

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

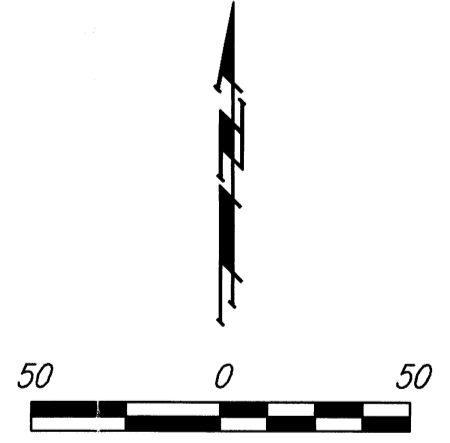
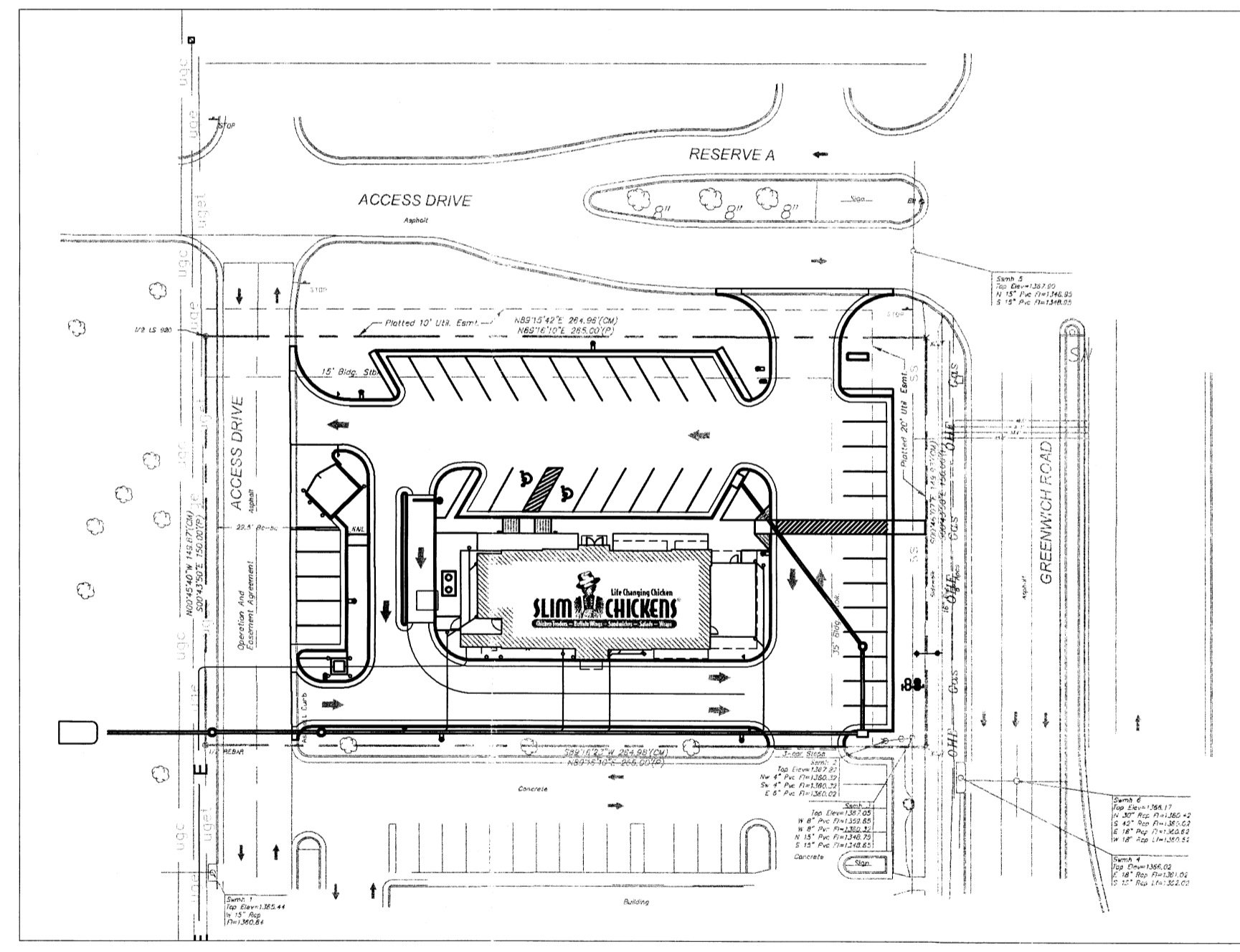
JASON EVINS
CR CRAWFORD CONSTRUCTION
1102 HAPPY HOLLOW RD.
TEL 479-409-9700
- Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility 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.
- 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, in the opinion of the Engineer, that 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.
- 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 City 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 abutting the construction of this project a minimum of ten (10) days 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 Engineering Division shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match final grades by the contractor.
- The Contractor shall notify the consultant engineer and Tom Mason at 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

