS CAN BE USED IF THE IMMEDIATE AND ADJACENT AREA TO THE DRAIN CONSISTS OF SOIL OR PAVEMENT.

ALL CURB INLET GRAVEL FILTERS SHOULD BE INSPECTED AND REPAIRED AFTER EACH RUNOFF EVENT. SEDIMENT SHOULD BE REMOVED WHEN MATERIAL IS WITHIN TWO INCHES OF THE TOP OF THE FILTER. PERIODICALLY, THE GRAVEL SHOULD BE RAKED TO INCREASE INFILTRATION AND FILTERING OF RUNOFF WATERS.

SEDIMENT SHOULD BE REMOVED IMMEDIATELY FROM ANY TRAVELED WAY OF ROADS AND STREETS.

REGENCY PARK ADDITION
PROJECT NAME

EROSION CONTROL DETAILS
DESIGN TITLE

GJA	M.K.E.C.
DESIGN	DRAWN BY:
GJA	AUG, 2004
CHECKED BY:	DATE
03211DD4	5 / 13
JOB NO.	SHEET/OF

MID-KANSAS ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

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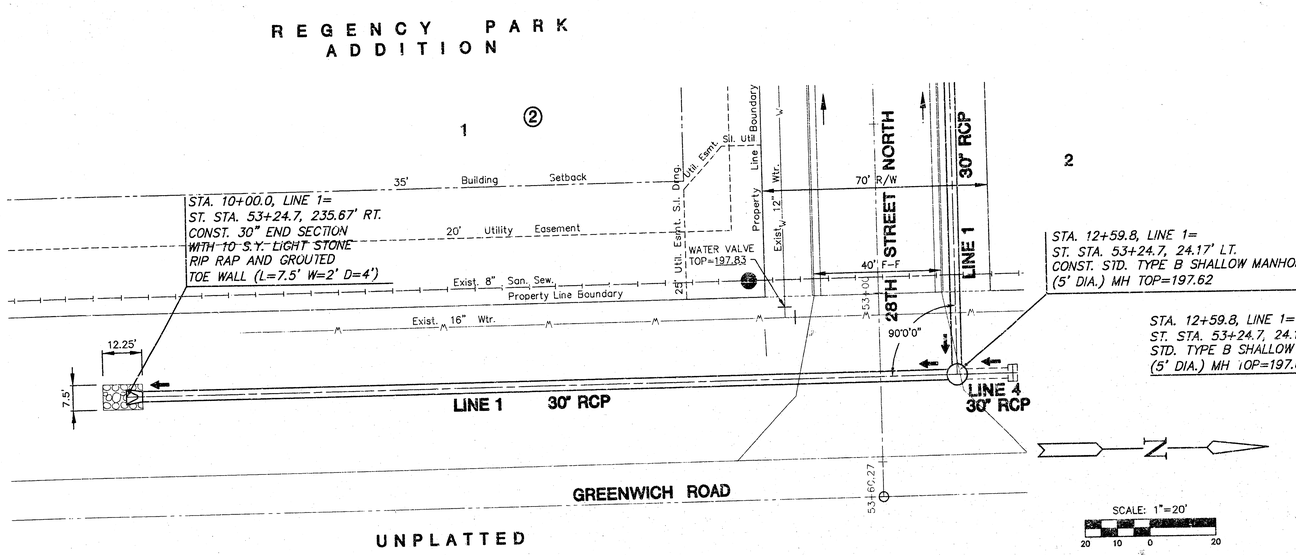
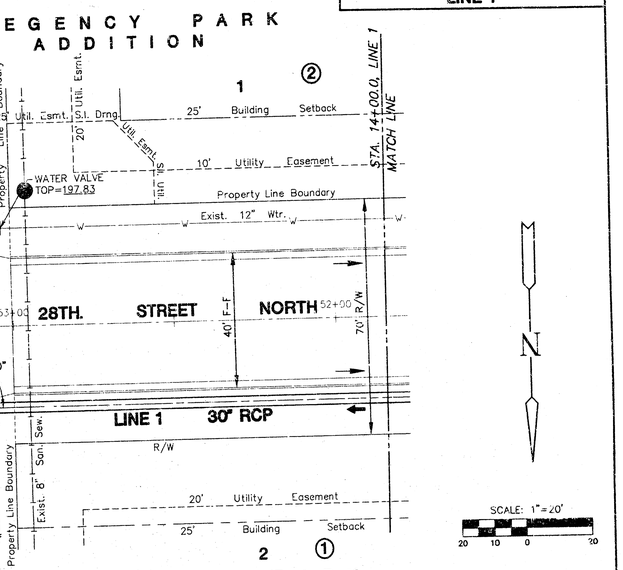
REGENCY PARK
STORM WATER SEWER PLANS
LINE 1

