

PRIVATE STORM WATER SEWER IMPROVEMENTS TO SERVE REGENCY LAKES ADDITION

Project Number
1168 PPS (607861)

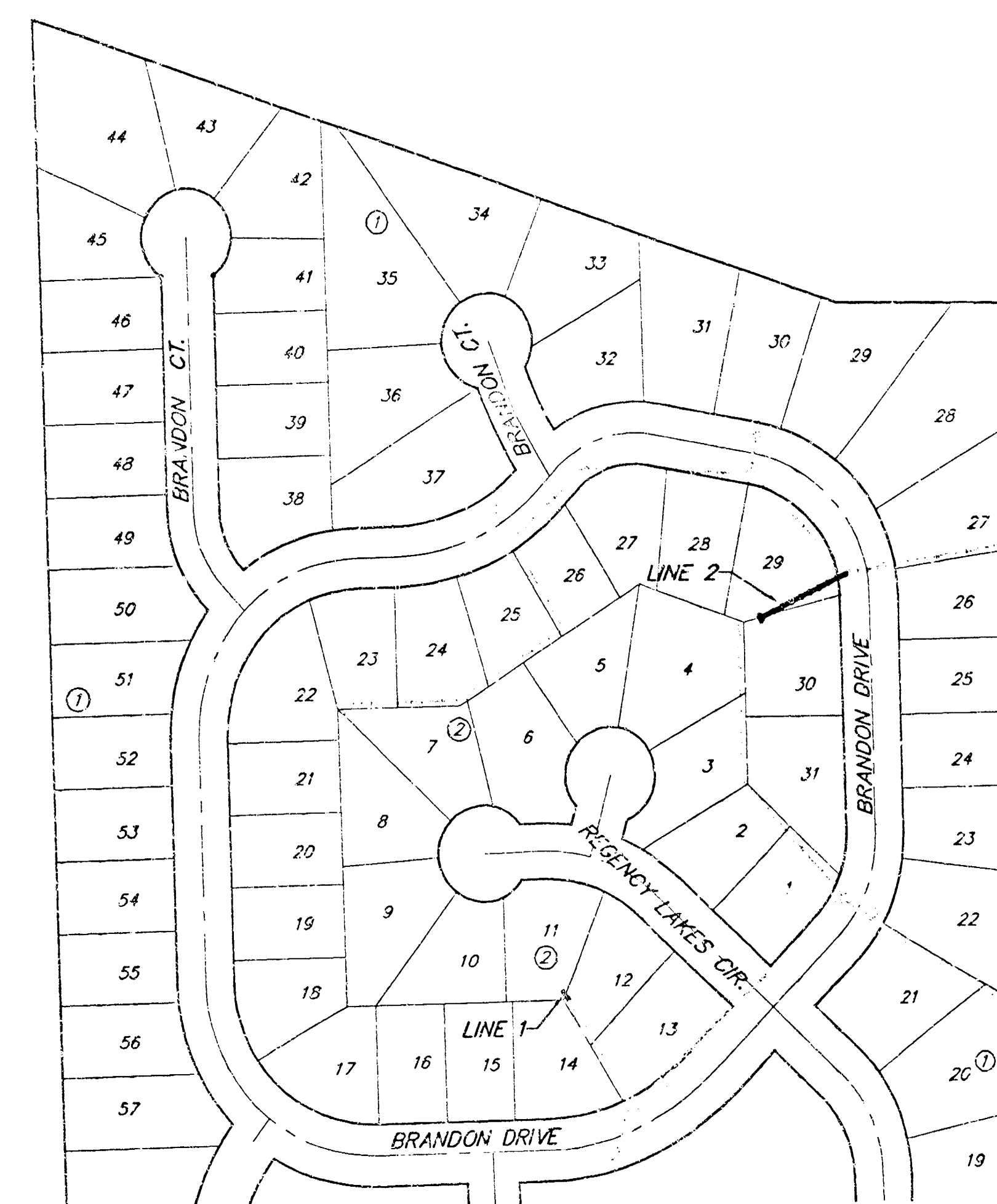
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