- Any sidewalk, drive approach, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- City maintenance of storm sewer ends at the last structure in the easement or right-of-way. HDPE Stormsewer is Privately owned and maintained
- A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development 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 to the manhole.
- Geotechnical report available upon request.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- The inspecting firm shall submit to the City Stormwater Maintenance Division a digital copy of the CCIV inspection of the conduits and structures following construction. The digital file formation shall be compatible with the City input template. A copy of the template is available upon request at 316-268-4090.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.

Benchmark

BM-1 - SQUARE CUT EAST END OF MEDIAN IN 22ND CIRCLE NORTH WEST OF GREENWICH ROAD ELEV=1368.53 N.A.V.D. 88

BM-2 - TOP OF RIM OF SWMH No. 1, APPROX 47' SOUTH AND 3" EAST OF SOUTHWEST PROPERTY CORNER. ELEV=1360.84 N.A.V.D. 88



STORM SEWER IMPROVEMENTS

to serve



SLIM CHICKENS®

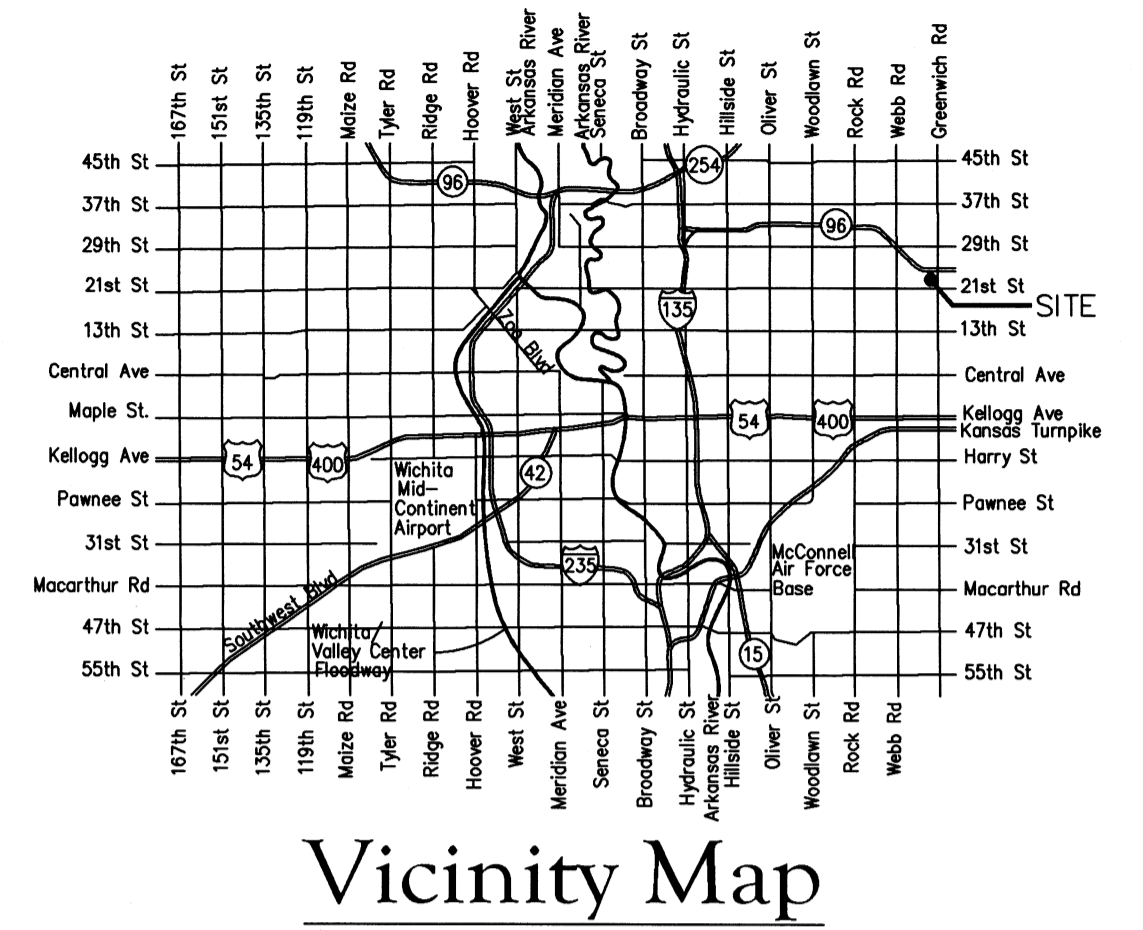
LOT 4, BLOCK 1, REGENCY LAKES
COMMERCIAL ADDITION
2313 N. GREENWICH RD.
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
Project Number
0434 PPD (607861)

