

# GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY. IRONS SHOWN ON PLANS. 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.
- 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 BE ENCOUNTERED.
- CONTRACTOR SHALL PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL 1-800-344-7233 OR 857-2470 (LOCAL WICHITA)

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

|                                           |                |
|-------------------------------------------|----------------|
| SOUTHWESTERN BELL TELEPHONE COMPANY       | 1-800-734-7590 |
| CABLEVISION                               | 1-316-263-2031 |
| KGS&E (GAS & ELECTRIC)                    | 1-316-383-8600 |
| CITY OF WICHITA WATER & SEWER MAINTENANCE | 1-316-262-6900 |
| KANED PIPELINE                            | 1-316-773-9000 |
| SETHOMCK COUNTY PUBLIC WORKS              | 1-316-383-7901 |

- 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 LOCATIONS 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.
- 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 WILL 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 WILL REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION. COST OF EXCAVATION HAULING AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
- THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY ADJUTING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF (48) HOURS ADVANCE NOTICE PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH CITY OF WICHITA STANDARD SPECIFICATIONS.
- INTER-URBAN TRAFFIC GENERATED OUTSIDE THE PROJECT AREA AND LOCAL TRAFFIC GENERATED WITHIN THE PROJECT AREA ARE TO BE CARRIED THROUGH CONSTRUCTION ON EXISTING ROADWAYS AT ALL TIMES. ACCESS TO ALL DWELLINGS IN THE PROJECT AREA SHALL BE PROVIDED AT ALL TIMES. THE CONTRACTOR SHALL ERECT WARNING SIGNS, FLASHING LIGHTS, AND BARRICADES IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH TO REMAIN OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
- THE CONTRACTOR SHALL RESTORE ALL DITCHES, CHANNELS, DANK STABILIZATION SWALES, ROAD SHOULDERS, PAVEMENT ENTRANCES, AND BANKS TO THEIR ORIGINAL SLOPES AND GRACES. WHERE EXISTING ENTRANCE PIPE, DRAINAGE PIPE, SPRINKLER SYSTEMS, SIDEWALKS, DRIVES, SIGNS, FENCES, ETC., CONFLICT WITH THE PROPOSED WORK HEREIN THEY SHALL BE REMOVED AND REPLACED OR RESET IN LIKE KIND. ALL OF THE ABOVE INCLUDING TREES, SHRUBS, GRASS, SOIL AND OTHER LANDSCAPING, WHERE NOTED, SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR SITE RESTORATION.
- TREES AND SHRUBS IN PUBLIC RIGHTS-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. THE CONTRACTOR SHALL RESTORE AND REPLACE LANDSCAPE FEATURES AND PLANTINGS AS NOTED IN THE DRAWINGS OR AS DIRECTED BY THE ENGINEER. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.
- POSITIVE DRAINAGE SHALL BE PROVIDED FOR ALL AREAS ON OR NEAR SPOL AREAS. NATURAL DRAINAGE WAYS SHALL BE MAINTAINED.
- WHERE REMOVAL OF EXISTING FENCES NEXT TO THE CONSTRUCTION IS DEEMED NECESSARY BY THE CONTRACTOR, THE CONTRACTOR SHALL COORDINATE REMOVAL WITH ADJACENT PROPERTY OWNERS. ALL REMOVAL AND RESETTING OF FENCES SHALL BE CONSIDERED SUBSIDIARY TO SITE PREPARATION AND SITE RESTORATION, RESPECTIVELY.
- ALL ELEVATIONS SHOWN ARE CITY OF WICHITA DATUM. CITY DATUM = NGVD - 1187.4.
- ALL EXISTING GRASSED AREAS WHICH ARE DISTURBED OR DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE RESTORED TO ORIGINAL CONDITIONS AND RE-SEEDING OR RE-SODDED IN LIKE KIND, UNLESS OTHERWISE NOTED ON THE PLANS. COSTS SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR SITE RESTORATION. APPLICATION RATE FOR THE VARIOUS SEED MIXTURES SHALL BE AS APPROVED BY THE ENGINEER. SEEDING SHALL CONFORM TO APPLICABLE REQUIREMENTS OF STANDARD SPECIFICATIONS. SODDING SHALL CONFORM TO APPLICABLE REQUIREMENTS OF SUPPLEMENTAL SPECIFICATIONS.
- SLOPES STEEPER THAN 10 TO 1 SHALL BE MULCHED AS REQUIRED BY STANDARD SPECIFICATIONS. COST OF MULCHING SHALL BE INCLUDED IN PRICE BID FOR SITE RESTORATION.