OCTOBER, 2001

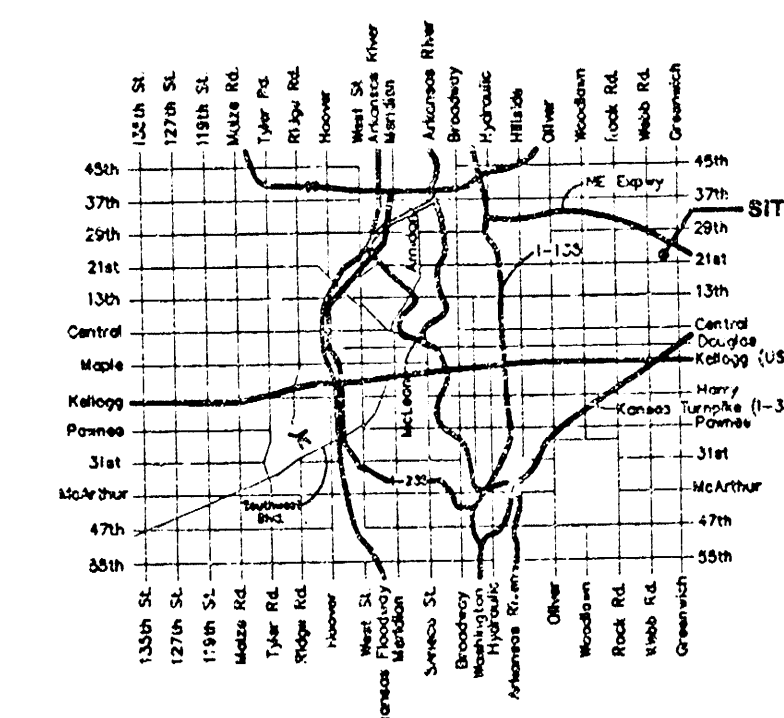
GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cox Communications 262-0661
K.G.E. 383-6600
Kansas Gas Service 383-8600
Peoples Gas Company 1-800-303-0752
Southwestern Bell Telephone Company 1-800-344-7233
City of Wichita Water Dept. 268-4308
City of Wichita Traffic Engineering 269-4446
- Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property putting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
- 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.
- 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.



PROJECT AREA

Scale: 1" = 150'



VICINITY MAP

BENCHMARKS:

V-Notch Set in Top of Curb
at South Lot Line of Lot 20,
Block 1, Regency Lakes Addition.

Elev. = 185.23 City Datum

V-Notch Set in Top of Curb
at South Lot Line of Lot 14,
Block 1, Regency Lakes Addition.

Elev. = 184.34 City Datum

INDEX:

Title Sheet 1
Line 1 & Line 2 2
Copy of Plot 3

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers CRH 11/2/01

NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

11/01/01

As Built 2/02 KLT

BAUGHMAN COMPANY
ENGINEERING, SURVEYING, & PLANNING
1100-2600 12TH ST. WICHITA, KANSAS 67202

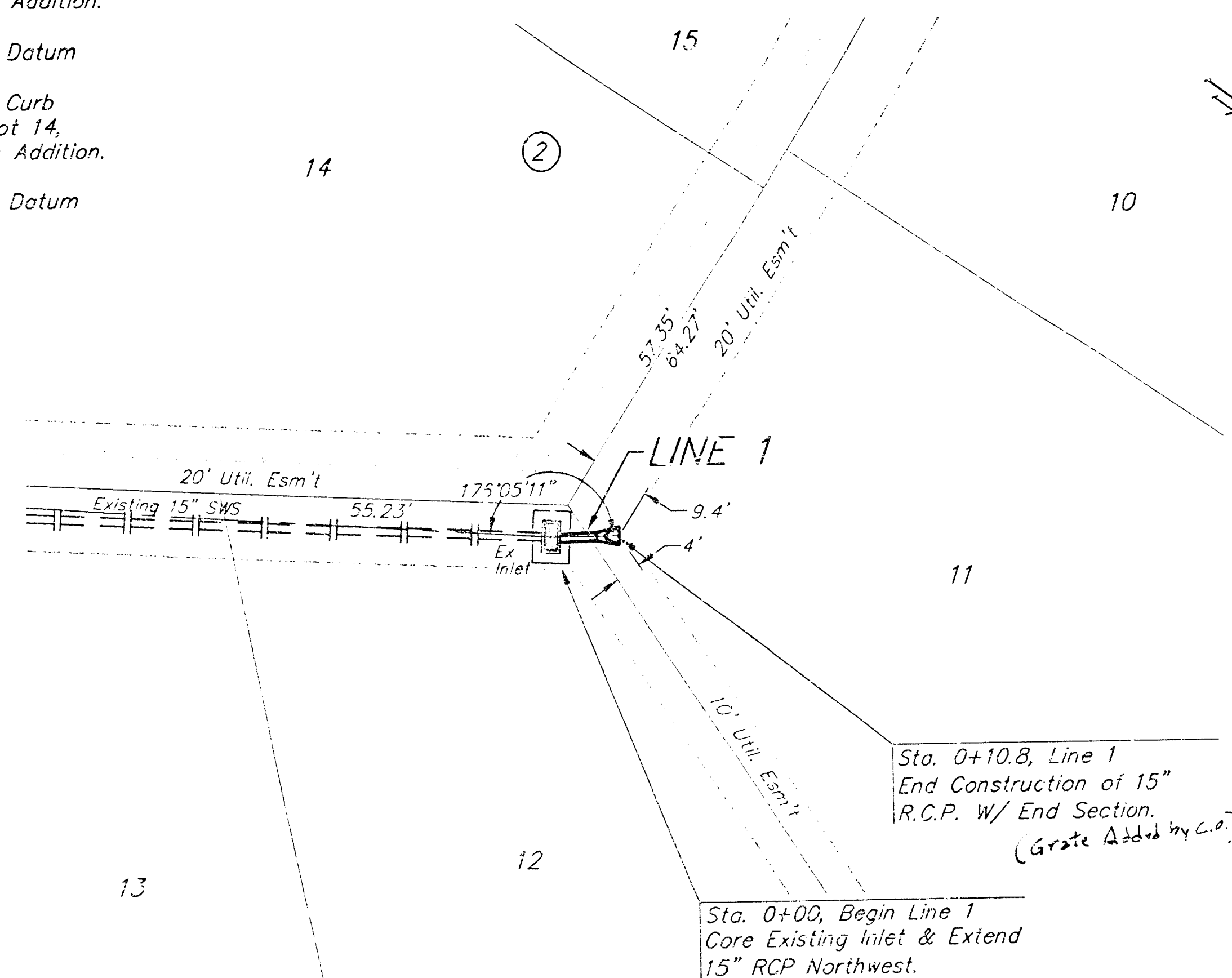
Benchmarks:

V-Notch Set in Top of Curb
at South Lot Line of Lot 20,
Block 1, Regency Lakes Addition.