Sheet Index

- G101-Cover Sheet
 - CG101-Site Grading Plan
 - CG102-Plan & Profile
 - CE101-Erosion Control Plan
 - Details (City Of Wichita)
- The following Detail Sheets can be found on the City's Web Site:
- SW-501-Back of Curb Prot, Curb Inlet Prot and Const. Entr.
 - SW-502-Silt Fc Dt Check and Barr Dtls
 - SW-503-Straw Bale Dt Check and Barr Dtls
 - SW-504-Street Improvement Projects
 - SW-505-Subdivision Development Process
 - SW-101-Type 1 Inlet=5' and 10'
 - SW-301-Precast Conc MH
 - SW-302-Reinf Conc Manhole
 - SW-303-MH-Inlet Frame & Cover
- Copy of Plat

AS BUILTS	
Contractor: Ewertz Excavation 3/07/2017	Project Inspector: Larry Gann KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242



Stormwater Certification:
New Development

These construction plans were prepared in accordance with the current Stormwater Management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

Disturbed Area = 34,130 S.F. (0.784 ACRES)
Water Quality Treatment: KRISTAR WATER QUALITY UNIT
Downstream Channel Protection: N/A
Detention: SHARED REGIONAL DETENTION POND
The BMP used for this development is KRISTAR WATER QUALITY UNIT.

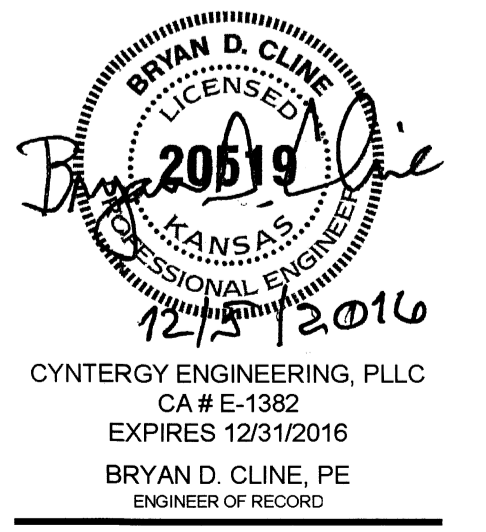
APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

Engineering Rebecca Dief 12/15/16
Stormwater Joe Hubbs PE 12/15/16

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 to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions. (on file and available at Wichita.gov).

An approved copy of these plans signed by City staff are required on-site.