REGENCY PARK ADDITION



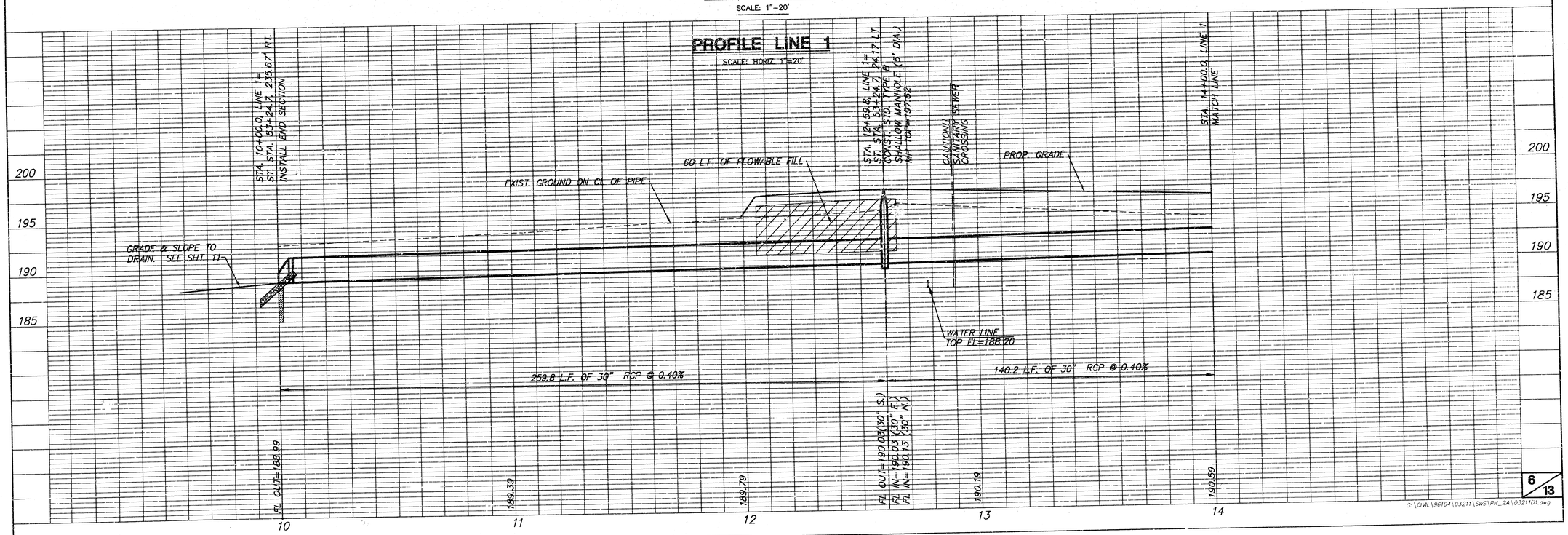
PLAN LINE 1

SCALE: 1"=20'



PROFILE LINE 1

SCALE: HORIZ. 1"=20'



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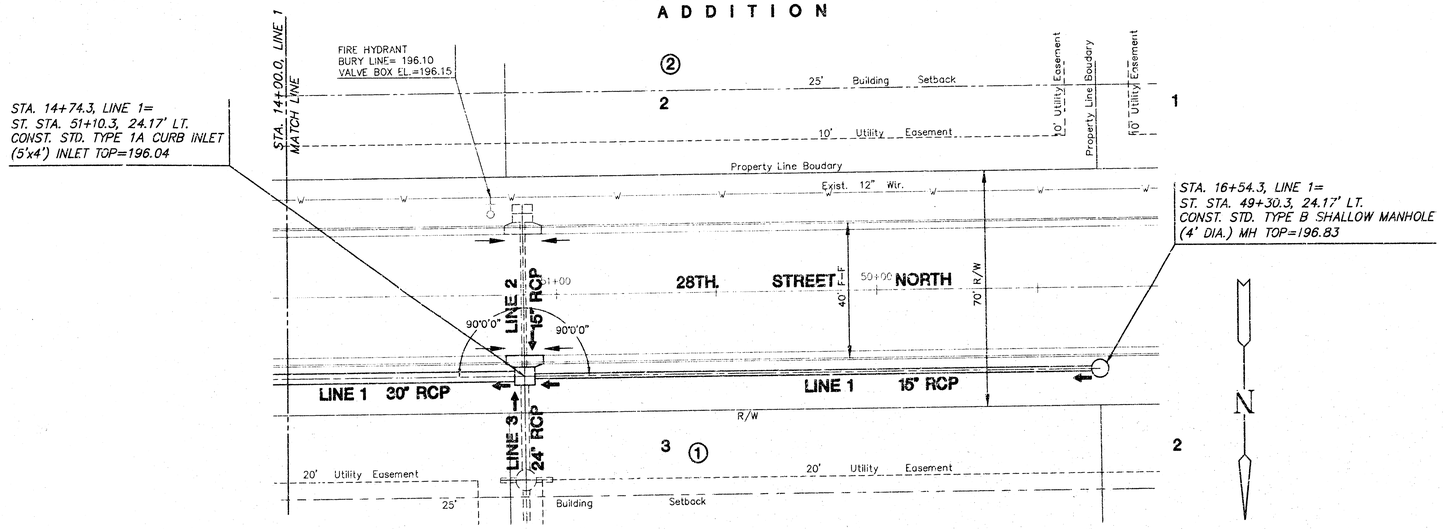
REGENCY PARK
STORM WATER SEWER PLANS
LINE 1 (CONT) & 2

REGENCY PARK ADDITION



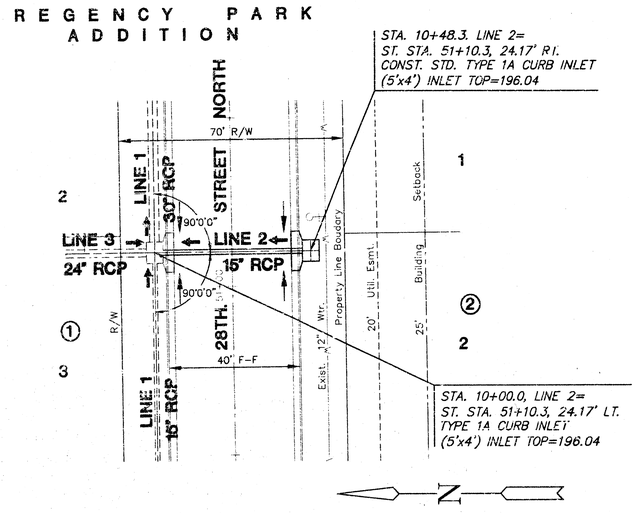
SCALE: 1"=20'

20 10 0 20

PLAN LINE 1

SCALE: 1"=20'

REGENCY PARK ADDITION



SCALE: 1"=20'

