SANITARY SEWER PLANS FOR
LATERAL 2, MAIN 26, WIS
REGENCY PARK
PROJECT NO. 468-83062

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

INDEX CODE 743831

GENERAL NOTES

1. 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.

2. 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.

3. CONTRACTOR WILL BE REQUIRED TO 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 687-2470 (LOCAL WICHITA)

   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:
   SOUTHWESTERN BELL TELEPHONE COMPANY 1-800-734-7590
   CABLEVISION 263-2061
   KG&E (GAS & ELECTRIC) 383-8500
   CITY OF WICHITA WATER & SEWER MAINTENANCE 262-8000
   WILLIAMS NATURAL GAS 524-0491
   OR 1-800- 324-9696 (AFTER 4 p.m.)

4. 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.

5. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.

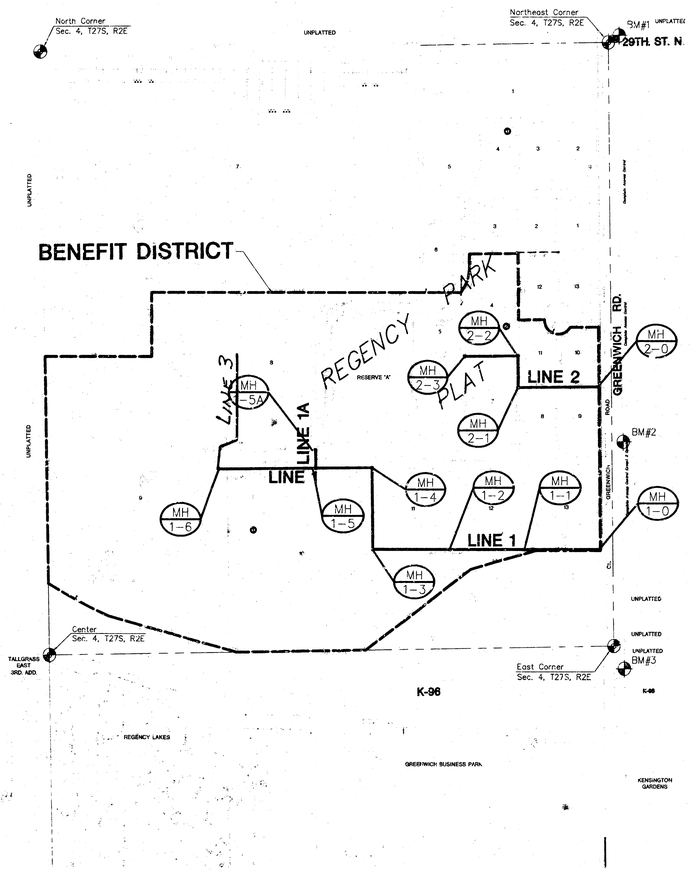
6. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.

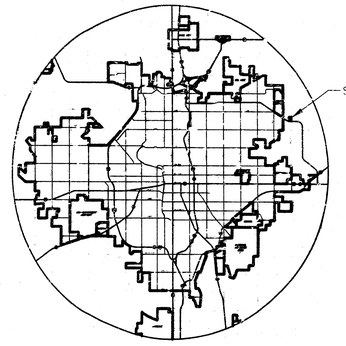
7. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.

8. CONNECTING TO EXISTING MANHOLES:
   PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL BORE CUT INTO EXISTING MANHOLE WALL TO MAKE CONNECTION USING APPROVED WATER STOP GASKET, AND RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF CONNECTING TO EXISTING MANHOLES IS INCIDENTAL TO THE PROJECT.

9. 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 SHRUBSWHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.

10. ALL DISTURBED AREAS TO BE SEEDED WITH RYE GRASS AT A RATE OF 200 LBS. PER ACRE WITHIN 10 DAYS OF CONSTRUCTION. CONTRACTOR TO PREPARE GROUND PER CITY SPECIFICATIONS. COST IS SUBSIDIARY TO SITE PREPARATION AND RESTORATION.





LOCATION MAP

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	MANHOLE DETAILS
3	LINE 1
4	LINE 1
5	LINE 1 & 1A
6	LINE 2
7-8	FINAL PLAT
6A	LINE 3

Booked P-139 B-8-00 RDL AS BUILT

Line 3 Booked 6-29-01

BENCHMARKS

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

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

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





SCALE: 1" = 300'

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

REGENCY PARK
PROJECT NAME

TITLE SHEET
SANITARY SEWER PLANS
SHEET TITLE

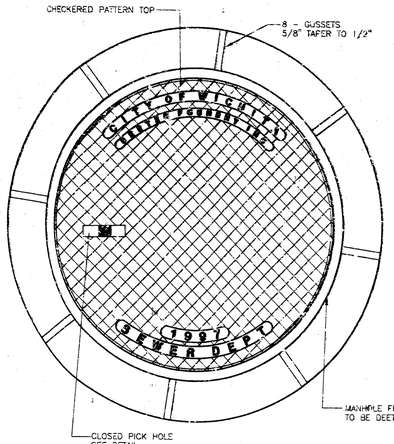
GJA	GJR	GJA
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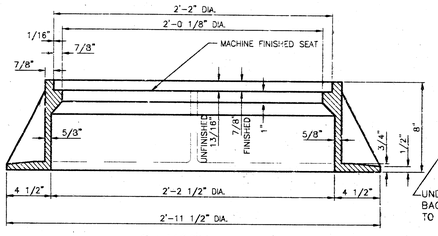
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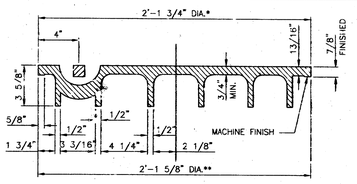
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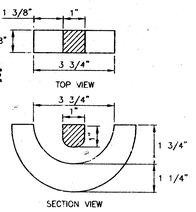
SEWER APPURTENANCES DETAILS

ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA









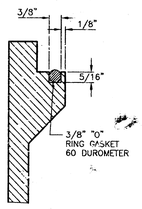
MANHOLE FRAME AND COVER

(TOTAL WEIGHT = 430 LBS.)