## LEGEND

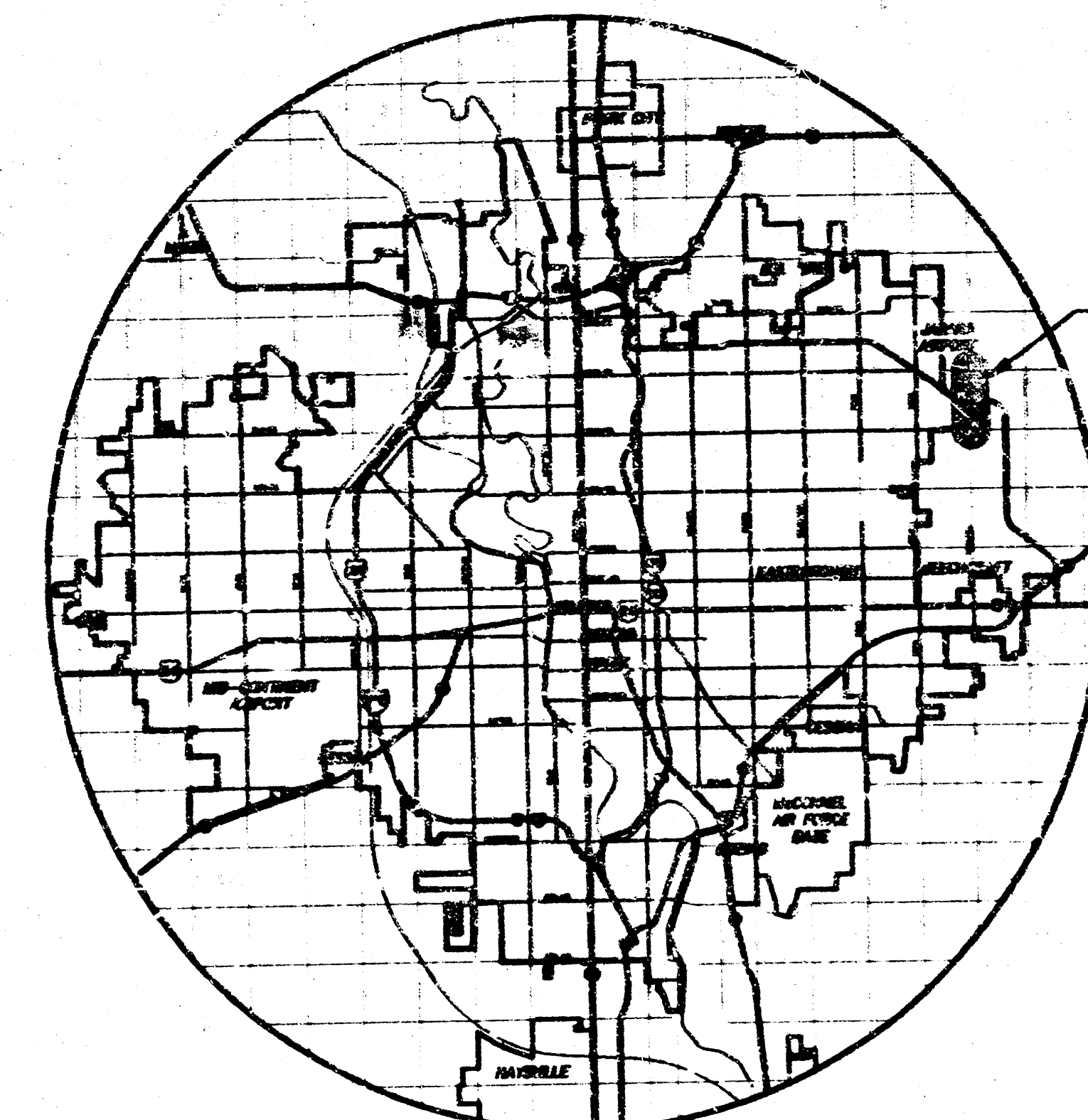
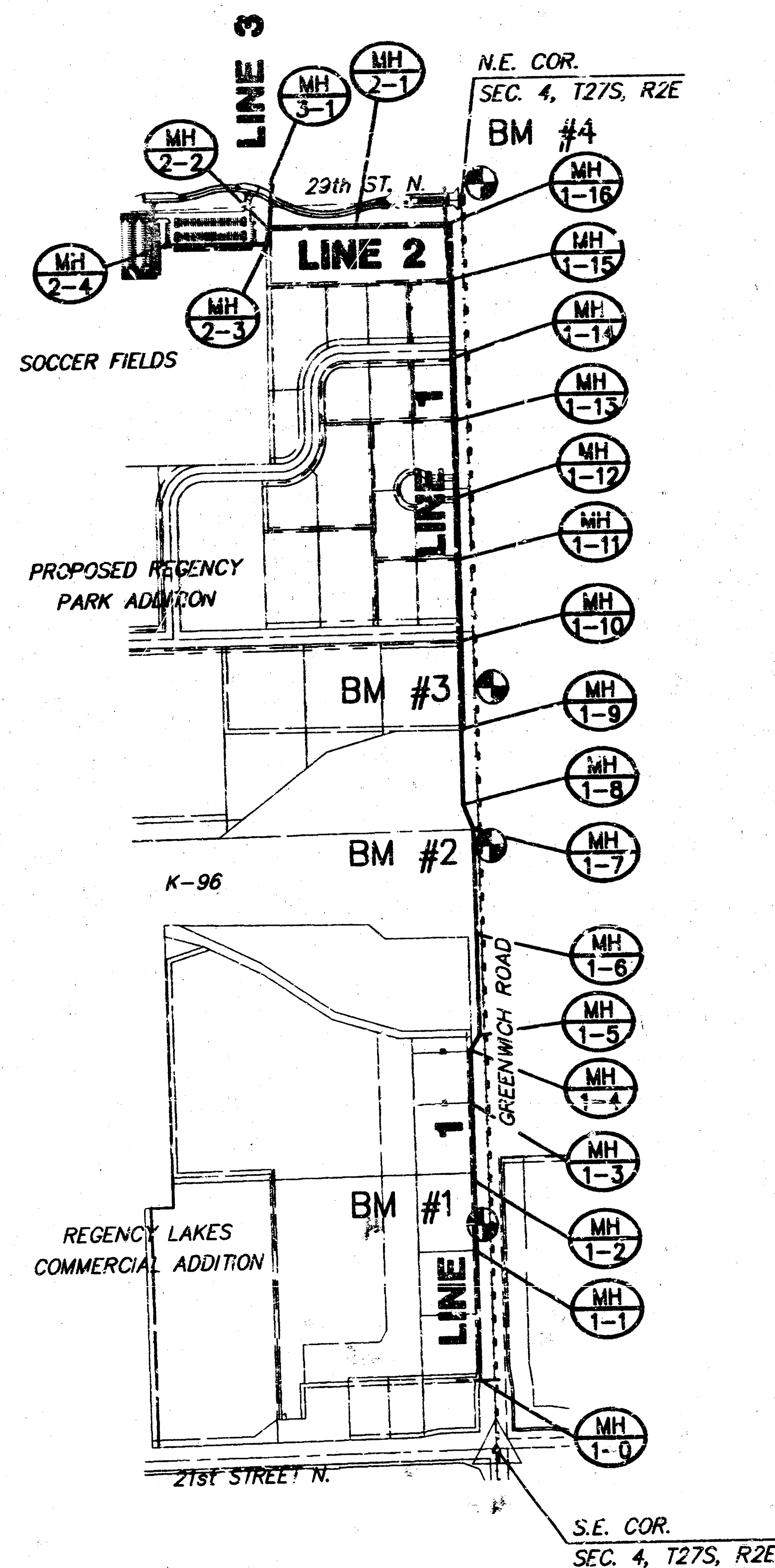
- 3" - TREE AND DIAMETER
- SN - SIGN AND POSTS
- IP-1/2" MID-KANSAS BAR - IRON PIPE AND DESCRIPTION
- 214,43 - SPOT ELEVATION AND LOCATION
- PP - POWER POLE AND DEADMAN
- EGE - ELECTRIC BOX
- DA - DRAINAGE ARROW
- E — - EDGE OF TREES
- E — - UNDERGROUND ELECTRIC LINE
- OHE — - OVERHEAD ELECTRIC LINE
- X — - FENCE
- BM - BENCHMARK
- SWMH - STORM WATER MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- R — - RETAINING WALL
- LP - LIGHT POLE
- PH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- ICV - IRRIGATION CONTROL VALVE
- GI - GRATE INLET
- TR - TELEPHONE RISER
- S — - STORM SEWER PIPE
- W — - WATER LINE
- SS — - SANITARY SEWER LINE
- G — - GAS LINE
- T — - TELEPHONE LINE

## SANITARY SEWER PLANS MAIN 26, WAR INDUSTRIES SEWER PROJECT NO. 468-82990

CITY OF WICHITA, KANSAS  
MICHAEL E. LINDEBAK, CITY ENGINEER

INDEX CODE 624501  
MAIN 26, LAT. 1, W.I.S.  
PROJECT NO. 468-83037

CITY OF WICHITA, KANSAS  
MICHAEL E. LINDEBAK, CITY ENGINEER  
INDEX CODE 624502



LOCATION MAP

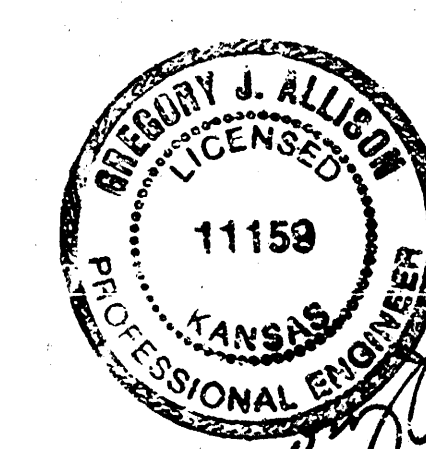
## INDEX TO DRAWINGS

| SHEET NO. | DESCRIPTION           |
|-----------|-----------------------|
| 1         | TITLE SHEET           |
| 2         | MANHOLE DETAILS       |
| 3-9       | PLAN / PROFILE SHEETS |
| 10-12     | PLATS                 |