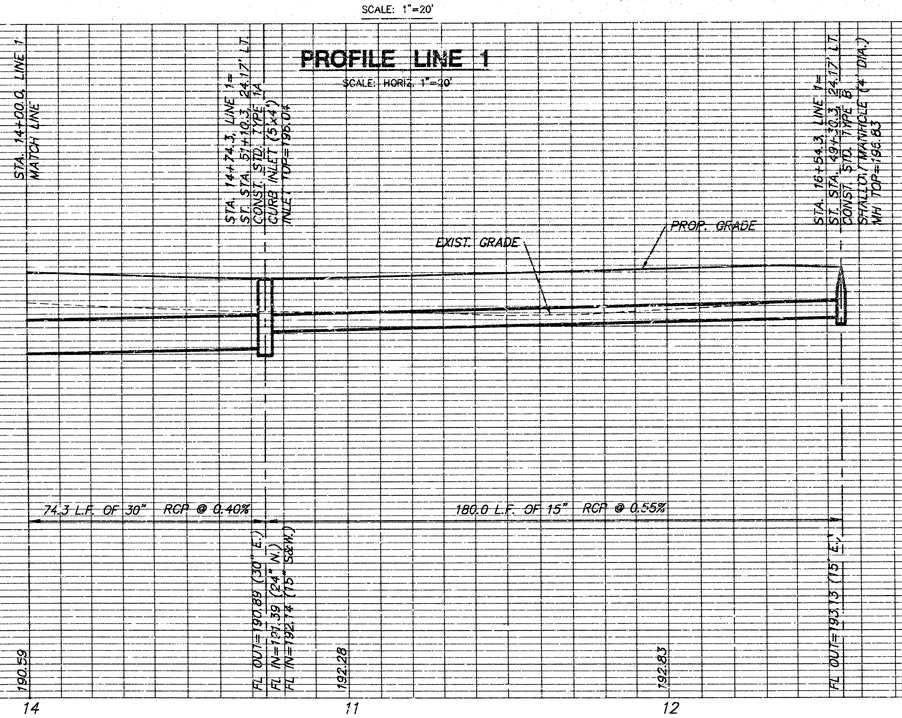
20 10 0 20

PLAN LINE 2

SCALE: 1"=20'

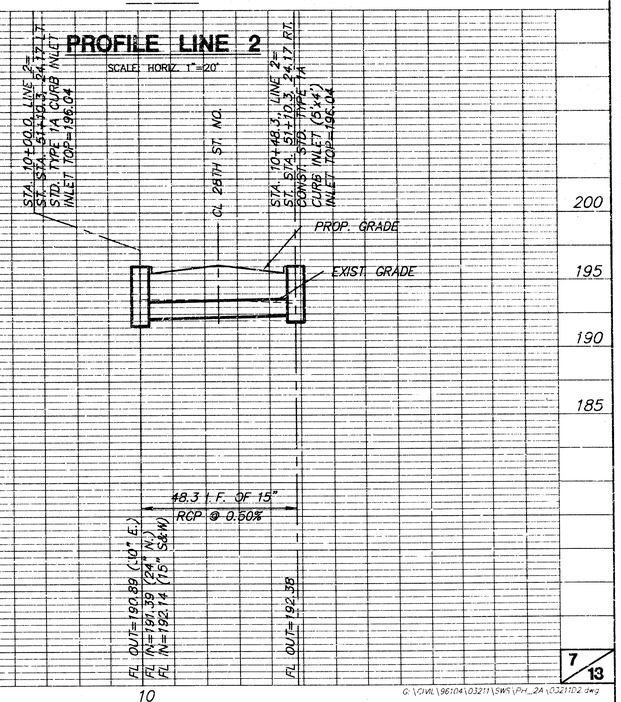
PROFILE LINE 1

SCALE: HORIZ. 1"=20'



PROFILE LINE 2

SCALE: HORIZ. 1"=20'



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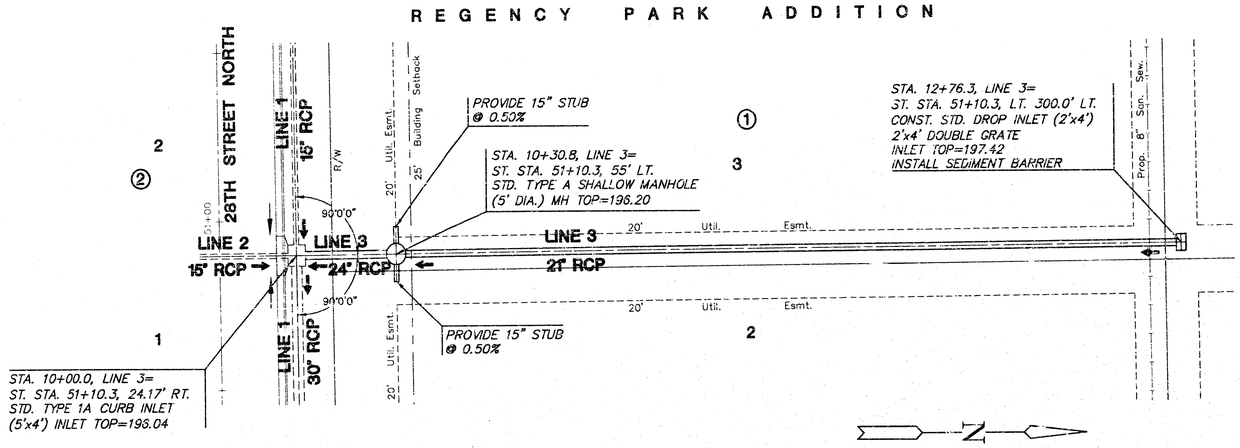
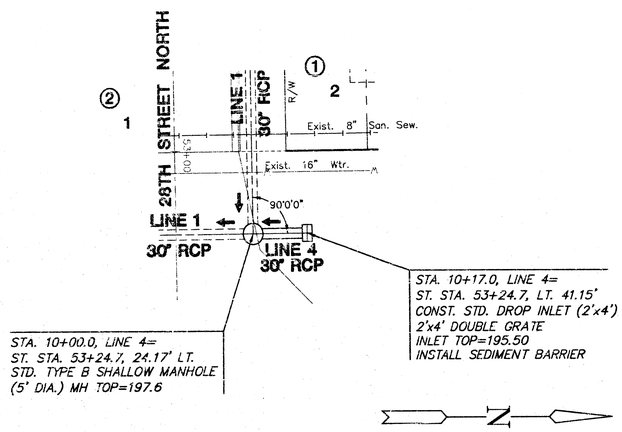
REGENCY PARK
STORM WATER SEWER PLANS
LINES 3 & 4