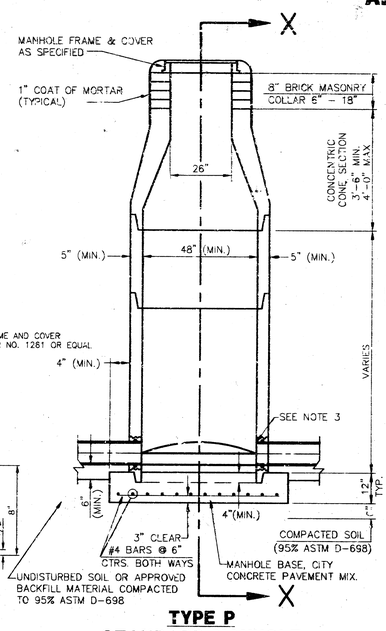
MANHOLE FRAME AND COVER NOTES

1. CAST IRON MANHOLE FRAME AND COVER SHALL CONFORM TO ASTM A-48, CLASS 30, OR BETTER.
2. THE FRAMES AND COVERS SHALL BE OF A NONROCKING TYPE OR WITH MACHINED BEARING SURFACES SO FITTING PARTS WILL NOT RATTLE OR ROCK UNDER TRAFFIC.
3. MANHOLE CASTINGS SHALL BE DEETER FOUNDRY INC. NO. 1261 OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED IN THE SPECIAL CONDITIONS. (MINIMUM WT.-430 LBS.) ALL MANHOLE CASTINGS, REGARDLESS OF TYPE, SHALL BE CONSIDERED SUBSIDIARY TO THE UNIT PRICES BID FOR THE VARIOUS MANHOLE TYPES.
4. GRIND ALL BURRS SMOOTH, CLEAN THOROUGHLY, THEN APPLY SHOP COAT OF ASPHALT BASE PAINT.
5. THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO MANUFACTURE. THE ENGINEER SHALL RETAIN THE RIGHT TO REJECT CASTINGS NOT CONFORMING TO THE SPECIFICATIONS OR THE APPROVED SHOP DRAWINGS.
6. WHERE SELF-SEALING MANHOLE FRAMES ARE SPECIFIED ON THE PLANS, THE MANHOLE FRAME SHALL BE FURNISHED WITH AN APPROVED "O" RING GASKET GROOVED INTO THE BEARING SURFACE OF THE MANHOLE FRAME (PER DETAIL). THE "O" RING GASKET SHALL NOT BE INSTALLED IN THE MANHOLE FRAME UNTIL AFTER FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT BY THE ENGINEER. THE CONTRACTOR SHALL SUPPLY TO THE OWNER ONE (1) REPLACEMENT "O" RING GASKET FOR EACH SELF-SEALING MANHOLE SPECIFIED.

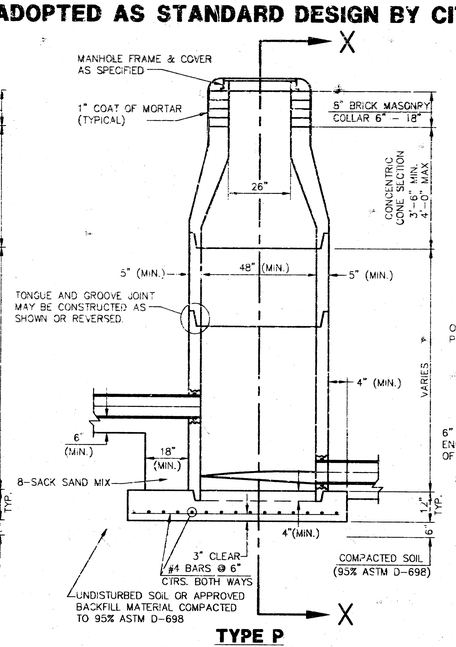
PICK HOLE DETAIL



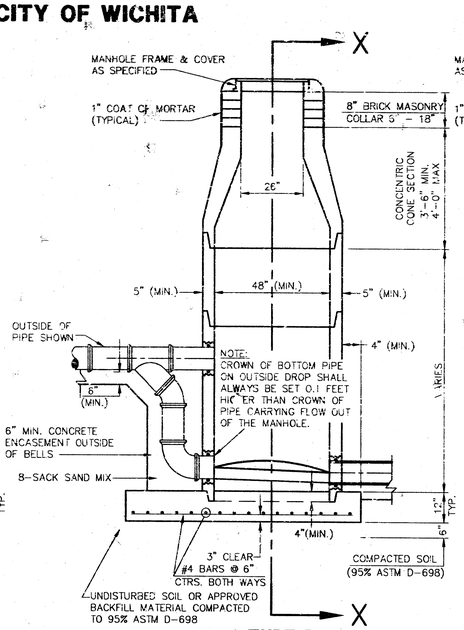
FRAME GROOVING DETAIL
(FOR SELF-SEALING MHS ONLY)



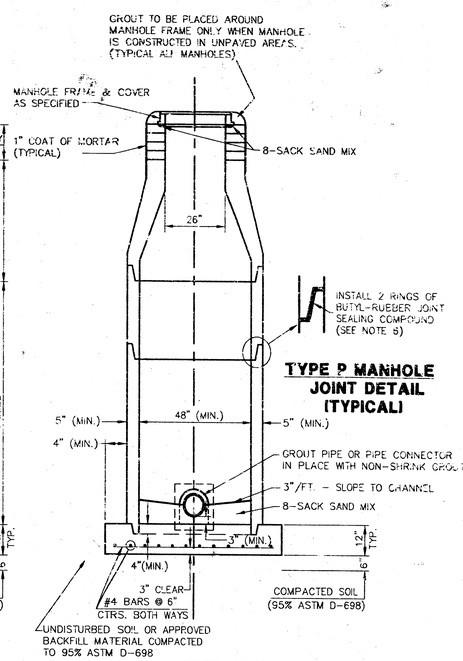
TYPE P
STANDARD MANHOLE



TYPE P
INSIDE DROP MANHOLE



TYPE P
OUTSIDE DROP MANHOLE

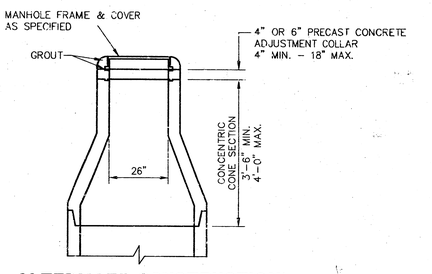


TYPE P MANHOLE JOINT DETAIL (TYPICAL)