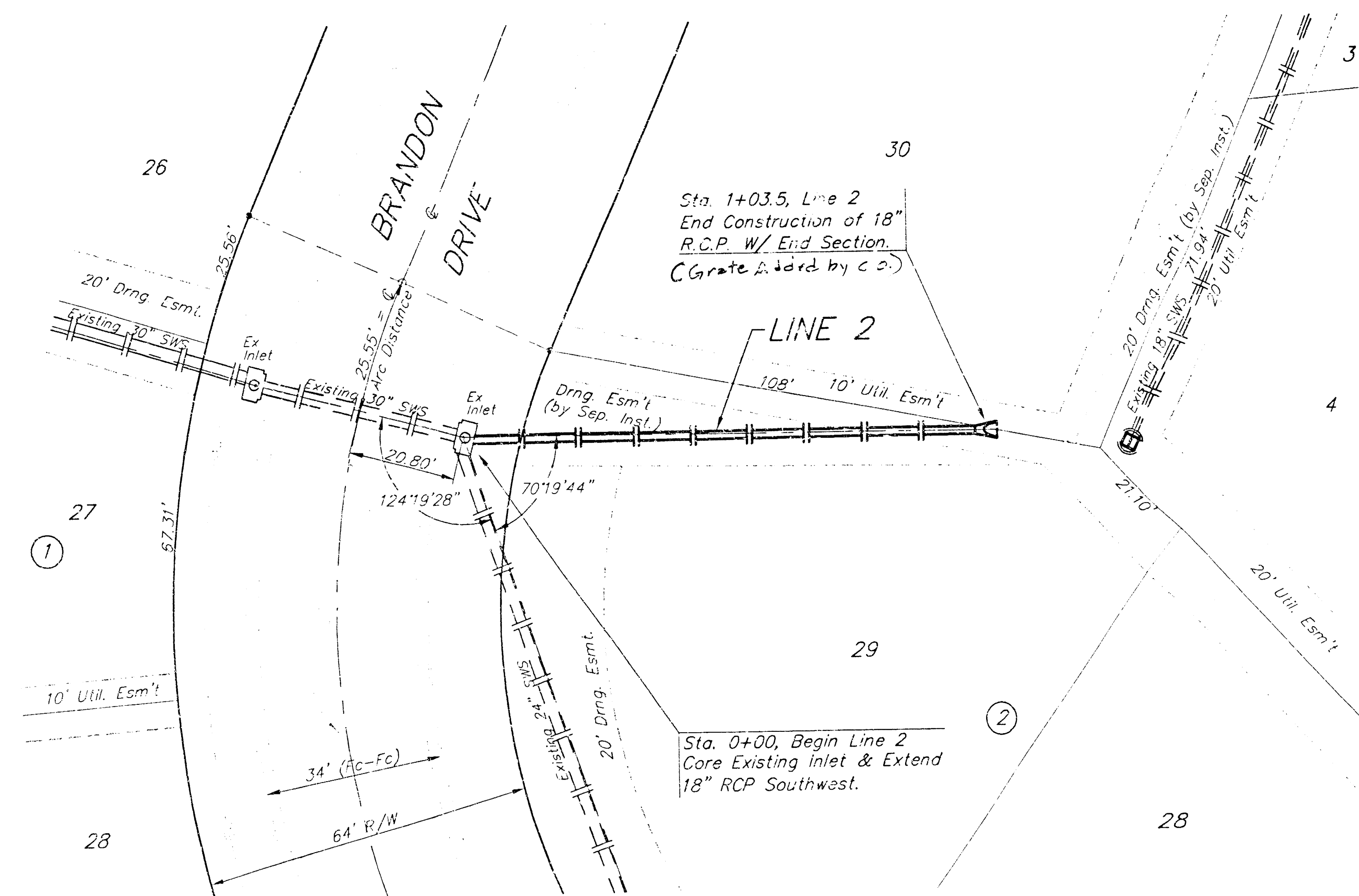
Elev. = 185.23 City Datum

V-Notch Set in Top of Curb
at South Lot Line of Lot 14,
Block 1, Regency Lakes Addition.