REGENCY PARK ADDITION



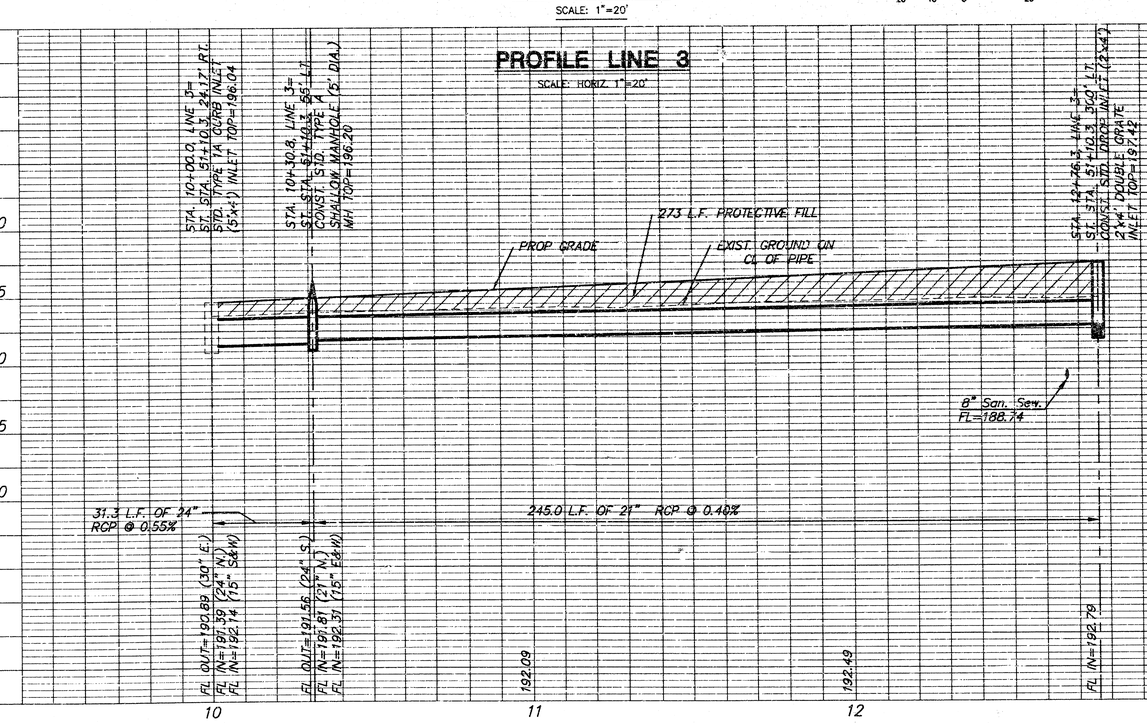
PLAN LINE 3
SCALE: 1"=20'

REGENCY PARK ADDITION

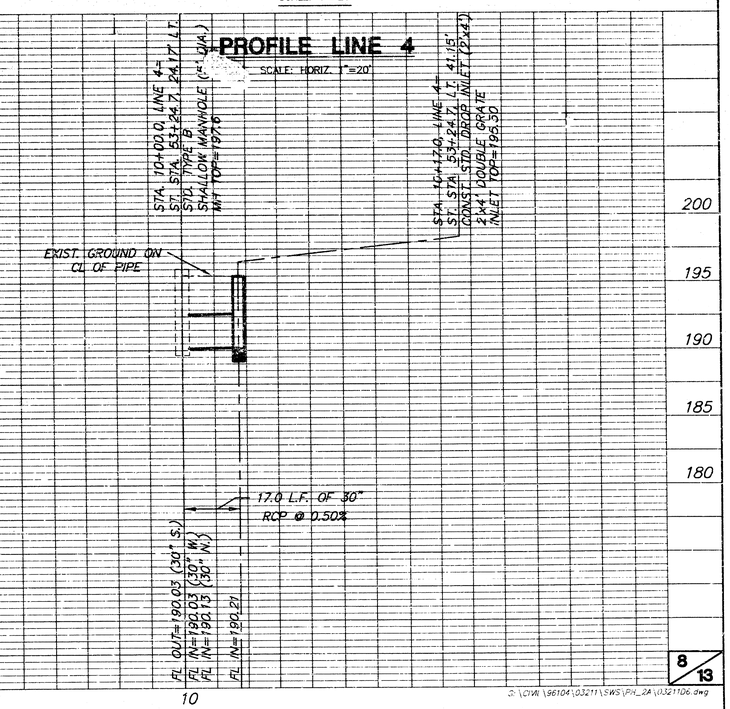


PLAN LINE 4
SCALE: 1"=20'

PROFILE LINE 3
SCALE: HORIZ. 1"=20'



PROFILE LINE 4
SCALE: HORIZ. 1"=20'