SECTION X
(TYPICAL)

GENERAL NOTES - PRECAST MANHOLE NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS INEMEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. TOP OF MANHOLE [illegible] SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE [illegible] MORE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. 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 PAVEMENT 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. 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.
11. 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 AT LEAST 3" 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.
12. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
13. 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 EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. 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.
14. 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.
15. 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 DRAWING.
16. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES. THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
17. STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
18. A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.



ALTERNATE CONSTRUCTION IN UNPAVED AREAS

REVISED: 6-12-86

2/8

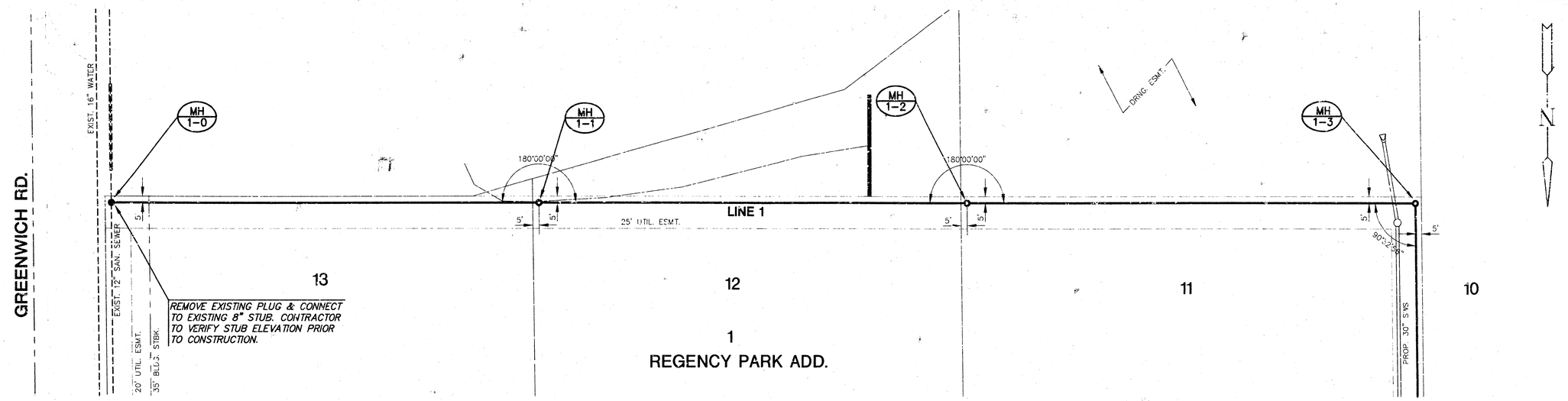
MANHOLE DETAILS

CITY OF WICHITA, KANSAS

Design C.O.W.	Checked by	Checked by	
Drawn by	Date	Date APRIL 2000	Job No. 96104BD

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REGENCY PARK
PHASE 1 SANITARY SEWER
PROJ. NO. 468-83032

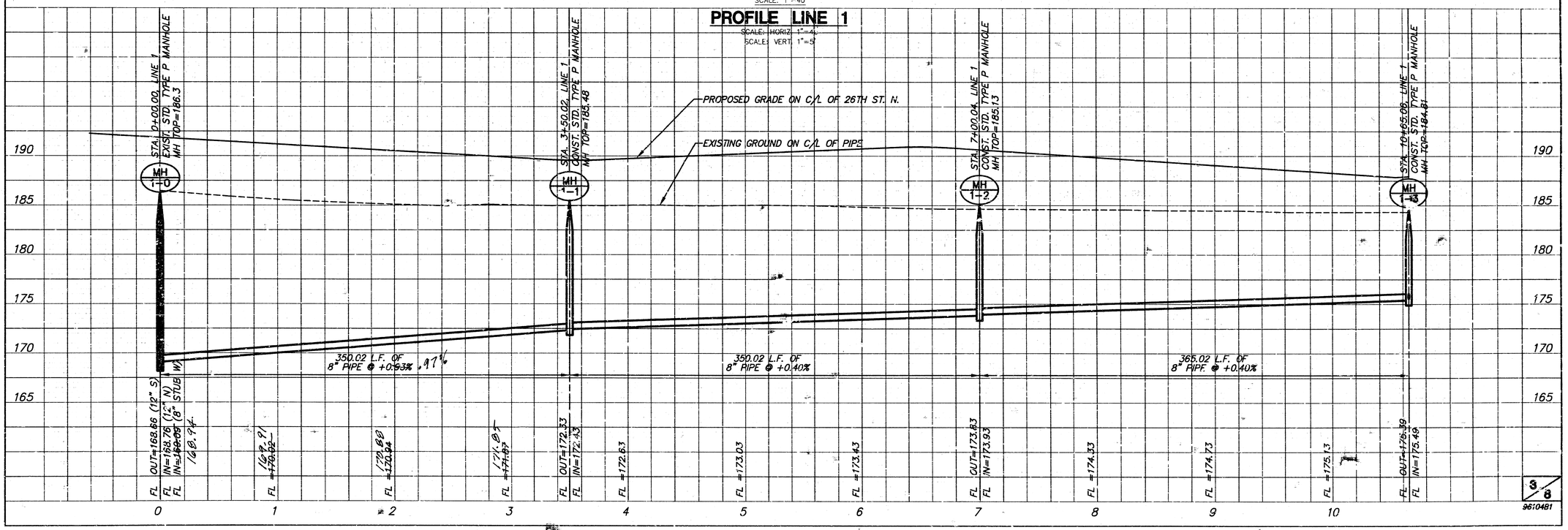


PLAN LINE 1

SCALE: 1"=40'

PROFILE LINE 1

SCALE: HORIZ. 1"=4'
SCALE: VERT. 1"=5'



3/8
9610481

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REGENCY PARK
PHASE 1 SANITARY SEWER
PROJ. NO. 468-83062

REGENCY PARK ADD.
1

10

MH 1-3

MH 1-4

25' BLDG. STBK.