## BENCHMARKS

- BM #1 STEP SPIKE IN WEST SIDE P.P., 48' EAST AND 961' NORTH OF CENTERLINE 21ST ST. N. AND GREENWICH RD.  
ELEV. = 180.385
- BM #2 STEP SPIKE IN WEST SIDE P.P., 1ST. POLE NORTH OF K-96 ON EAST SIDE GREENWICH RD.  
ELEV. = 184.45
- BM #3 STEP SPIKE IN WEST SIDE P.P., 6TH. POLE NORTH OF K-96 ON EAST SIDE GREENWICH RD.  
ELEV. = 192.04
- BM #4 STEP SPIKE IN WEST SIDE P.P., 1ST. POLE NORTH OF 29th ON EAST SIDE GREENWICH RD.  
ELEV. = 201.51

SCALE: 1" = 500'

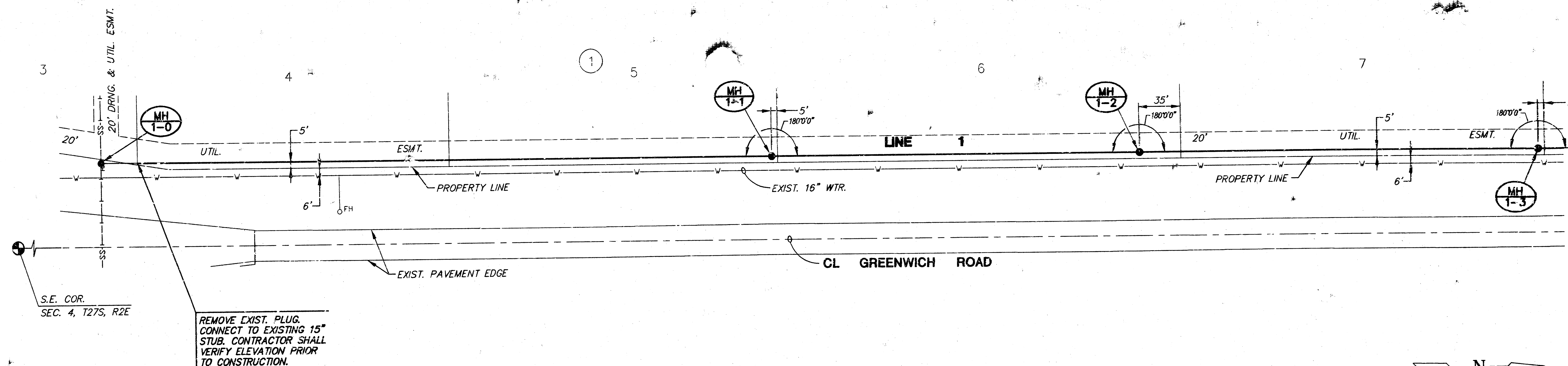


*Booked  
P-133  
P-134  
As BUILT  
RDL  
7-19-00  
9/21/97*

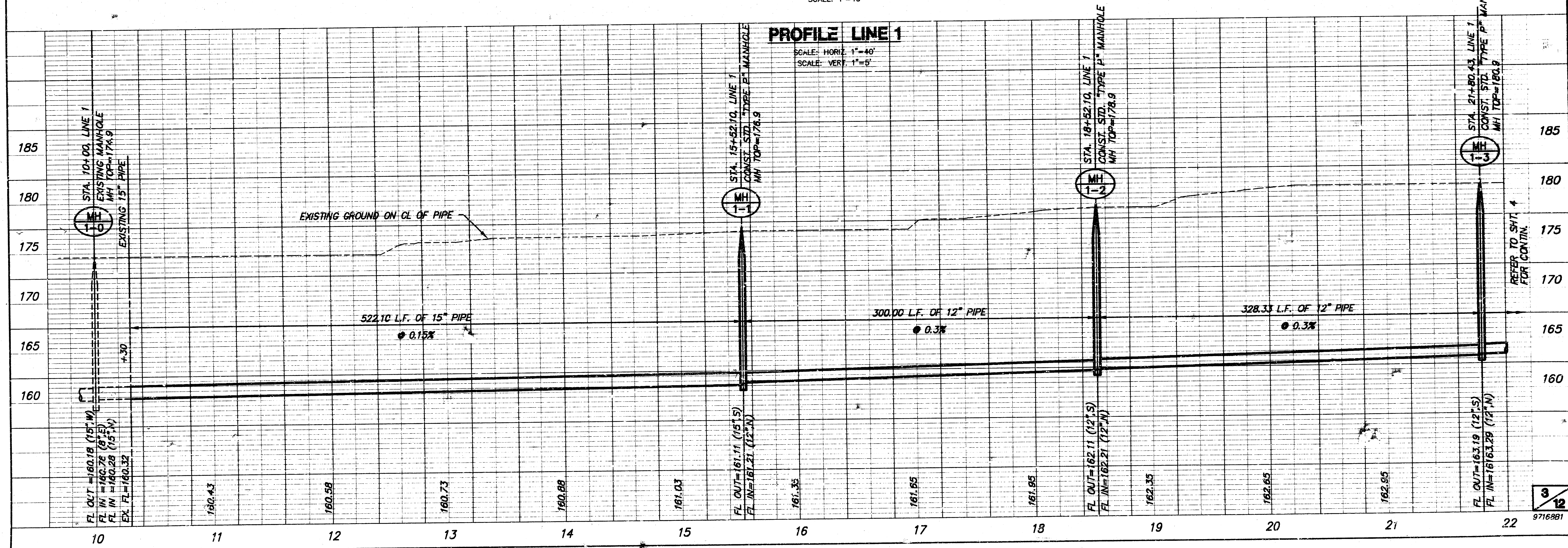
|                                                                                                                 |                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>CITY OF WICHITA - GREENWICH</b><br><b>21st THRU 2nd STREET</b><br><b>SANITARY SEWER MAIN</b><br>PROJECT NAME |                                                                                                                                    |
| <b>TITLE SHEET</b><br>SHEET TITLE                                                                               |                                                                                                                                    |
| MID-KANSAS ENGINEERING<br>CONSULTANTS, INC.<br>411 N. WEBB ROAD<br>WICHITA, KS. 67204<br>316-664-9600           | DESIGN BY: <b>BDM</b><br>DRAWN BY: <b>Ch.</b><br>DATE: <b>SEPTEMBER 1999</b><br>JOB NO.: <b>671688T</b><br>SHEET OF: <b>1 / 12</b> |