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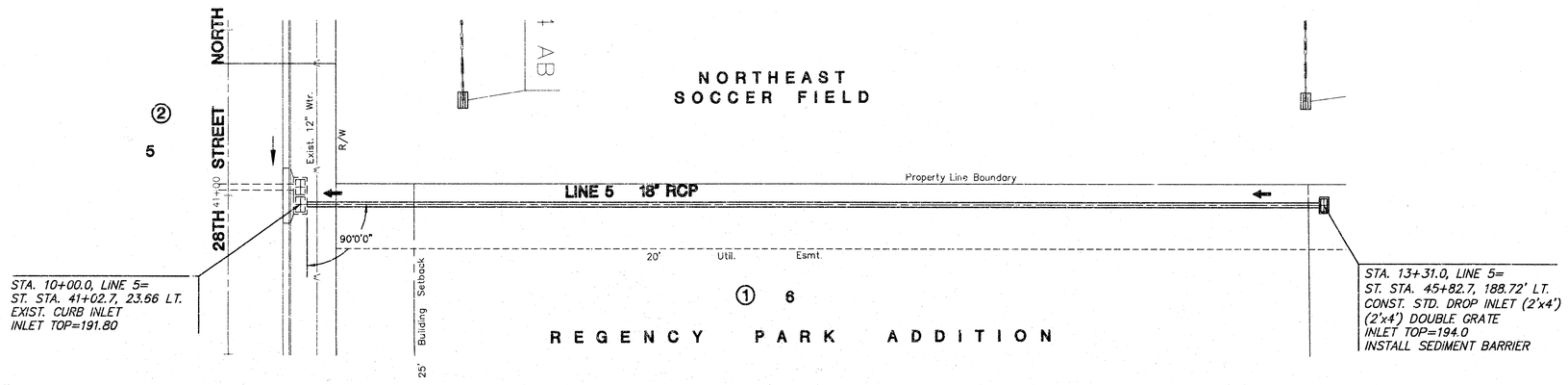
REGENCY PARK
STORM WATER SEWER PLANS
LINE 5



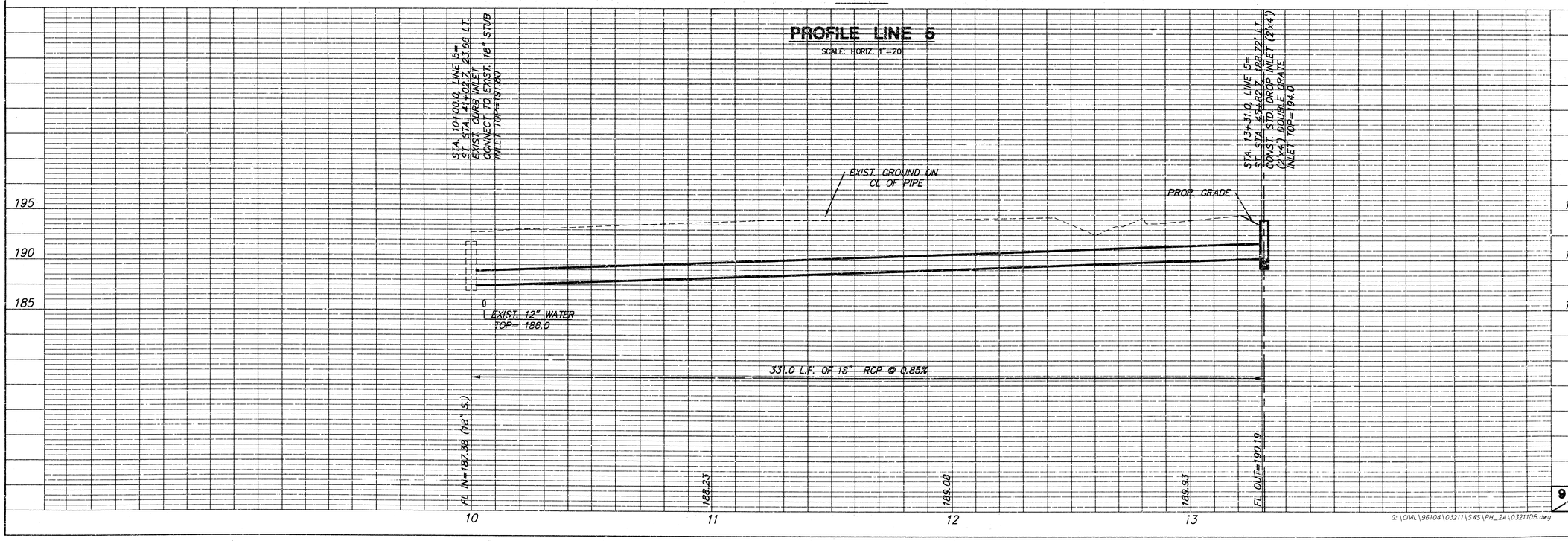
PLAN LINE 5

SCALE: 1"=20'

SCALE: 1"=20'
20 10 0 20

PROFILE LINE 5

SCALE: HORIZ. 1"=20'



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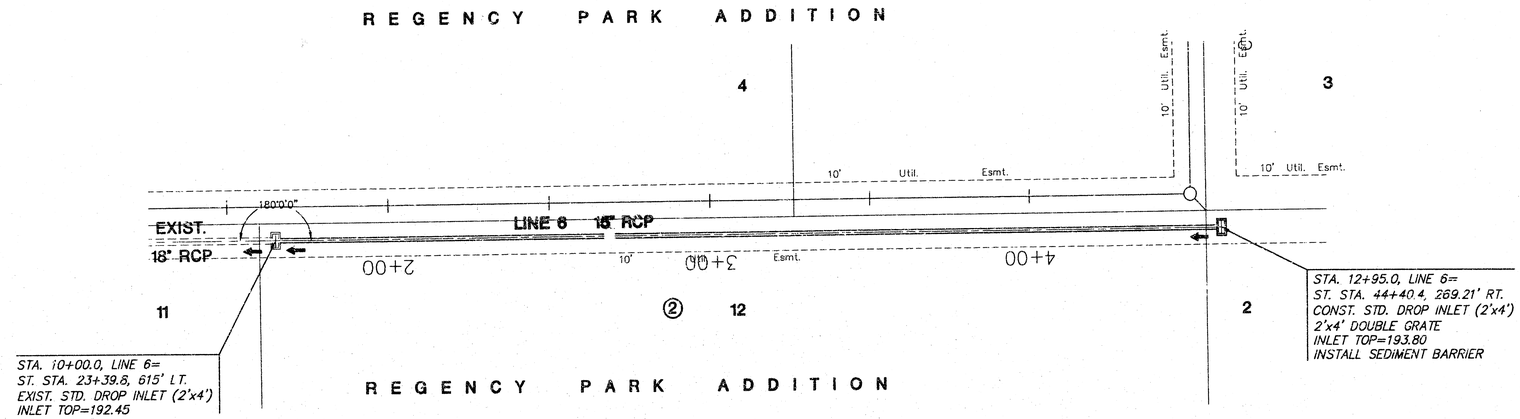
REGENCY PARK
STORM WATER SEWER PLANS
LINE 6