10' UTIL. ESMT.

PROP. 8" WATER

15+00

16+00

17+00

TC=187.95

5'

5'

PROP. 30" SWG LINE 1

25' UTIL. ESMT.

5'

RESERVE "A"

2

11

26TH ST. NORTH

N

PLAN LINE 1

SCALE: 1"=40'

PROFILE LINE 1

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

STA. 10+05.06, LINE 1
STD. TYPE P MANHOLE
MH TOP=184.81

STA. 14+28.17, LINE 1
CONST. STD. TYPE P MANHOLE
MH TOP=188.46

PROPOSED GRADE ON C/L 26TH ST. N.

EXISTING GROUND ON C/L OF PIPE

MH 1-3

MH 1-4

363.11 L.F. OF
8" PIPE @ +0.40%

FL OUT=175.39
FL IN=175.49

FL=175.63

FL=176.03

FL=176.43

FL=176.83

TL OUT=176.94
FL IN=177.04

190
185
180
175
170

10 11 12 13 14

190
185
180
175

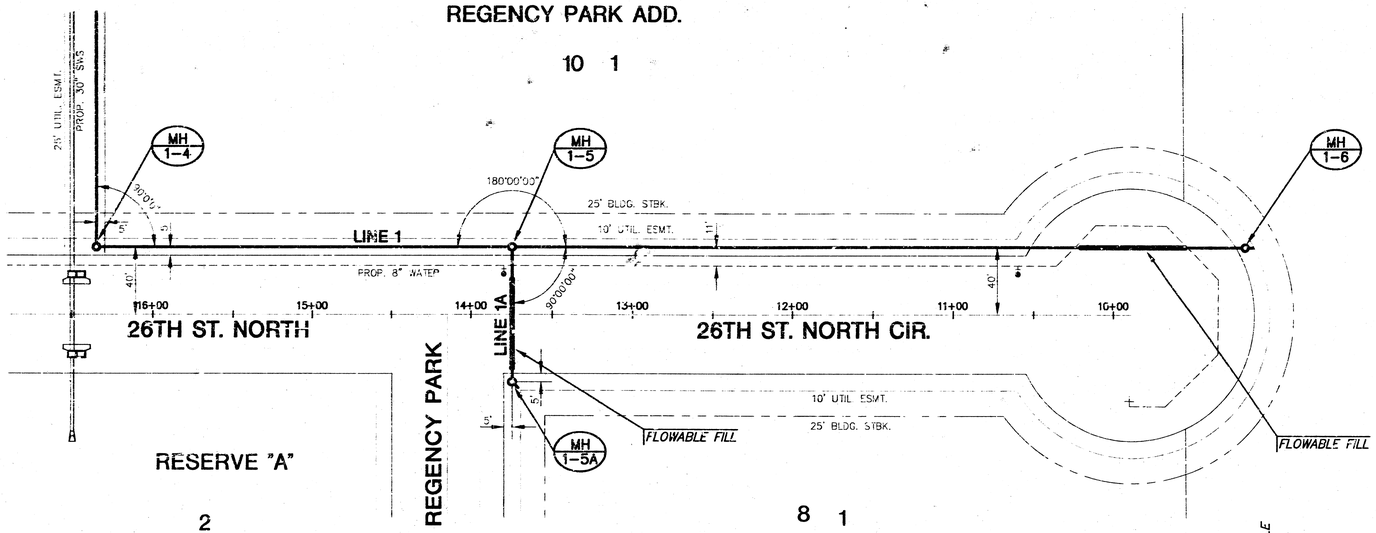
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96104B2

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REGENCY PARK
PHASE 1 SANITARY SEWER
PROJ. NO. 468-83062

REGENCY PARK ADD.