REGENCY LAKES COMMERCIAL ADDITION

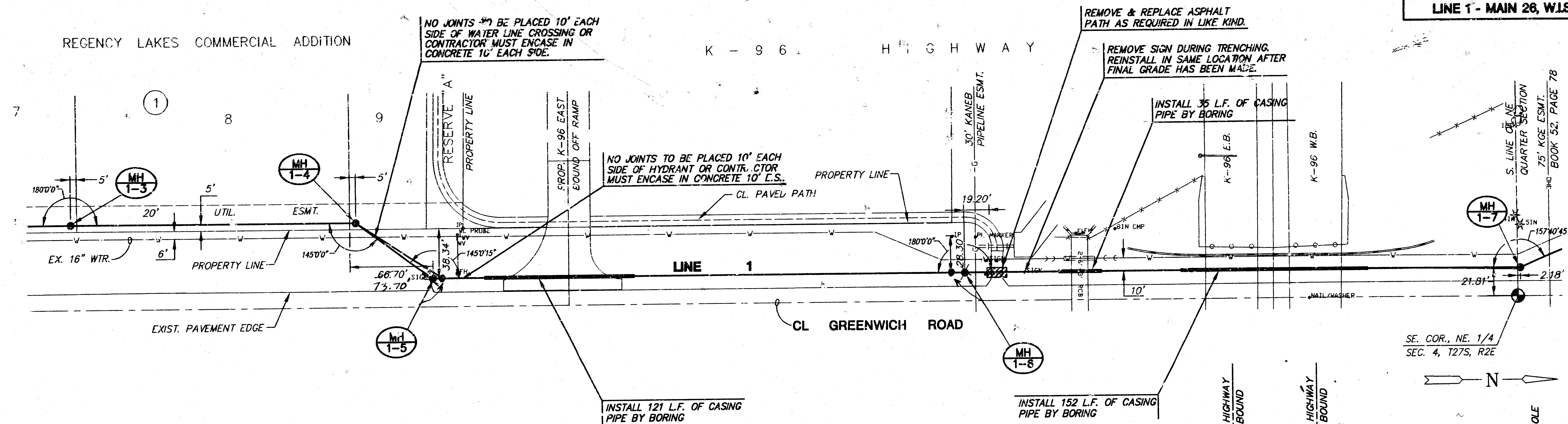


PLAN LINE 1  
SCALE: 1"=40'

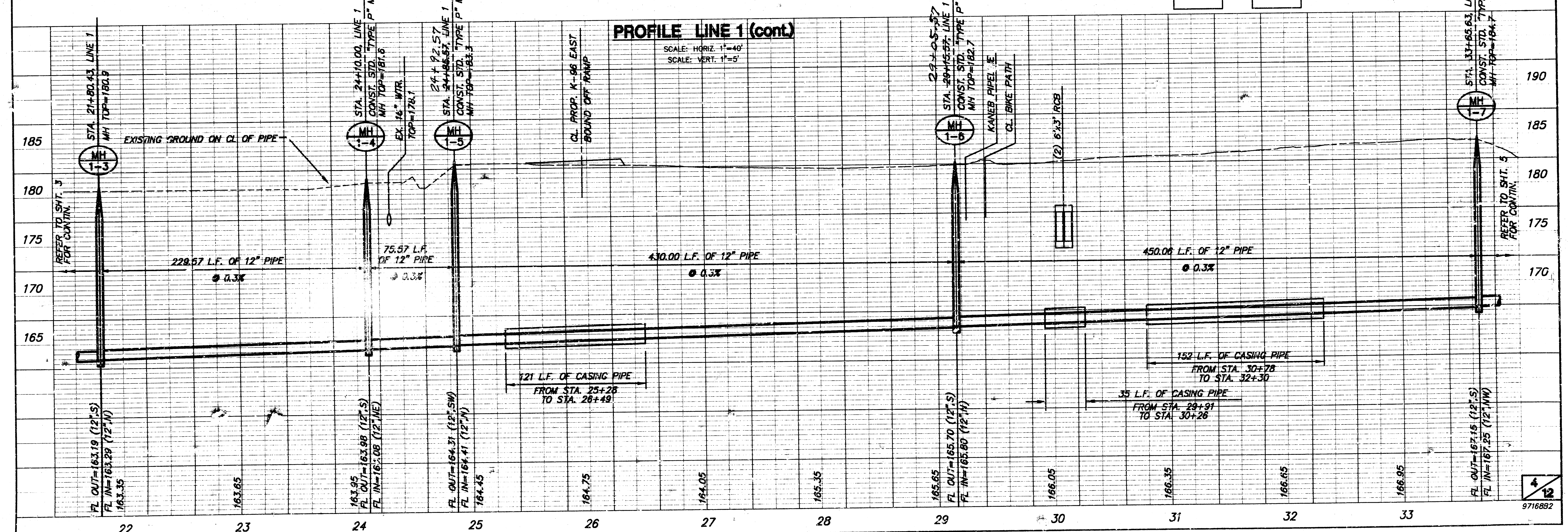


PROFILE LINE 1  
SCALE: HORIZ. 1"=40'  
SCALE: VERT. 1"=5'

GREENWICH RD. - 21st thru 29th  
SANITARY SEWER PLANS  
LINE 1 - MAIN 26, W.S.



PLAN LINE 1 (cont)  
SCALE: 1"=40'



PROFILE LINE 1 (cont)  
SCALE: HORIZ. 1"=40'  
SCALE: VERT. 1"=5'

GREENWICH RD. - 21st thru 29th  
SANITARY SEWER PLANS  
LINE 1 - MAIN 26, W.L.S.

PROPOSED REGENCY PARK ADDITION

NO JOINTS TO BE PLACED 10' EACH SIDE OF WATER LINE CROSSING OR CONTRACTOR MUST ENCASE IN CONCRETE 10' EACH SIDE.

K - 96

METAL BLDG.

CL GREENWICH ROAD

EXIST. PAVEMENT EDGE

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

5. LINE OF NE QUARTER SECTION

75' K&AE ESMT. BOOK 52, PG. 78

31.73'

MH 1-6

EX. 16" WTR.

EX. 24x36 HECMP

10'

157°40'45"

21.61'

2.16'

CL PROP. 26TH ST.

25' BLDG. STBK.

35' BLDG. STBK.

20' UTIL. ESMT.

180°0'0"

5'

6'

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

MH 1-9

20' DRNG & UTIL. ESMT.

10' UTIL. ESMT.

FUTURE WTR.