PLAN LINE 6

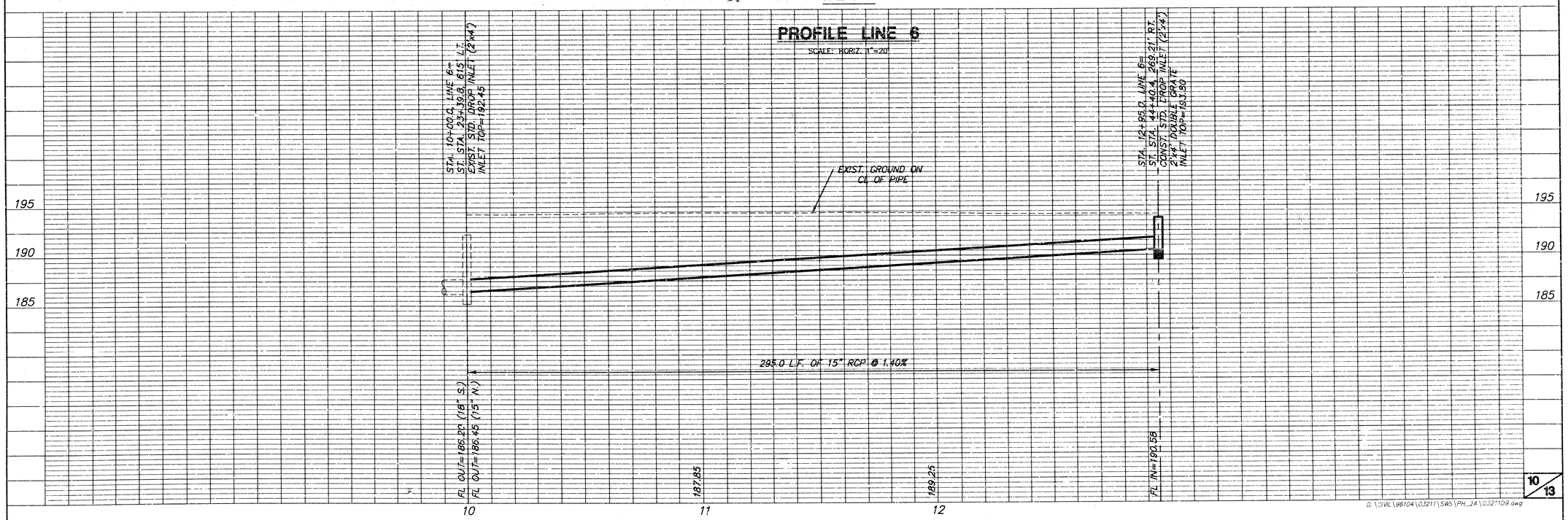
SCALE: 1"=20'

SCALE: 1"=20'

20 10 0 20

PROFILE LINE 6

SCALE: HORIZ. 1"=20'



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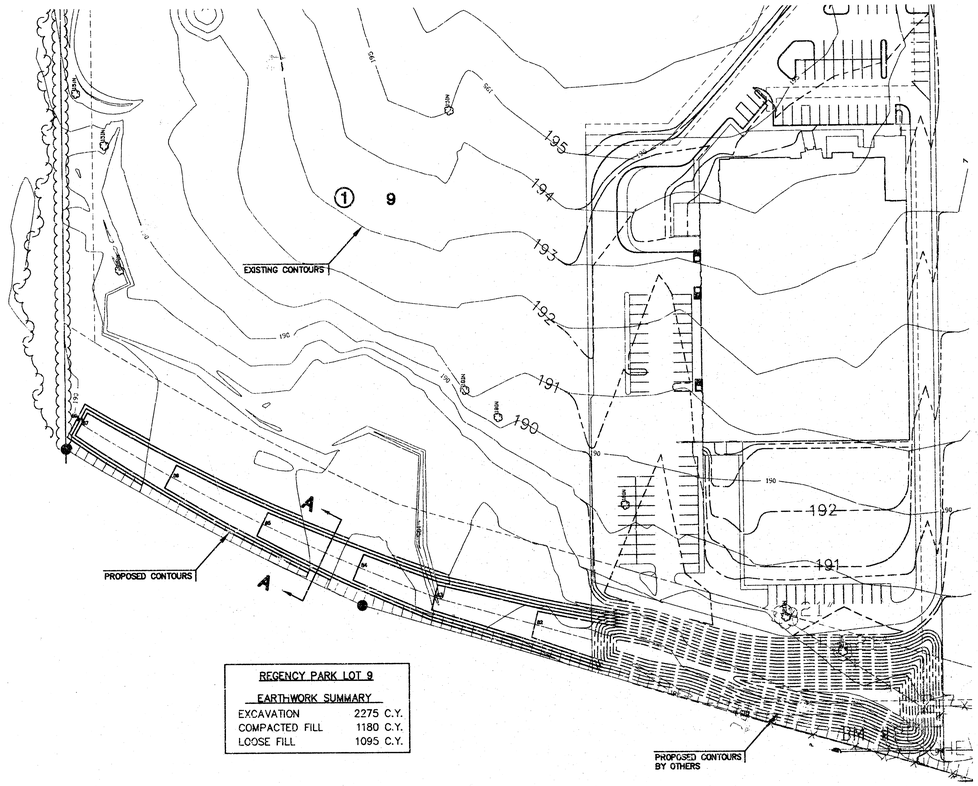
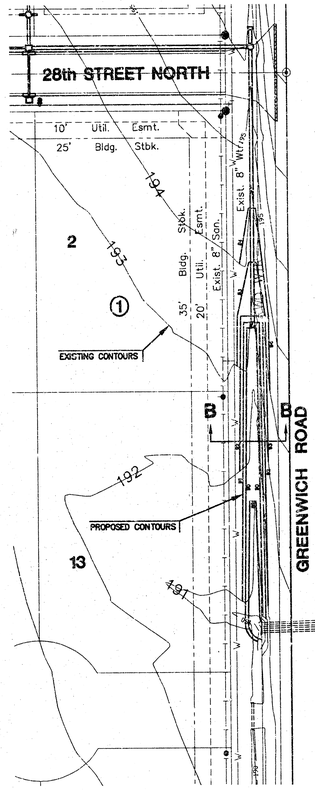
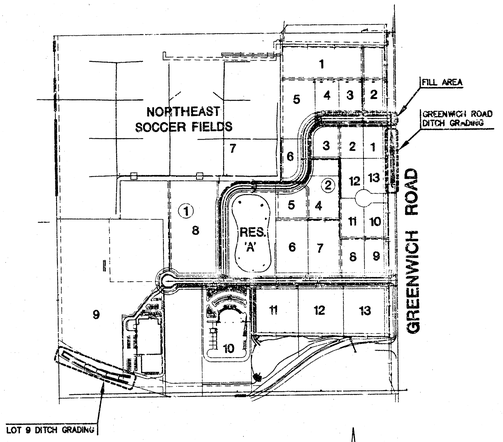