10 1



9

2

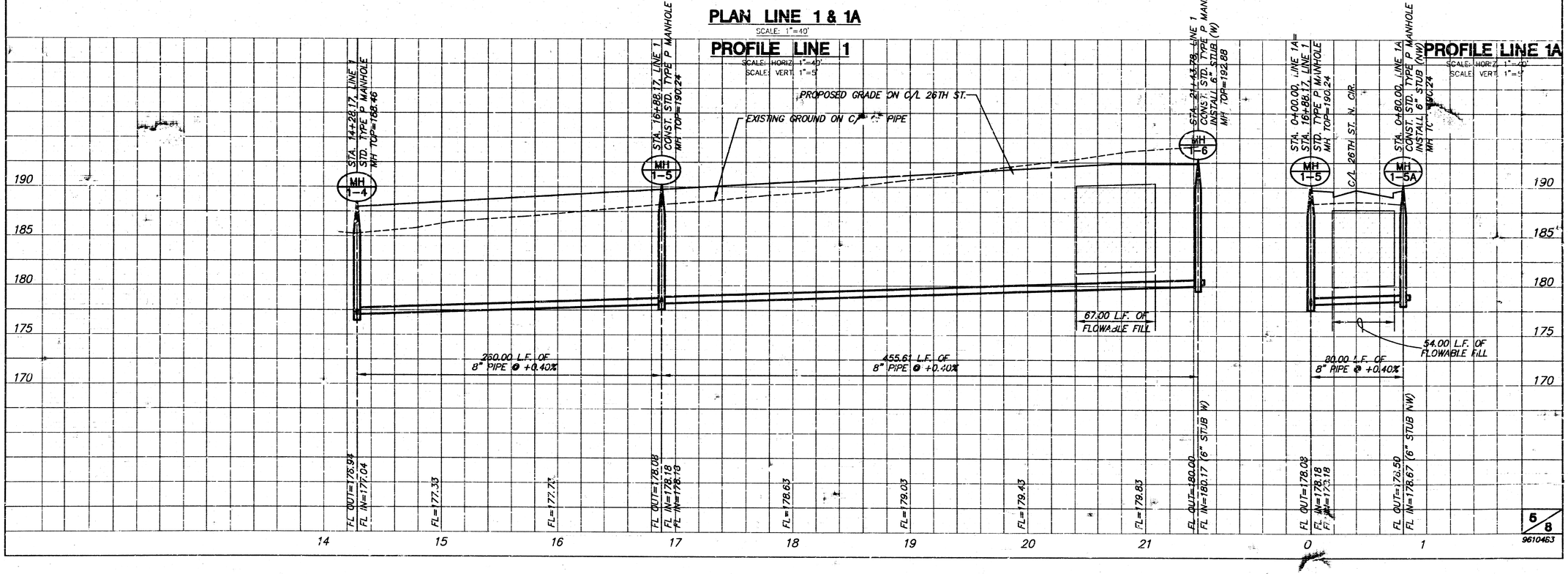
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PLAN LINE 1 & 1A

SCALE: 1"=40'

PROFILE LINE 1

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



PROFILE LINE 1A

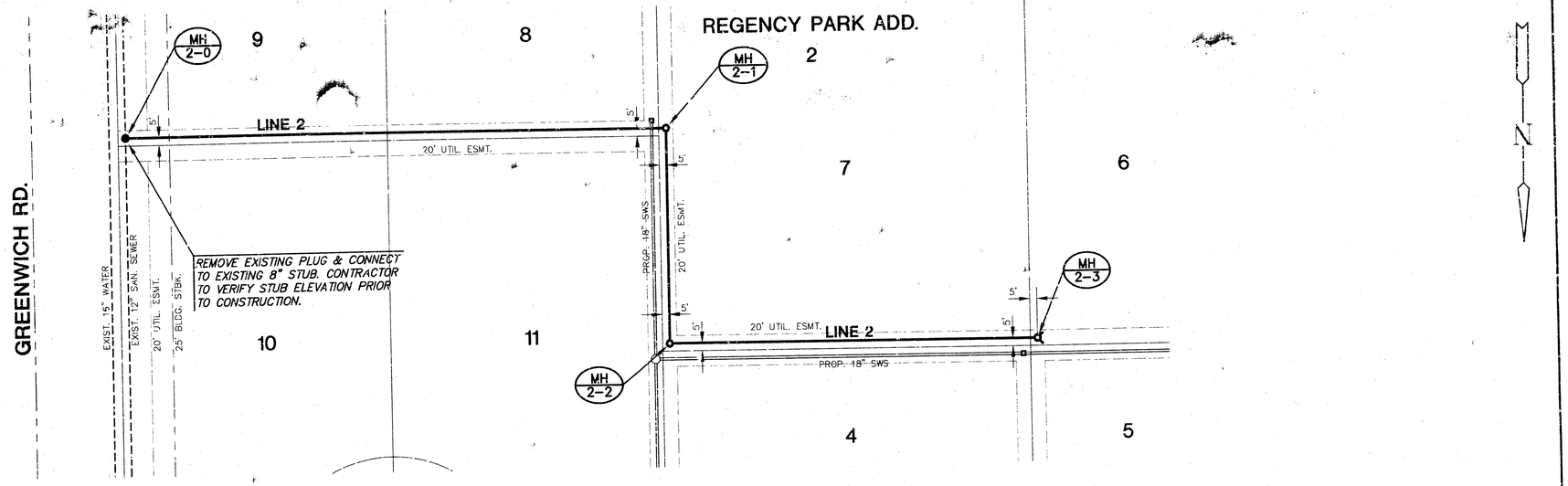
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6/8

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REGENCY PARK
PHASE 1 SANITARY SEWER
PROJ. NO. 468-83082