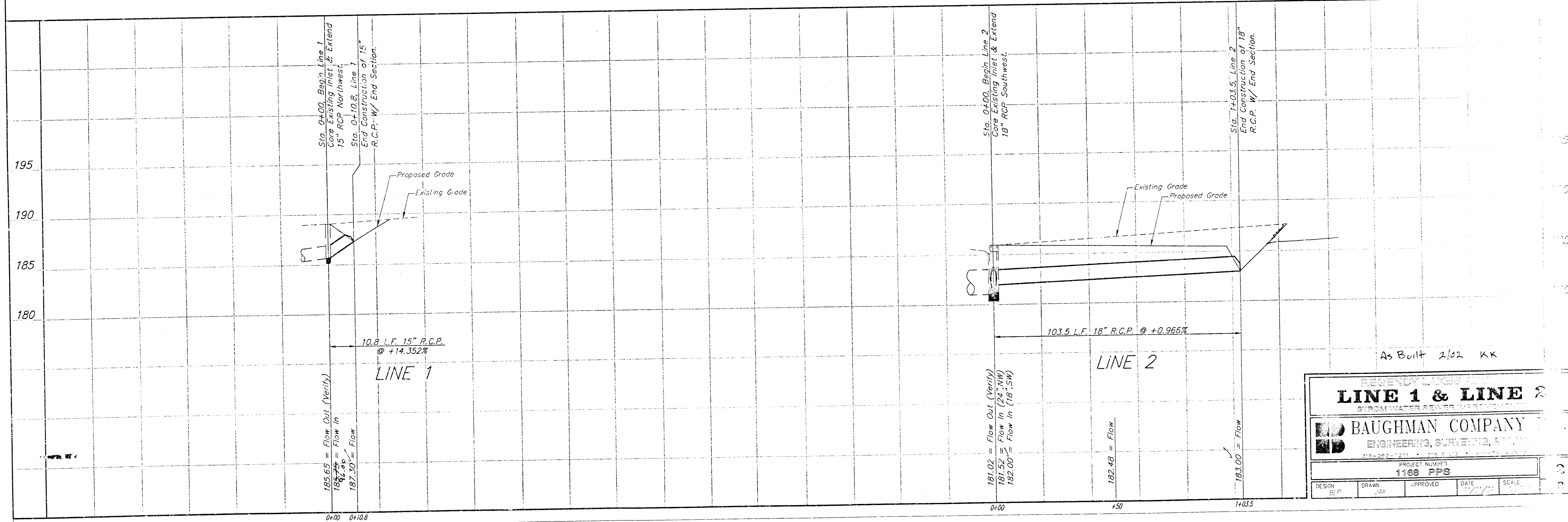
Elev. = 184.34 City Datum



REGENCY LAKES ADDITION



REGENCY LAKES ADDITION



As Built 2/02 KK

REGENCY LAKES ADDITION			
LINE 1 & LINE 2			
SEWER WATER SEWER WORK			
BAUGHMAN COMPANY			
ENGINEERING, SURVEYING, & LAND			
PROJECT NUMBER			
1100 PPS			
DESIGN	DRAW	APPROVED	DATE
BLP	JAK		1/20/01
SCALE			

AGENCY TAKES
 TO WRIGHT, SLEDGEVICK COUNTY, ILLINOIS

radius of 187.67 feet, an arc distance of 90.35 feet, (having a chord length of 89.48 feet bearing $N12^{\circ}47'27"E$), to the P.C.C. of a curve to the left; thence northerly along said curve, having a central angle of $127^{\circ}30'$, and a radius of 508 feet, an arc distance of 107.80 feet, (having a chord length of 107.66 feet bearing $N20^{\circ}30'19"E$), to the P.C.C. of a curve to the left; thence northerly along said curve, having a central angle of $407^{\circ}26'$, and a radius of 275 feet, an arc distance of 192.95 feet, (having a chord length of 139.02 feet bearing $N03^{\circ}40'36"W$), to the P.C.C. of a curve to the right; thence northerly along said curve, having a central angle of $34^{\circ}19'35'$, and a radius of 454 feet, an arc distance of 272.00 feet, (having a chord length of 267.95 feet bearing $N03^{\circ}36'51"W$), to the P.C.C. of a curve to the right; thence northerly along said curve, having a central angle of $04^{\circ}32'56'$, and a radius of 19.45 feet, (having a chord length of 19.45 feet, an arc distance of 19.45 feet, bearing $N49^{\circ}24'24"E$), thence $S33^{\circ}07'15"W$, 700.73 feet to a point on the east line of Talgrass East 4th Addition, a 250.09 foot wide County, Kansas; thence south along said east line, 250.09 feet to the point of beginning, 1002.02 feet with a tract in said SE1/4; further described as follows: Commencing at the SE Corner of said SE1/4; thence $S88^{\circ}59'57"W$ along the south line of said SE1/4, 1600.02 feet to a point 1600 feet normally distant from the east line of said SE1/4 and for a point of beginning; thence $N00^{\circ}43'50"W$ parallel with and 1600 feet normally distant from the east line of said SE1/4, 2286.74 feet to point on the