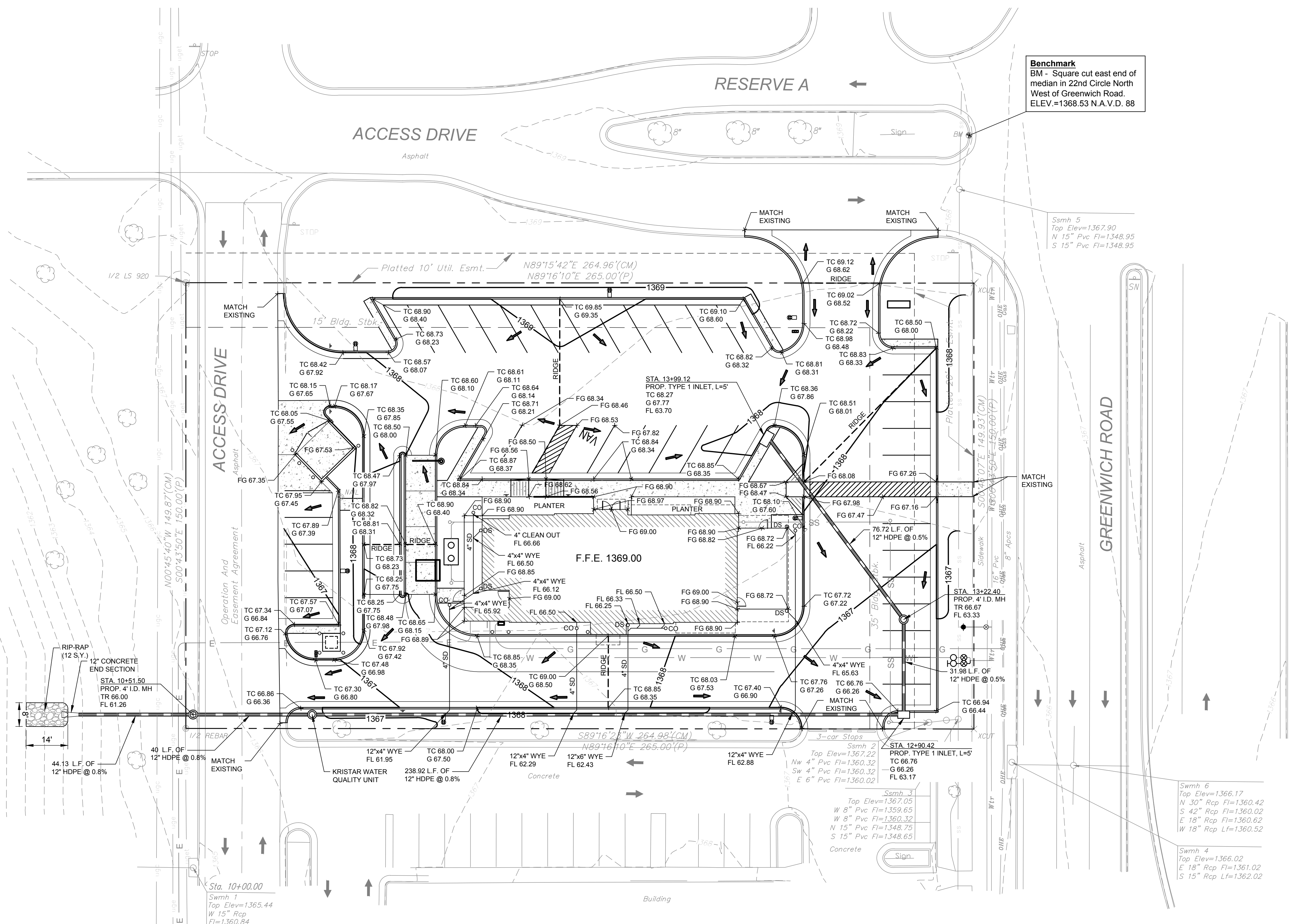


NOVEMBER 2016

CYNERGY

CYNERGY ENGINEERING, PLLC
CA # E-1382
EXPIRES 12/31/2016
BRYAN D. CLINE, PE
ENGINEER OF RECORD

810 SOUTH CINCINNATI
SECOND FLOOR
TULSA, OK 74119
918.877.6000
www.cyntergy.com



Benchmark
 BM - Square cut east end of median in 22nd Circle North West of Greenwich Road.
 ELEV.=1368.53 N.A.V.D. 88

GRADING PLAN NOTES

- THE CONTRACTOR SHALL CONTACT "KANSAS ONE CALL" AT 316-687-2470 IN WICHITA OR 800-344-7233 IN KANSAS, THREE (3) WORKING DAYS BEFORE BEGINNING EXCAVATIONS, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED.
- EXISTING UTILITIES ARE SHOWN APPROXIMATELY AND FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- MANHOLE LIDS AND SLEEVES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- UNDERGROUND STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF WICHITA STANDARDS.
- PROVIDE PIPE BOLLARDS AT LOCATIONS SHOWN AND AT LOCATIONS SPECIFIED BY THE OWNER, REGULATORY AGENCIES AND UTILITY COMPANIES. COORDINATE BOLLARD INSTALLATION WITH FINISHED PAVING GRADE.
- EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- UNLESS OTHERWISE SHOWN, NEW PAVING SHALL BE CONSTRUCTED TO ALLOW FOR POSITIVE DRAINAGE TO CATCH BASIN, CURB, GUTTER, AND OTHER RUNOFF COLLECTION DEVICES. NEW PAVEMENT SLOPE SHALL BE MINIMUM 0.50% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ARCHITECT/ENGINEER.
- ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE SODDED UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND TO COMPLY WITH KANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS.
- EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY MKEC, WICHITA, KS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING GROUND CONDITIONS ARE NOT REPRESENTATIVE IN THE FIELD.
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN AT ALL TIMES AND CONTROL DUST RESULTING FROM THE EARTHWORK OPERATIONS. THE CONTRACTOR SHALL NOT TRACK MUD ON THE PUBLIC STREETS.
- NEW CONTOURS DENOTE TOP OF FINISHED PAVING AND GRADED AREA AS INDICATED. ALL PROPOSED ELEVATIONS ARE TOP OF CURB, GUTTER OR FINISH GRADE AS INDICATED ON THE PLANS, UNLESS NOTED OTHERWISE.
- STORM DRAIN STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WICHITA STANDARD DRAWINGS AND SPECIFICATIONS.
- ALL ROOF DRAIN AND DOWNSPOUT PIPES ARE POLYVINYL CHLORIDE (PVC) OR HDPE, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SHALL NOT DAMAGE OR DISTURB ANY SERVICE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGED UTILITIES CAUSED BY HIS CONSTRUCTION OPERATIONS.
- ALL DRAINAGE PIPES, SHALL HAVE A MINIMUM COVER OF (1) FEET TO TOP OF PIPE, UNLESS NOTED OTHERWISE.
- BEDDING MATERIALS SHALL BE OF GRADE AS SPECIFIED IN THE CITY OF WICHITA STANDARD SPECIFICATIONS. PIPES SHALL BE PLACED ON AT LEAST 6-INCHES OF BEDDING MATERIALS, AND BACKFILLED WITH SAME MATERIALS.
- ADJUST ALL VALVE BOXES AND MANHOLE COVERS TO FINISHED GRADE WHEN APPLICABLE.
- THE CONTRACTOR SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), TO MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES.
- THE CONTRACTOR SHALL FURNISH ALL BONDS AND INSPECTION FEES AS REQUIRED BY THE CITY OF WICHITA.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.
- IF A CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS AND FOR CONTACTING THE CITY TO ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE IF SO REQUESTED BY THE CITY, PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- FOR PAVEMENT THICKNESS'S AND MATERIAL SPECIFICATIONS, REFER TO PLAN SHEETS AND/OR DETAILS SHEETS.
- UNDERGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS.
- EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.
- RE: 5/CU101 FOR CLEANOUT DETAILS.