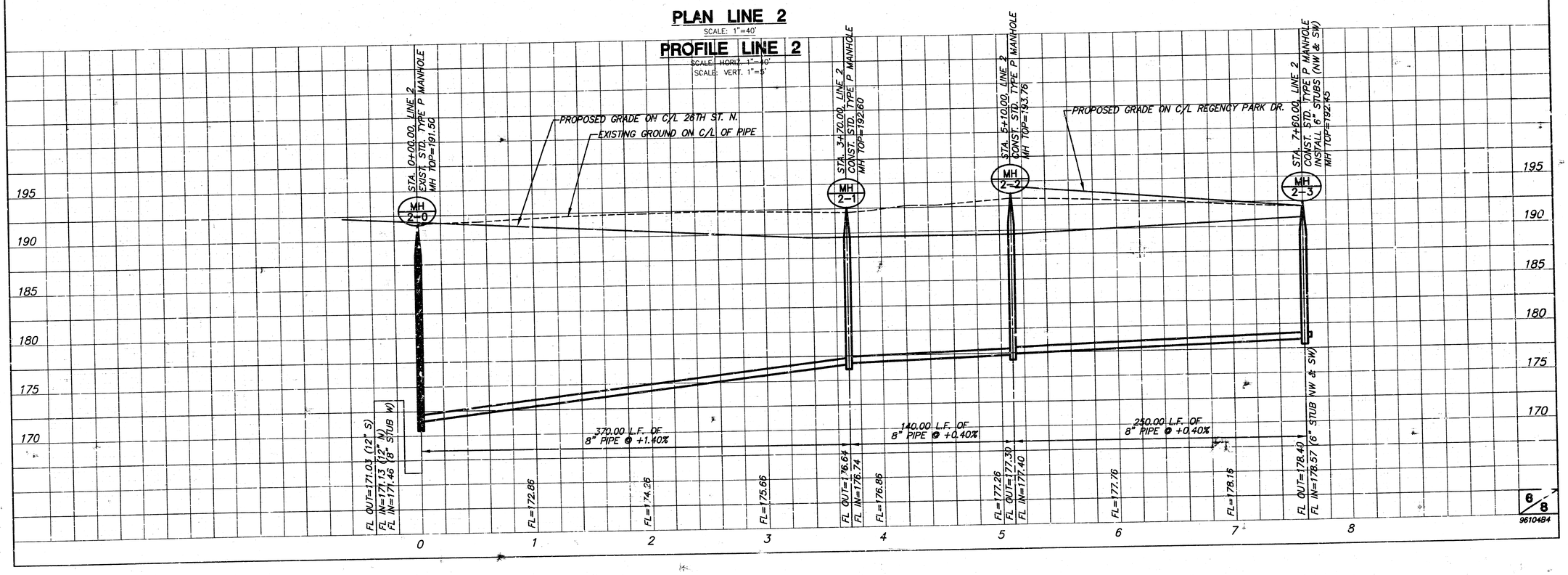


PLAN LINE 2

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PROFILE LINE 2

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6/8
9610484

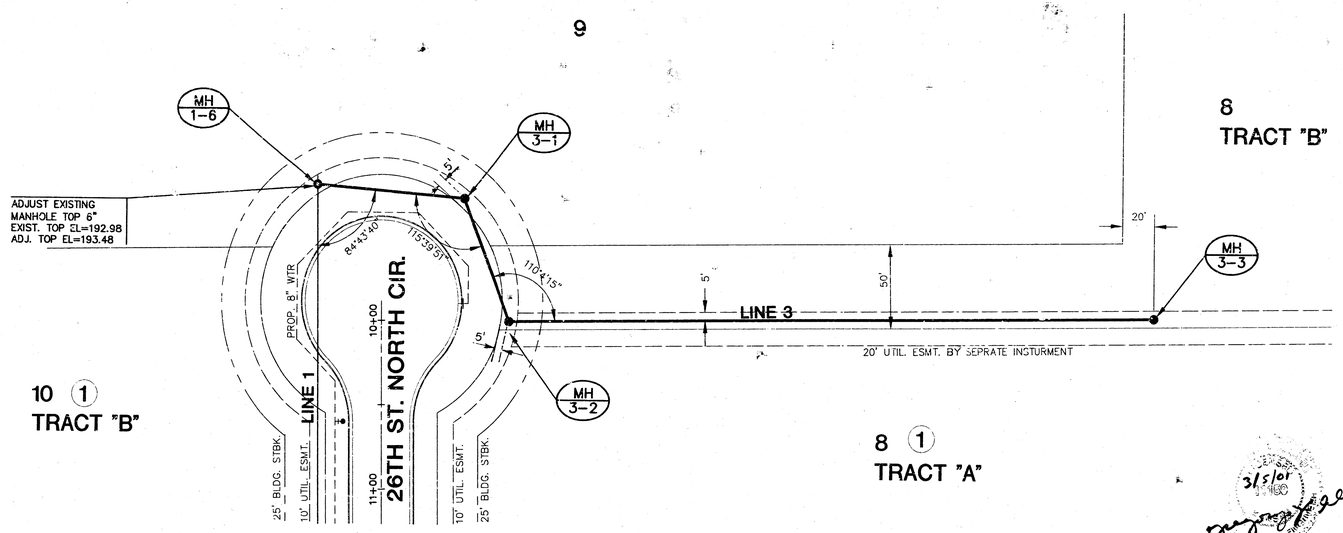
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REGENCY PARK
PHASE 1 SANITARY SEWER
PROJ. NO. 468-83062

REGENCY PARK ADD.

9

8
TRACT "B"



10 (1)
TRACT "B"

8 (1)
TRACT "A"