MH 1-10

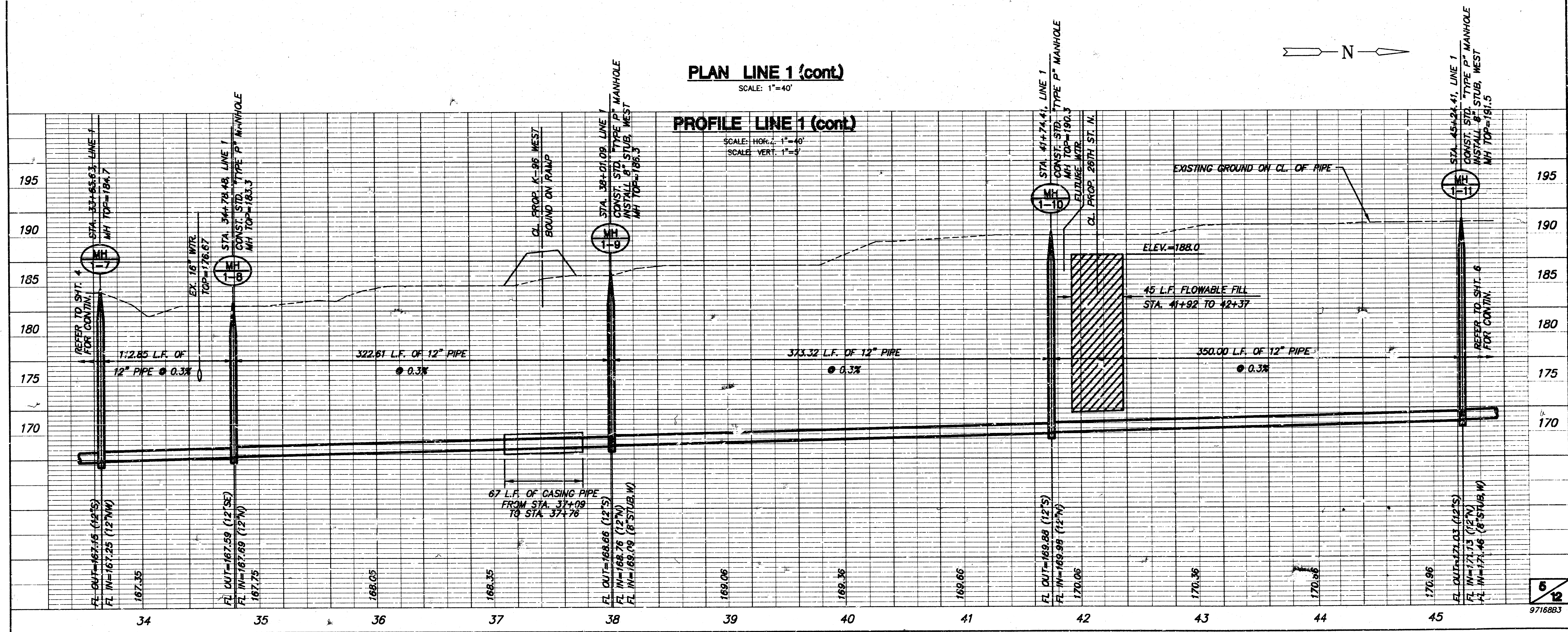
MH 1-11

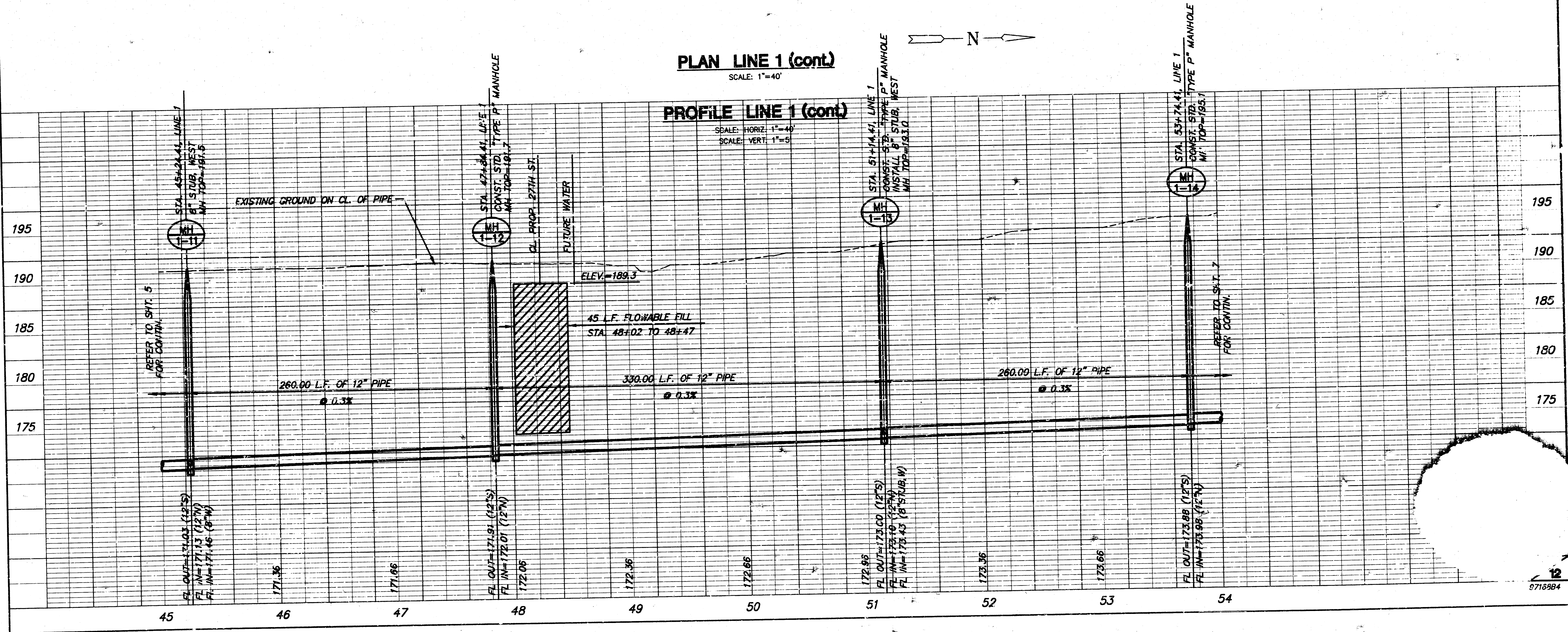
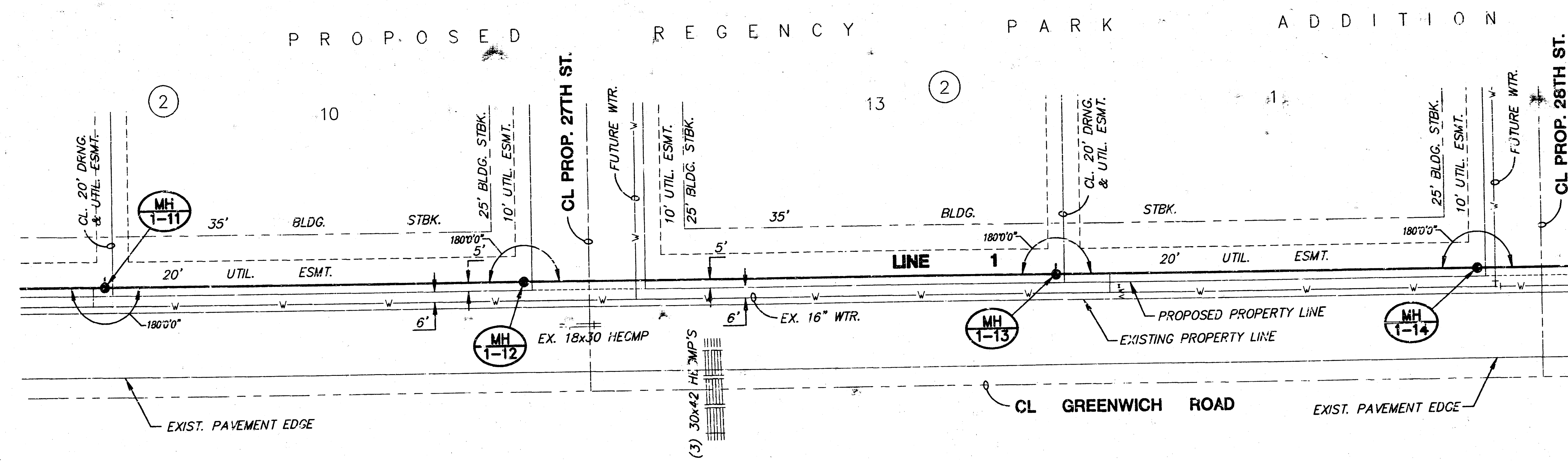
CL 20" DRNG & UTIL. ESMT.