1 GRADING PLAN
 SCALE: 1" = 20'



GRADING PLAN LEGEND

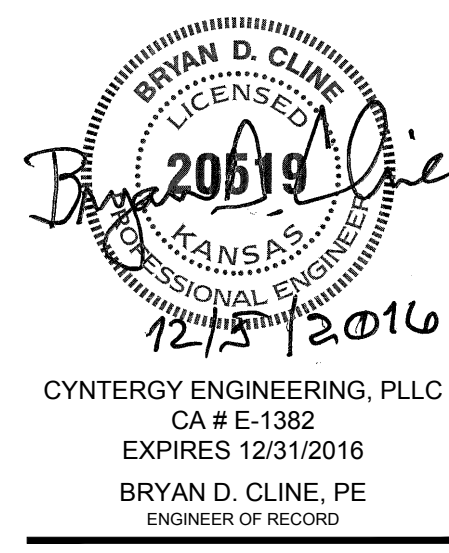
---	LOT 2 PROPERTY LINE
- - - -	CONTOUR LINE (EXISTING)
—	CONTOUR LINE (NEW)
→	DRAINAGE FLOW ARROW
TC 550.18 G 549.69	TOP OF CURB ELEVATION (NEW) GUTTER ELEVATION (NEW)
FG 549.87	TOP OF PAVEMENT ELEVATION (NEW)

LEGEND

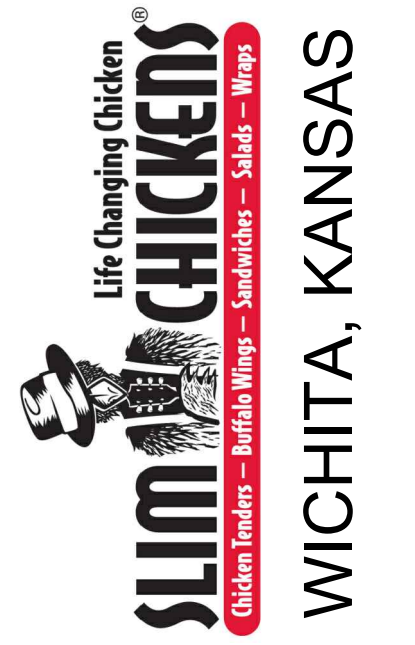
TYP	TYPICAL
CO	CLEANOUT
DS	DOWNSPOUT
IE	INVERT ELEVATION
F.F.E.	FINISH FLOOR ELEVATION
TC	TOP OF CURB
TG	TOP OF GRADE
G	GUTTER
FL	FLOWLINE
L/A	LANDSCAPED AREA
ES	END SECTION
CICI	CAST IRON CURB INLET RE: 1/C503 FOR DETAIL
MH	MANHOLE (CONCENTRIC CONE)

STORM SEWER INSTALLATION CONSIDERATIONS
 PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

NOTE:
 THE FIRST TWO DIGITS (13) OF THE PROPOSED ELEVATIONS HAVE BEEN TRUNCATED TO HELP ELIMINATE CLUTTER AND WILL HAVE TO BE USED TO ACHIEVE THE PROPER ELEVATION WHEN COMPARING TO THE EXISTING ELEVATIONS SHOWN.