3/5/01

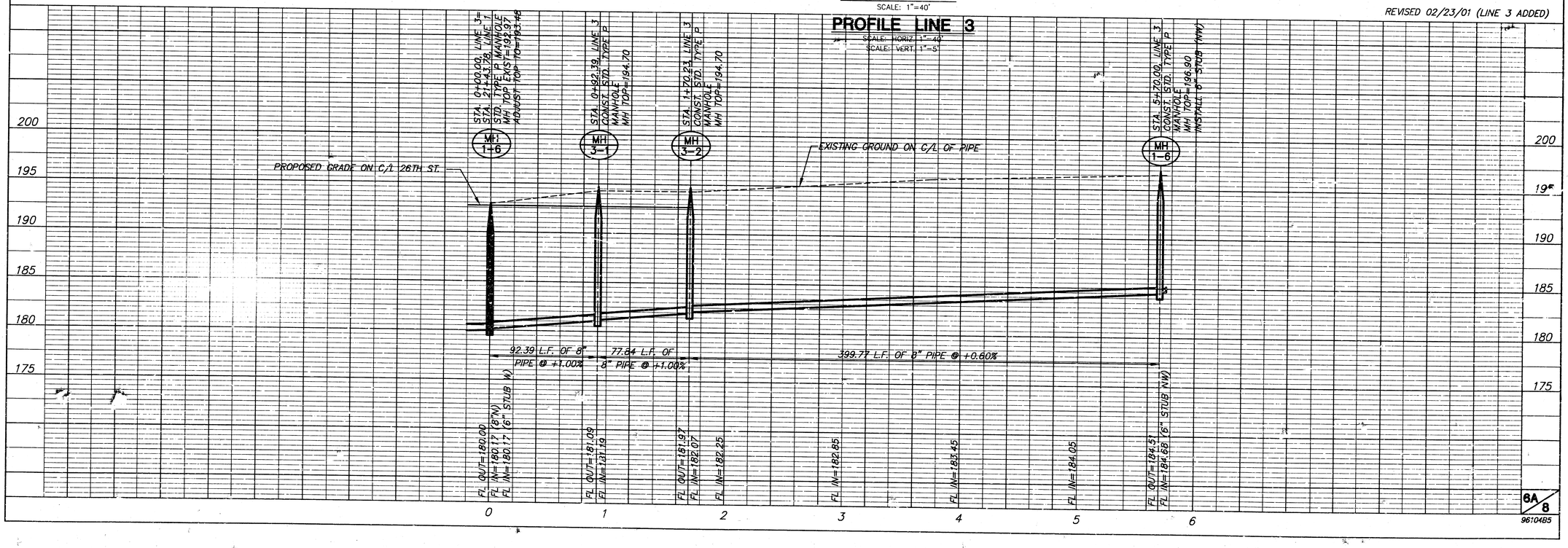
PLAN LINE 3

SCALE: 1"=40'

REVISED 02/23/01 (LINE 3 ADDED)

PROFILE LINE 3

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



6A/8
96104B5

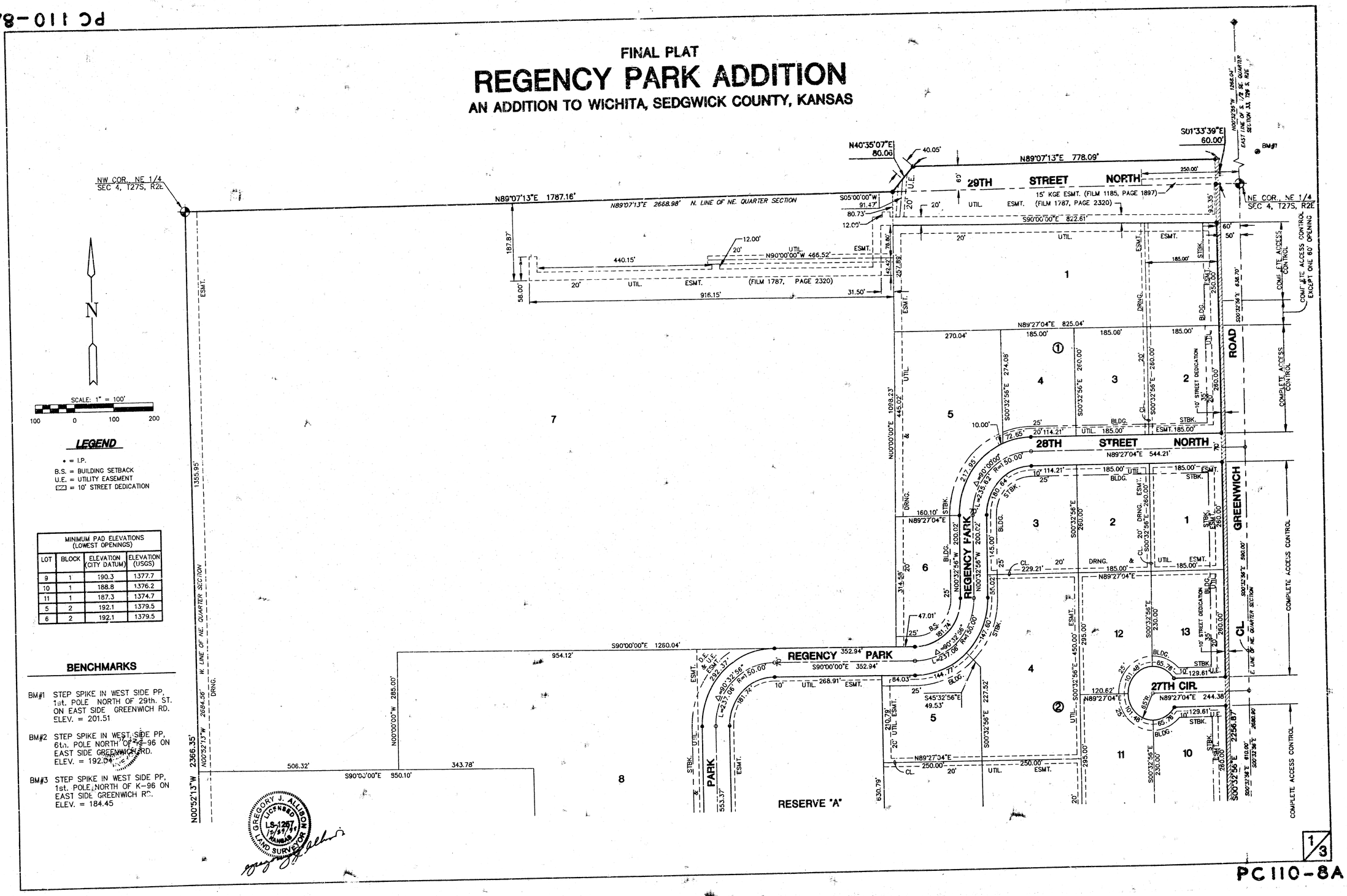
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PC 110-8A

FINAL PLAT

REGENCY PARK ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

1/3

PC110-8A

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PC 110-8B

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

SCALE: 1" = 100'

100 0 100 200

LEGEND

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

N00°52'13"W 2366.35' W. LINE OF NE. QUARTER SECTION

N00°52'13"W 2634.56'

1010.41' N00°52'13"W 1355.92' DRNG.

S90°00'00"E 1260.04'

954.12'

N00°00'00"W 285.00'

506.32'

S90°00'00"E 850.10'

343.7'

N00°52'13"W 391.75'

8

9

①

10

11

12

13

RESERVE "A"

REGENCY PARK

REGENCY PARK 352.94'

S90°00'00"E 352.94'

26TH CIR.

N89°27'04"E 426.33'

26TH STREET NORTH

N89°27'04"E 1350.00'

27TH CIR.