SE89°10'42"E along the south line of said right-of-way 175.96 feet to a point 142°5'42" parallel with the east line of said SE1/4; thence S89°44'50"E parallel with and 1425 feet normally distant from the east line of said SE1/4, 1199.20 feet; thence S89°53'57" parallel with the south line of said SE1/4, 125 feet to a point 150°14'50"E normally distant from the east line of said SE1/4, 5070.44 feet; thence S89°44'50"E normally distant from the east line of said SE1/4, 1082 feet to a point on the south line of said SE1/4; thence SE1/4, 1082 feet to a point on the south line of said SE1/4; thence S89°53'57" along the south line of said SE1/4, 50 feet to the point of beginning.

Existing public easements and dedications being vocated by virtue of K.S.A. 12-512(b).

Michael D. Conroy 15-472-10-96 Surveyor
Michael C. Conroy

[illegible]

the undersigned, have caused the land described in the surveys or certificate to be platted into Lots, Blocks, Reserves, and Streets to be known as "REGENCY LAKES", an Addition to Wichita, Sedgewick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage, utility, and pedestrian access easements are hereby granted for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access to or from Reserve "C". The emergency access easement is hereby granted as indicated for emergency access purposes and no kind or other obstructions shall be constructed or placed within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, earthberms, screening walls, sidewalks, monument signs, and utilities as confined to easements. Reserve "B" is hereby reserved it, landscaping, open space, streets, utilities, and monument signs. Reserve "C" is hereby reserved for drainage purposes, lakes, open space, earthberms, gazebos, sidewalks, landscaping, and utilities as confine to easements. Reserves "A", "B", and "C" shall be owned and maintained by the Homeowners Association for the Addition. All abutters rights of access to or from 21st Street, North over and across the south line of Reserves "A", and "C" are hereby granted to the City of Wichita, Kansas.

Henry B. Brown, Jr. ^{Ann L. Brown} G^W S. Brown

Diana L. Kitch
Diana L. Kitch

State of Kansas) SS The foregoing instrument acknowledged to
Sedgewick County) for me, this 11 day of January --, 1991, by Harry B. Brown,
and Ann L. Brown, husband and wife.

My App'l. Exp. 4-24-2006 _____ Notary Public
 JENNIFER L. RIOS

State of Kansas) SS The foregoing instrument acknowledged to
Sedgewick County) for me, this 5th day of February, 1997, by Diana L. Kit
 and William R. Levine, wife and husband.

 SANDRA L. ADDIS
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. Aug. 30, 1991

This plot of "PEACENCY LAKES,"
 approved by Wichita, Sedgewick County Kansas has been submitted to an
 application by the Wichita-Sedgewick County Metropolitan Area Planning
 Commission, Wichita, Kansas.
 Dated this 25 day of July, 1966.
 Wichita-Sedgewick County Metropolitan Area Planning Commission

Susan Osborne-Hawes
Susan Osborne-Hawes Chair

Marvin S. Kroust
Marvin S. Kroust

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of benefit districts within the boundary of this plat by the Board of County Commissioners as they deem necessary to make street improvements to serve this area, this 15 day of April, 1921.



 Mayor

Pat Burnett City Clerk
Pat Burnett

Entered on transfer record this 19th day of _____

State of ~~Alabama~~ Mississippi SS Seadwick County This is to certify that this plat has been filed for record in the Office of the Register of Deeds, this 20th day of June, 1997, at 3:30 o'clock P. M. and is duly recorded.

16/2/99

Michael D. Walsh Deputy