LOT 9 DITCH GRADING



GREENWICH ROAD DITCH GRADING



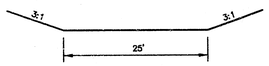
VICINITY MAP

NO SCALE

N

NOTES:

1. EXCAVATION FROM LOT 9 AND GREENWICH ROAD SHALL BE PLACED AS CONTROLLED FILL IN 28th STREET. ANY EXCESS EXCAVATION REMAINING SHALL BE USED TO FILL LOTS 2–4, BLOCK 1 AS DIRECTED BY THE ENGINEER. SEE ATTACHED GRADING SECTIONS FOR FILL REQUIREMENTS.
2. ALL EARTHWORK COMPACTION SHALL BE 90% DENSITY WITH THE EXCEPTION OF RIGHT–OF–WAY FILL WHICH SHALL BE COMPACTED TO 95% STANDARD DENSITY.
3. IN PROPOSED RIGHT–OF–WAYS CONTRACTOR SHALL LEAVE ROAD SUBGRADE TO WITHIN 0.1' OF FINAL GRADE FOR PAVING CONTRACTOR.
4. A 6" LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND FILL. NO TOPSOIL SHALL BE PLACED ON LOTS OR WITHIN STREET RIGHT–OF–WAY UNLESS SPECIFICALLY NOTED.



SECTION A-A

NO SCALE



SECTION B-B

NO SCALE

LEGEND

PROPOSED CONTOURS
EXISTING CONTOURS
PROPOSED GRADING BY OTHERS

G:\CIVIL\96104\GRAD\PH2AGRAD

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

REGENCY PARK ADDITION
PROJECT NAME

DITCH GRADING PLANS
SHEET TITLE

SRS	MKEC	GJA
DESIGN BY:	DRAWN BY:	CHECKED BY:
AUGUST 2004	96104	11 / 13
DATE	JOB NO.	SHEET/O

FINAL PLAT

REGENCY PARK ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW COR., NE 1/4 SEC 4, T27S, R2E

N

SCALE: 1" = 100'

100 0 100 200

LEGEND

• = I.P.
B.S. = BUILDING SETBACK
U.E. = UTILITY EASEMENT
▨ = 10' STREET DEDICATION

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
9	1	190.3	1377.7
10	1	188.8	1376.2
11	1	187.3	1374.7
5	2	192.1	1379.5
6	2	192.1	1379.5