CYNERGY ENGINEERING, PLLC
 CA # E-1382
 EXPIRES 12/31/2016
 BRYAN D. CLINE, PE
 ENGINEER OF RECORD



ISSUES / REVISIONS

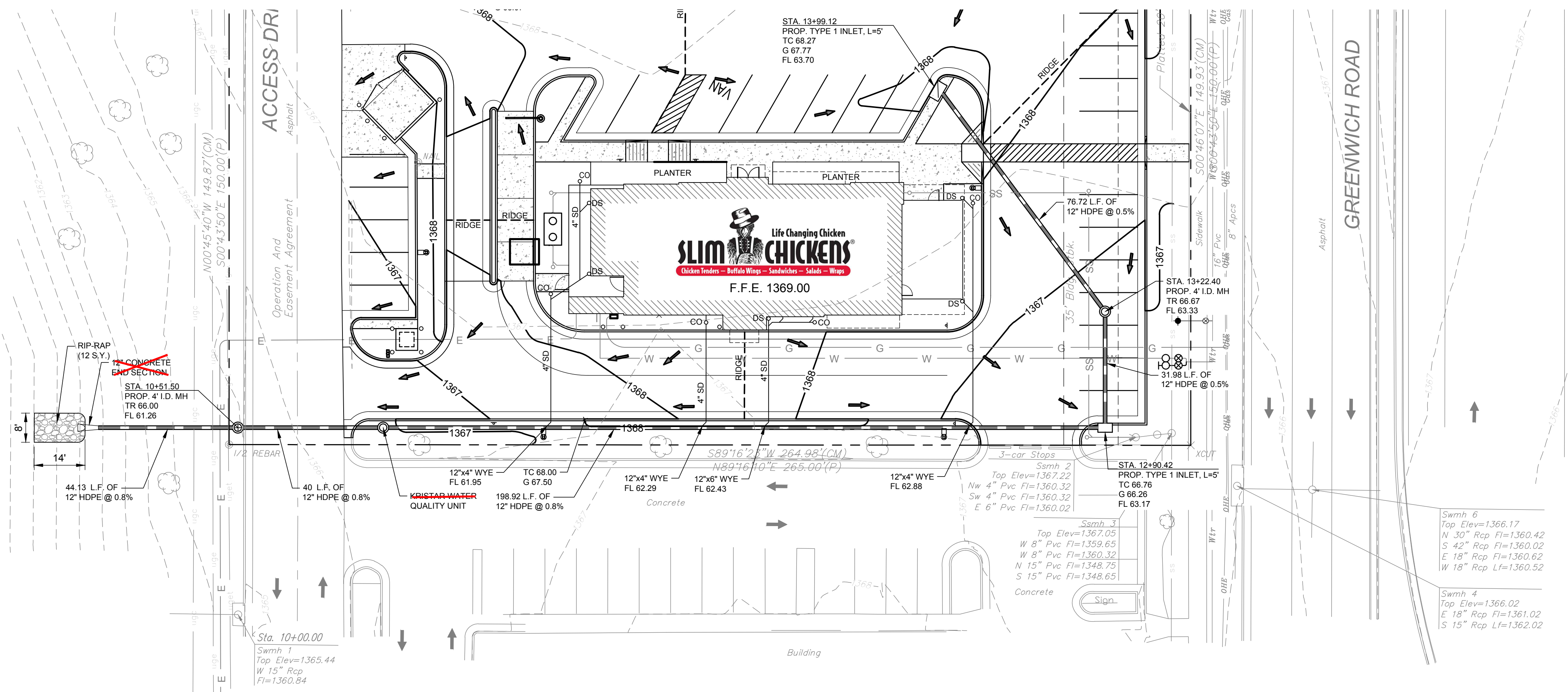
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ISSUE DATE: 9/21/2016
 PROJECT NO:
 CHECKED BY: BDC
 DRAWN BY: CDC