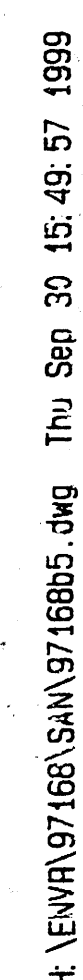
180°0'0"

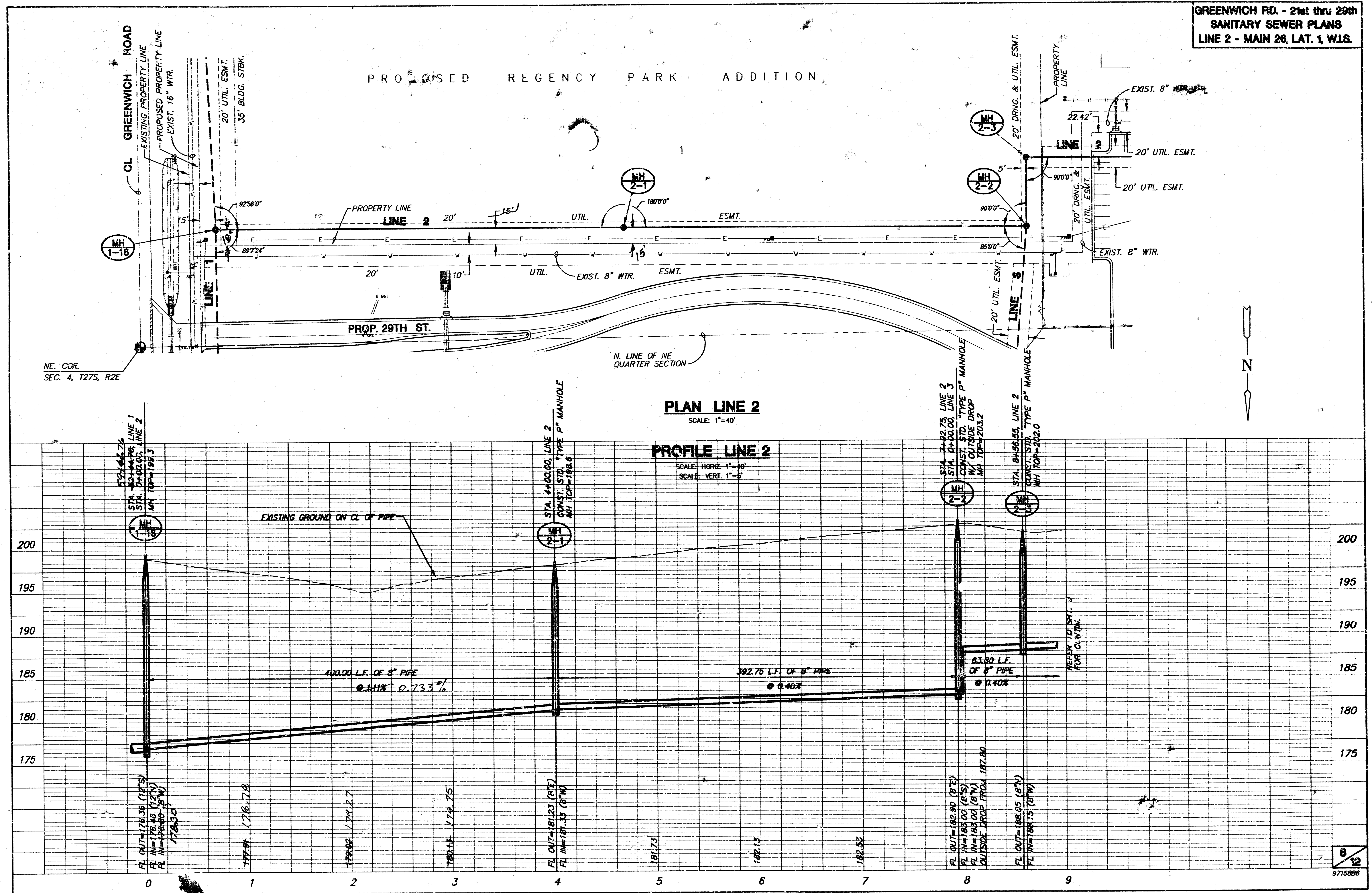
5'

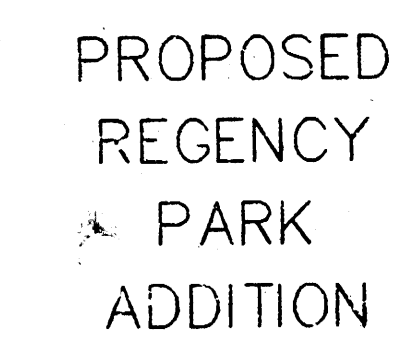
INSTALL 67 L.F. OF CASING PIPE BY BORING









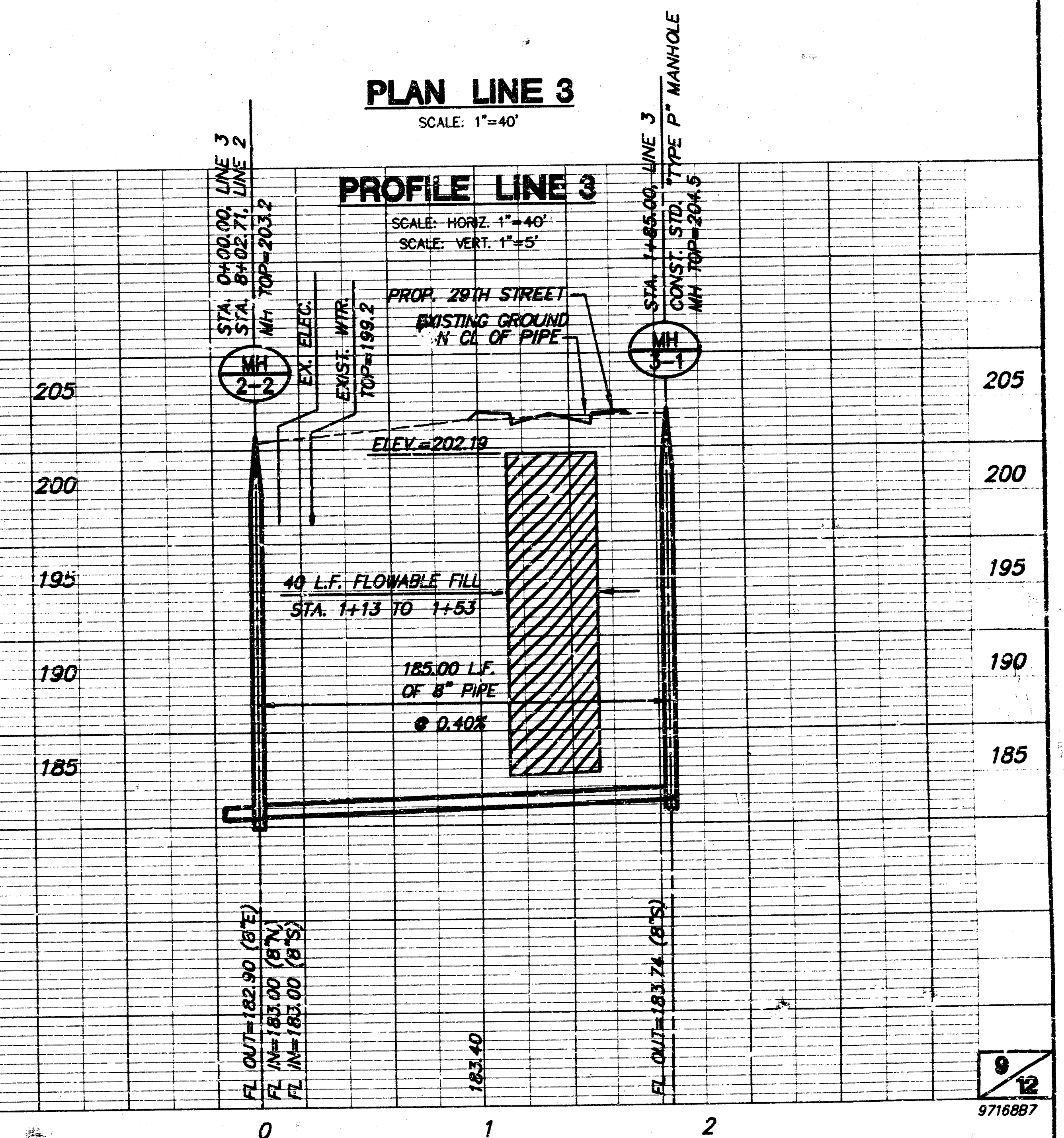


SCALE: 1"=40'