N89°27'04"E 244.38'

GREENWICH ROAD

N89°27'04"E 385.00'

N89°27'04"E 2256.87'

S00°32'56"E 2660.90'

S00°32'56"E 610.00'

N00°32'56"W 553.37'

S00°32'56"E 630.79'

S00°32'56"E 420.00'

S00°32'56"E 280.00'

S00°32'56"E 393.56'

S00°32'56"E 527.21'

S00°52'13"E 777.88'

S00°32'56"E 792.43'

N00°32'56"W 423.74'

S89°02'25"W 503.04'

S89°02'25"W 2653.95'

1167.75'

S. LINE OF NE. QUARTER SECTION

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

SEC 4, T27S, R2E

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

587.32'
N75°05'19"W 621.78'

883.16'

318.21'

459.31'
S54°10'51"W 614.48'

264.70'
S74°44'45"W 316.18'

N90°00'00"E 726.83'

N90°00'00"W 310.22'

300.22'

115.09'

40.07'

34.46'

147.60'

84.03'

144.77'

161.74'

47.01'

181.74'

292.37'

210.79'

227.52'

S45°32'56"E 49.53'

120.62'

363.3'

842.20'

BM#2

BM#3

P.O.B.

CL

COMPLETE ACCESS CONTROL

DRAINAGE EASEMENT

C.A.C.

DRNG. ESMT.

UTIL. ESMT.

BLDG. STBK.

10' STREET DEDICATION

E. LINE OF NE. QUARTER SEC.

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

75' K.G.&E. RIGHT-OF-WAY ESMT.

GREGORY J. ALLISON LICENSED LS-1257 LAND SURVEYOR

2/3

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PC 110-8C

FINAL PLAT
REGENCY PARK ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of REGENCY PARK ADDITION, an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets, and a reserve the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter of Section 4, Township 27 South, Range 2 East and a portion of the Southeast Quarter of Section 33, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter Section 4, Township 27 South, Range 2 East; thence N00°32'56"W 423.74 feet along the East line of said Northeast Quarter; thence West S89°27'04"W 50.00 feet to a point on the North line of the K-96 Expressway right-of-way as now established, said point being the point of beginning, thence along said K-96 right-of-way N90°00'00"W, 310.22 feet; thence along said K-96 right-of-way S74°44'45"W, 316.18 feet; thence along said K-96 right-of-way S54°10'51"W, 614.48 feet to a point on the South line of the Northeast Quarter; thence along said Northeast Quarter and said K-96 right-of-way S89°02'25"W, 603.04 feet; thence along said K-96 right-of-way N75°05'19"W, 621.78 feet to a point on a curve to the right; thence along said curve 321.03 feet to a point on the West line of said Northeast Quarter, said curve having a central angle of 06°40'37", a radius of 2754.79 feet, and a long chord of 320.85 feet, bearing N63°27'22"W; thence along said West line of said Northeast Quarter N00°52'13"W, 2366.35 feet to the Northwest corner of said Northeast Quarter; thence along the North line of said Northeast Quarter N89°07'13"E, 1787.16 feet; thence N40°35'07"E, 80.06 feet; thence N89°07'13"E, 778.09 feet to a point 50.00 feet West of the East line of said Southeast Quarter, Section 33; thence S01°33'39"E, 60.00 feet parallel to the East line of said Southeast Quarter; thence S00°32'56"E, 2256.87 feet parallel to the East line of said Northeast Quarter, 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 16th day of November, 1999.

Gregory J. Allison, R.L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 N. Webb Road Wichita, Kansas
67206 316-684-9600

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate have caused the same to be surveyed and platted into lots, blocks, streets and a reserve the same to be known as "REGENCY PARK ADDITION", 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 public utilities and drainage, are hereby granted to the public. Reserve "A" is platted for construction and maintenance of, utilities, drainage, landscaping, open space, and irrigation. This reserve shall be owned and maintained by the owners association. A drainage plan has been developed for the plat and that all drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. All abutters right of access to or from Greenwich over and across the East line of REGENCY PARK ADDITION, are hereby granted to the governing body, provided however Lot 1, Block 1 shall have access to Greenwich as indicated on the face of the plat. All abutters rights of access to or from K-96 Expressway over and across the South line of REGENCY PARK ADDITION, are hereby granted to the governing body.

REGENCY PARK OF WICHITA, L.L.C., A KANSAS limited liability company

Rob Ramseyer, Vice President
Ritchie Development Corporation, Manager

BE IT REMEMBERED, that on this 20th day of November, 1999 ~~2000~~, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Rob Ramseyer, Vice President, Ritchie Development Corporation, manager of, Regency Park of Wichita, L.L.C., same to me personally known to be the person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Diane M. Stalbaum
Notary Public
Diane M. Stalbaum

DIANE M. STALBAUM
State of Kansas
My Appt. Exp. 2/18/2003

My appointment expires: 2/18/2003

THE CITY OF WICHITA, KANSAS, a municipal corporation

Bob Knight, Mayor
City of Wichita, Kansas

BE IT REMEMBERED, that on this 15th day of February 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bob Knight, Mayor of, The City of Wichita, Kansas, a municipal corporation, same to me personally known to be the person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Patricia L. Burnett
Notary Public

PATRICIA L. BURNETT
Notary Public - State of Kansas
My Appt. Expires 3/4/2003

My appointment expires:

#1867039

This plat of "REGENCY PARK ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 15th day of February, 1999 ~~2000~~.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

William M. Johnson, Chairman, Chairman

Marvin S. Krout, Secretary, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 15 day of February 2000.

Bob Knight, Mayor, Mayor

Pat Burnett, City Clerk, City Clerk

Entered on transfer record this 29th day of February, 2000.

James Alford, County Clerk, 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 29th day of February, 2000.

Bill Meek, Register of Deeds, Register of Deeds

Linda Kizzire, Deputy, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 4th day of January, 2000.

Tricia L. Robello, Tricia L. Robello
Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

REGENCY PARK ADDITION

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$60.00

3/3

PC 110-8C