SHEET NAME
GRADING PLAN

SHEET NUMBER
CG101

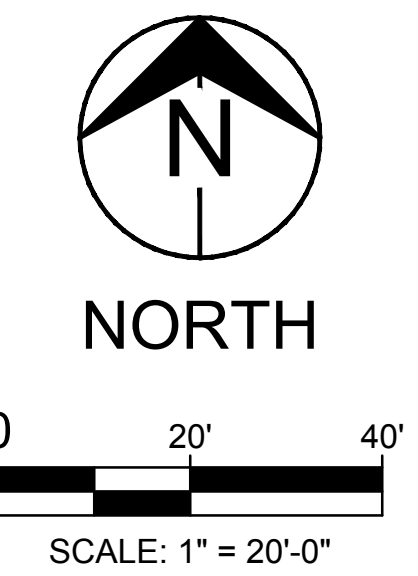




BENCHMARKS

BM-1 - SQUARE CUT EAST END OF MEDIAN IN 22ND CIRCLE NORTH WEST OF GREENWICH ROAD
ELEV=1368.53 N.A.V.D. 88

BM-2 - TOP OF RIM OF SWMH No. 1, APPROX 47' SOUTH AND 3' EAST OF SOUTHWEST PROPERTY CORNER
ELEV=1360.84 N.A.V.D. 88

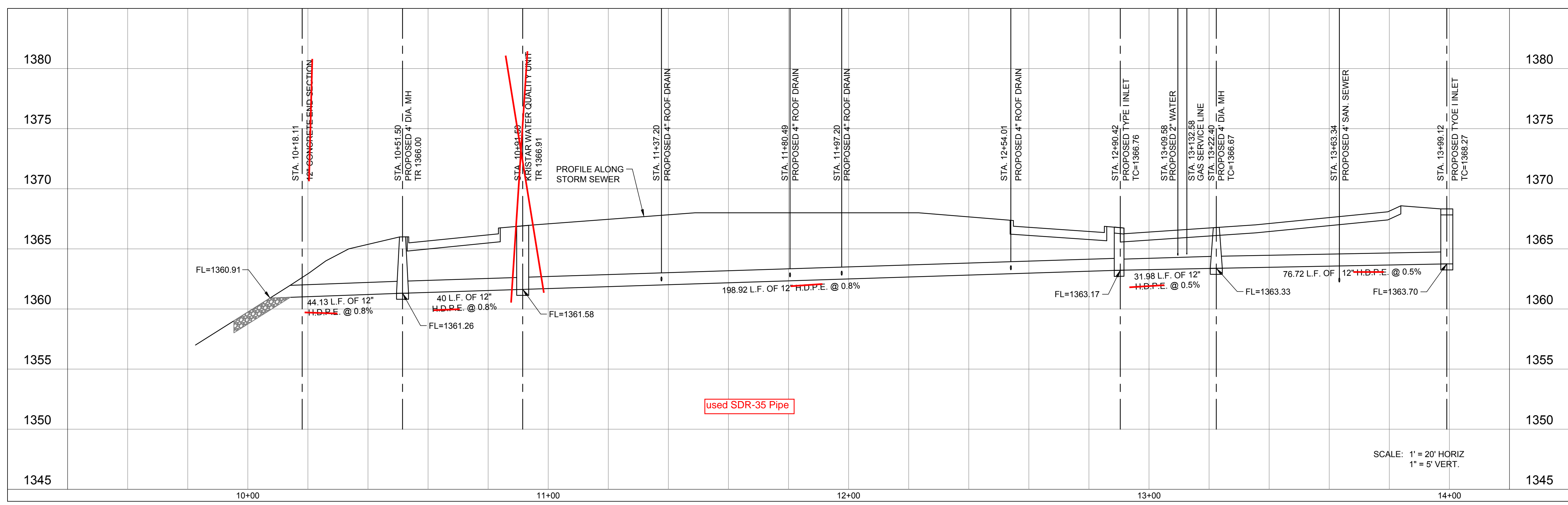


- LEGEND**
- TYP TYPICAL
 - CO CLEANOUT
 - DS DOWNSPOUT
 - IE INVERT ELEVATION
 - F.F.E. FINISH FLOOR ELEVATION
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - G GUTTER
 - FL FLOWLINE
 - L/A LANDSCAPED AREA
 - ES END SECTION
 - CICI CAST IRON CURB INLET RE: 1/C503 FOR DETAIL
 - MH MANHOLE (CONCENTRIC CONE)

NOTE:
ALL DOWN SPOUTS AND ROOF DRAINS SHALL BE REVIEWED, APPROVED AND INSPECTED BY MABCD THROUGH SEPARATE PERMITS.