SCALE: HORIZ. 1"=40'



SCALE: HORIZ. 1"=40'



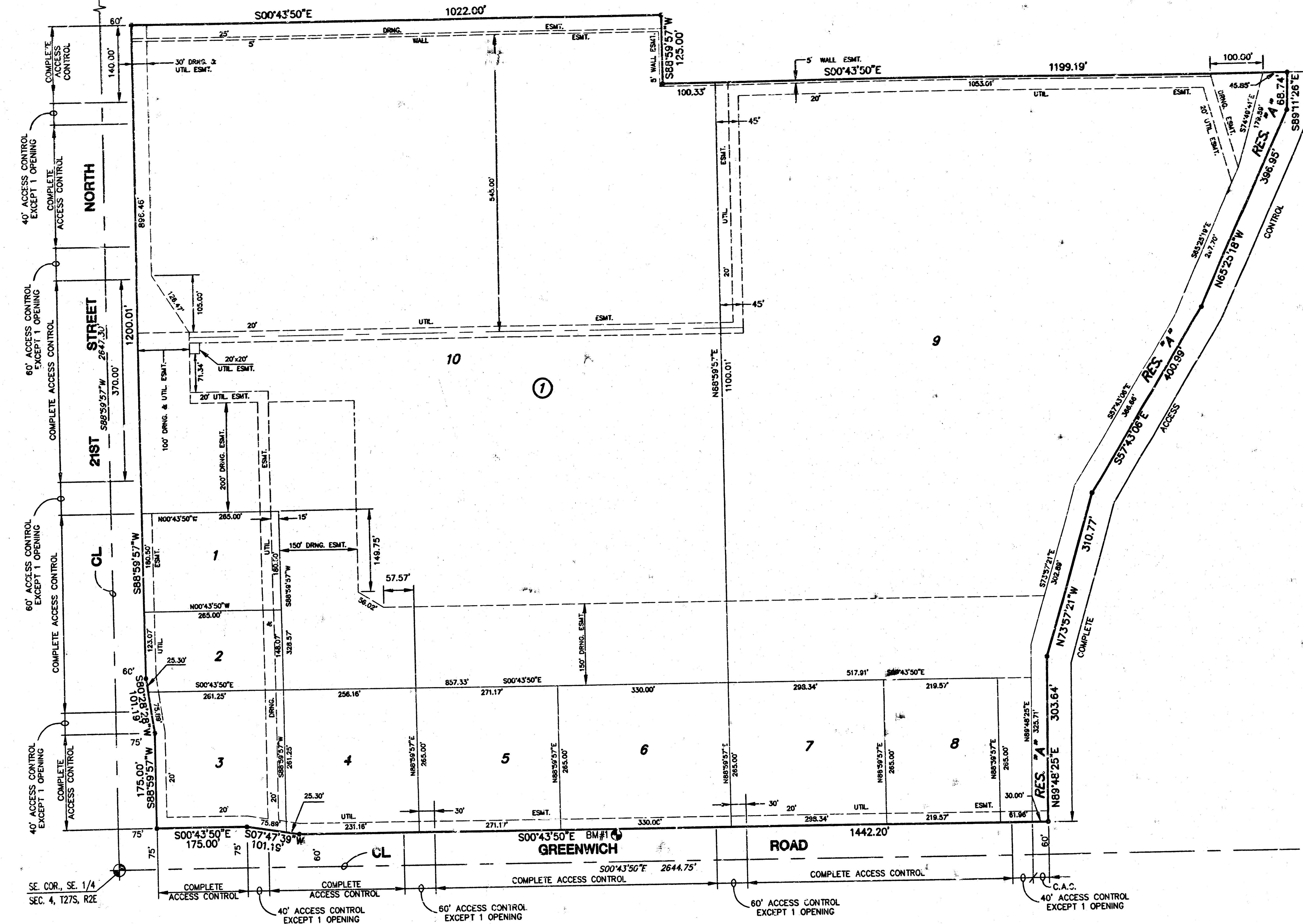
# FINAL PLAT

## REGENCY LAKES COMMERCIAL ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY KANSAS

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

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



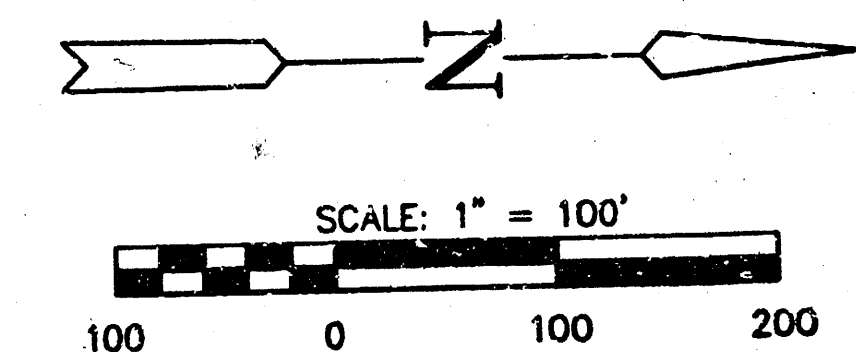
| LOT | BLOCK | MIN. PAD ELEV.<br>(CITY DATUM) | MIN. PAD ELEV.<br>(USGS DATUM) |
|-----|-------|--------------------------------|--------------------------------|
| 1   | 1     | 178.9                          | 1366.3                         |
| 2   | 1     | 178.9                          | 1366.3                         |
| 3   | 1     | 178.9                          | 1366.3                         |
| 4   | 1     | 179.1                          | 1366.5                         |
| 5   | 1     | 179.6                          | 1367.0                         |
| 6   | 1     | 179.8                          | 1367.2                         |
| 7   | 1     | 180.5                          | 1368.0                         |
| 8   | 1     | 180.8                          | 1368.2                         |
| 9   | 1     | 180.8                          | 1368.2                         |
| 10  | 1     | 180.8                          | 1367.2                         |

#### BENCHMARKS

BM#1  
STEP SPIKE IN WEST SIDE P.P., 48' EAST AND  
961' NORTH OF CENTERLINE 21ST ST. N. AND  
GREENWICH RD.  
ELEV.=180.395

BM#2  
STEP SPIKE IN WEST SIDE P.P., 48' EAST AND  
2570' NORTH OF CENTERLINE OF 21ST ST. N.  
AND GREENWICH RD.  
ELEV.=184.515

NOTE:  
THIS PLAT IS SUBJECT TO CONDITIONS OF THE  
COMMUNITY UNIT PLAN DP-234.