BENCHMARKS

BM#1 STEP SPIKE IN WEST SIDE PP, 1st. POLE NORTH OF 29th. ST. ON EAST SIDE GREENWICH RD. ELEV. = 201.51

BM#2 STEP SPIKE IN WEST SIDE PP, 6th. POLE NORTH OF K-96 ON EAST SIDE GREENWICH RD. ELEV. = 192.04

BM#3 STEP SPIKE IN WEST SIDE PP, 1st. POLE NORTH OF K-96 ON EAST SIDE GREENWICH RD. ELEV. = 184.45

N89°07'13"E 1787.16'
N89°07'13"E 2668.98' N. LINE OF NE. QUARTER SECTION
N89°07'13"E 778.09'
N40°35'07"E 80.06
40.05'
S01°33'39"E 60.00'
N00°13'56"W 1268.04' EAST LINE OF S/2, SE QUARTER SECTION 33, T26 S, R2E
SM#1
29TH STREET NORTH
250.00'
15' KGE ESMT. (FILM 1185, PAGE 1897)
ESMT. (FILM 1787, PAGE 2320)
NE COR., NE 1/4 SEC 4, T27S, R2E
S05°00'00"W 91.47'
80.73'
12.00'
S90°00'00"E 822.61'
187.87'
440.15'
12.00'
N90°00'00"W 466.52'
58.00'
916.15'
31.50'
42.48'
257.69'
78.85'
UTIL. ESMT. U.E. 20' 20' 60' 50' 185.00' STBK. 260.00' BLDG. DRNG. 93.55'
N89°27'04"E 825.04'
270.04'
185.00' 185.00' 185.00'
1 2 3 4 5
274.08'
S00°32'56"E 260.00'
50'X40' MONUMENT EASEMENT (BY SEPERATE INSTRUMENT)
35' 10' STREET DEDICATION
ROAD
COMPLETE ACCESS CONTROL
EXCEPT ONE 60' OPENING
S00°32'56"E 838.70'
1355.95'
2684.56'
N00°52'13"W 2366.35'
W. LINE OF NE. QUARTER SECTION
DRNG.
7
8
S90°00'00"E 1260.04'
954.12'
506.32'
S90°00'00"E 850.10'
343.78'
N00°00'00"W 285.00'
N00°00'00"E 1098.23'
445.02'
10.00'
72.65'
20' 114.21'
UTIL. 185.00'
ESMT. 185.00'
28TH STREET NORTH
N89°27'04"E 544.21'
217.95'
Δ=90°00'00" L=235.62' R=150.00'
160.64'
160.10'
N89°27'04"E
314.58'
47.01'
181.74'
Δ=90°32'56" L=237.08' R=150.00'
REGENCY PARK
N00°32'56"W 200.02'
N00°32'56"W 285.00'
S90°00'00"E 352.94'
144.77'
84.03'
S45°32'56"E 49.53'
N89°27'04"E 250.00'
S00°32'56"E 227.52'
630.79'
553.37'
RESERVE "A"
S00°32'56"E 260.00'
S00°32'56"E 450.00'
S00°32'56"E 230.00'
120.62'
N89°27'04"E 244.88'
27TH CIR.
101.48'
65.76'
129.61'
BLDG. STBK. U.E. ESMT. DRNG. UTIL. CL.
GREENWICH
S00°32'56"E 2256.87'
S00°32'56"E 590.00'
S00°32'56"E 610.00'
S00°32'56"E 2603.90'
E. LINE OF NE. QUARTER SECTION
COMPLETE ACCESS CONTROL

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12/13

FINAL PLAT

REGENCY PARK ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW COR., NE 1/4 SEC 4, T27S, R2E

NE COR., NE 1/4 SEC 4, T27S, R2E

SW COR., NE 1/4 SEC 4, T27S, R2E

SE COR., NE 1/4 SEC 4, T27S, R2E

N00°52'13"W 2366.35' 1355.95' DRNG. W. LINE OF NE QUARTER SECTION 2684.56' N00°52'13"W 1010.41'

S90°00'00"E 1260.04'

954.12'

506.32'

S90°00'00"E 850.10'

343.78'

N00°00'00"W 285.00'

30'

SCALE: 1" = 100'

100 0 100 200

LEGEND

- • = I.P.
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- ▨ = 10' STREET DEDICATION

REGENCY PARK

S90°00'00"E 352.94'

47.01'

25' B.S. 181.74'

Δ=90°32'56" R=150.00' L=237.06' 144.77'

D.E. & U.E. ESMT. 289.37'

10' UTIL. 288.91' ESMT.

84.03'

25' BLDG. STBK.

S45°32'56"E 49.53'

85.74'

227.92'

S00°32'56"E

N89°27'04"E 250.00'

CL. 20' UTIL. ESMT.

210.78'

20' UTIL. ESMT.

RESERVE "A"

630.79'

553.37'

548.37'

N00°32'56"W

420.00'

S00°32'56"E

420.00'

25' BLDG. STBK. 10' UTIL. 325.90' ESMT.

N89°27'04"E 385.00'

250.00'

250.00'

185.00'

185.00'

26TH CIR.

N89°27'04"E 426.33'

26TH STREET NORTH

N89°27'04"E 1350.00'

70'

R=25'

114.44'

STBK.

575.00'

10'

375.00'

350.00'

350.00'

UTIL. ESMT. STBK.

BLDG.

25' UTIL. ESMT.

DRNG.

792.43'

S00°32'56"E

527.21'

393.56'

363.37'

10' STREET DEDICATION

BLDG. UTIL. ESMT. STBK.

N90°00'00"E 726.83'

25' DRNG. & UTIL. ESMT.

N90°00'00"W 310.22'

264.70'

S74°44'45"W 316.18'

115.09'

C.A.C.

459.31'

S54°10'51"W 614.48'

DRAINAGE EASEMENT

COMPLETE ACCESS CONTROL

P.O.B.

CL

N00°32'56"W 421.74'

S00°32'56"E 842.20'

S00°32'56"E 610.00'

S00°32'56"E 2256.87'

E. LINE OF NE. QUARTER SECT

10' STREET DEDICATION

BLDG. STBK. ESMT.

BLDG. 65.78' 10' 129.61' STBK.

25' 101.46'

120.62' N89°27'04"E 248.58'

27TH CIR.

R=25' 101.46'

65.76' 10' 129.61' STBK.

BLDG.

CL. 20' DRNG. & UTIL. ESMT. 185.00' N89°27'04"E 185.00'

BLDG. UTIL.

ROAD

GREENWICH

50'

60'

35'

20'

BM#2

BM#3

COMPLETE ACCESS CONTROL

Δ=06°40'37
R=2,754.79'
L=321.03'
CHD.=320.85'
BRG.=N63°27'22"W

100'

DRNG. ESMT.

COMPLETE ACCESS CONTROL

318.21'

587.32'

N75°05'19"W 621.78'

883.16'

COMPLETE ACCESS CONTROL

34.46'

S89°02'25"W 603.04'

S89°02'25"W 2653.95'

S. LINE OF NE QUARTER SECTION

40.07'

1167.75'

COMPLETE ACCESS CONTROL

75' KG&E RIGHT-OF-WAY

100' DRNG. ESMT. (BOOK 52, PAGE 78)

S00°52'13"E 777.88'

(LOT SPLIT "ME BY" SEPERATE INSTRUMENT)

8 9 10 11 12 13

① ②

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