#### LEGEND

• IRON PIN

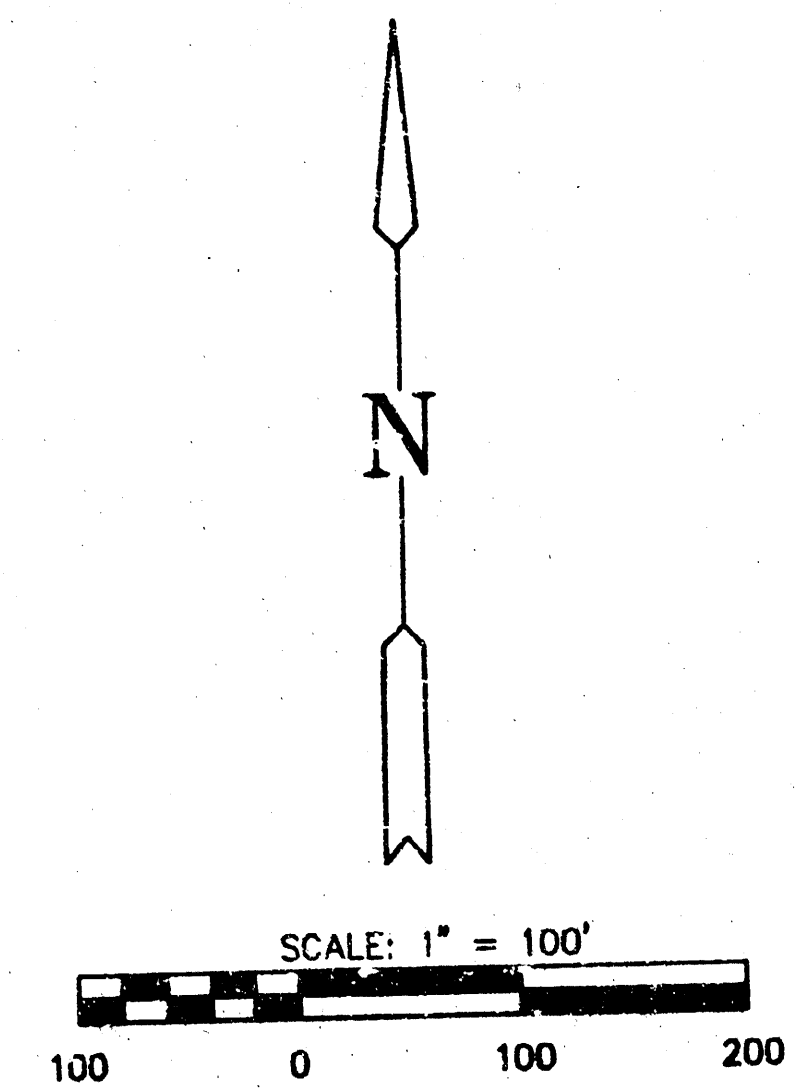
NE COR., SE. 1/4  
SEC. 4, T27S, R2E

# FINAL PLAT

## REGENCY PARK ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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



#### LEGEND

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

| MINIMUM PAD ELEVATIONS<br>(LOWEST OPENINGS) |       |                           |                     |
|---------------------------------------------|-------|---------------------------|---------------------|
| LOT                                         | BLOCK | ELEVATION<br>(CITY DATUM) | ELEVATION<br>(USGS) |
| 6                                           | 2     | 192.1                     | 1379.5              |
| 9                                           | 1     | 190.3                     | 1377.7              |
| 11                                          | 1     | 187.3                     | 1374.7              |

#### 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

N00°32'13"W 2366.35'  
N00°32'13"W 2664.56' W. LINE OF NE QUARTER SECTION

S90°00'00"E 506.32'

N89°27'04"E 343.75'

8

RESERVE 'A'

N40°35'07"E  
80.06'

29TH STREET NORTH

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

S01°33'39"E  
60.00'

BM#1

N89°07'13"E 1787.16'

N89°07'13"E 2668.98' N. LINE OF NE QUARTER SECTION

S90°00'00"E 822.61'

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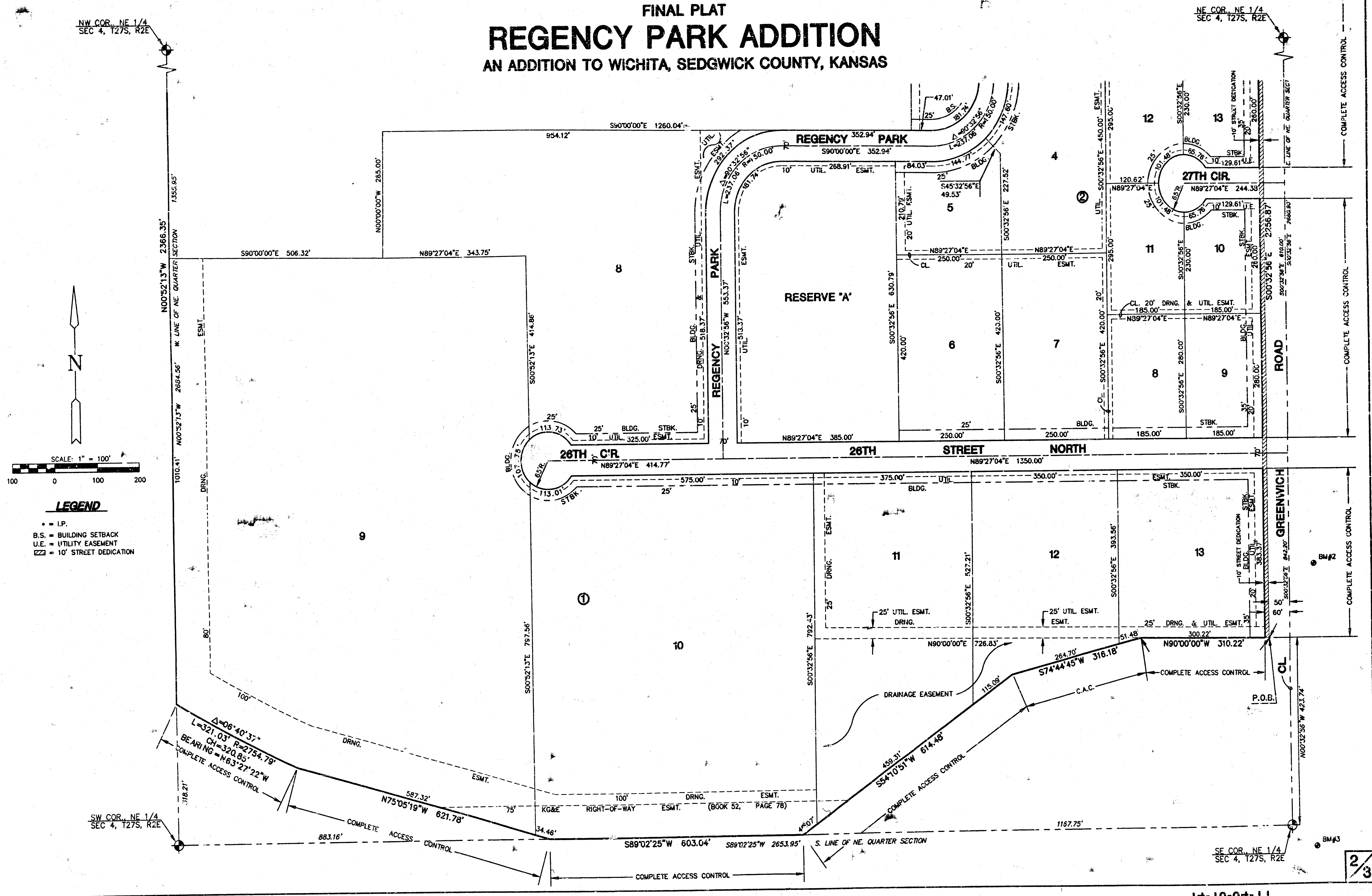
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12

# FINAL PLAT

## REGENCY PARK ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



14-10-01-11