AS BUILTS

117 E. Lewis
Wichita, KS 67202 (316)264-0242



ISSUES / REVISIONS

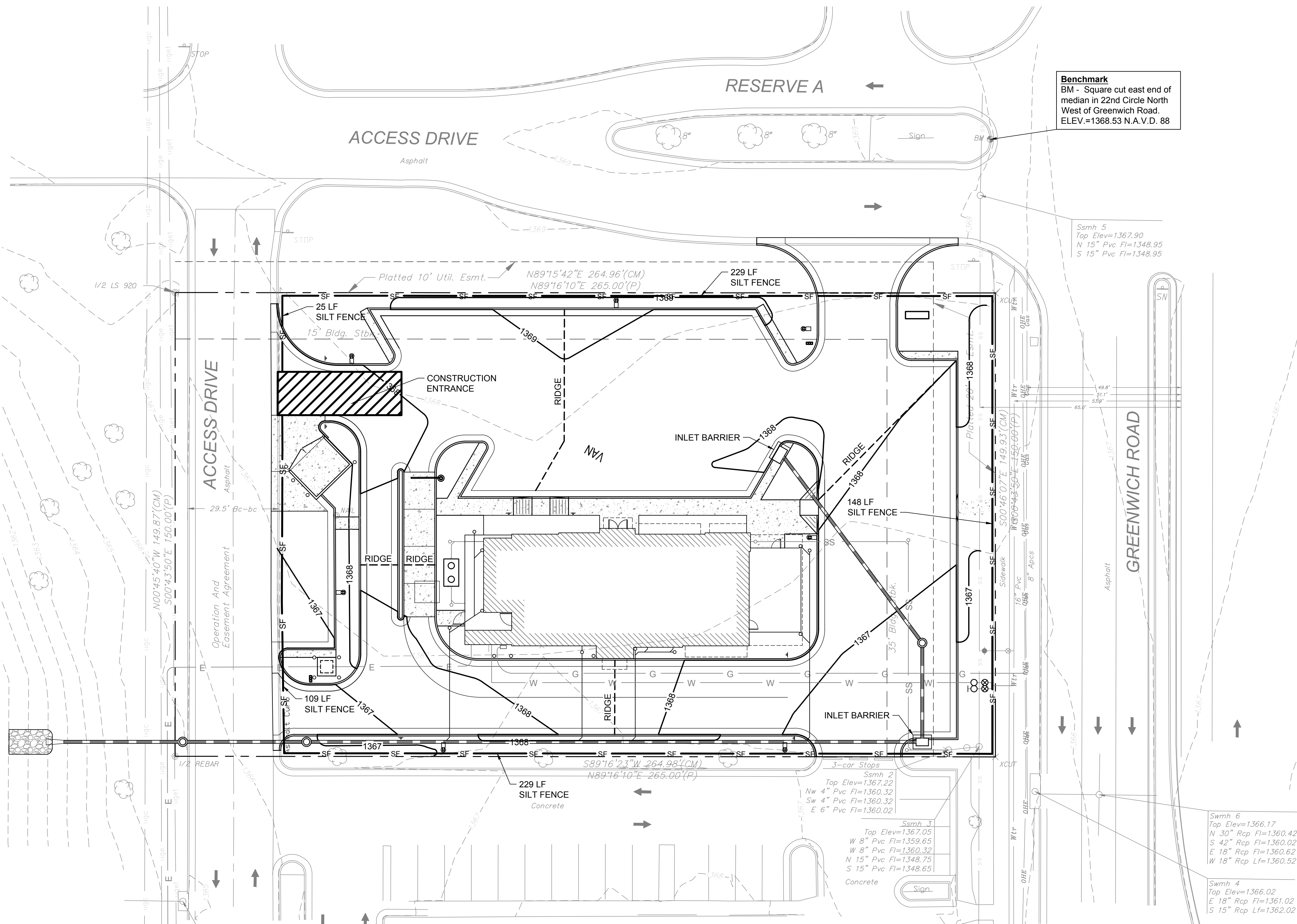
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ISSUE DATE: 9/21/2016
PROJECT NO:
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SHEET NAME
STORM DRAIN PLAN & PROFILE

SHEET NUMBER
CG102





EXISTING LEGEND

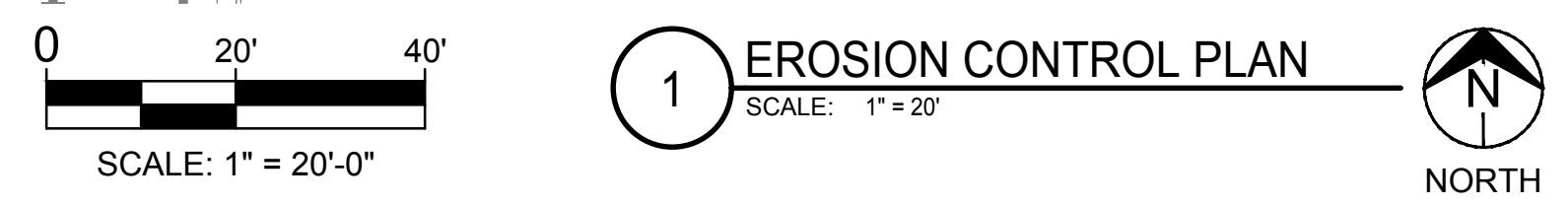
—TUG—	UNDERGROUND TELEPHONE
—OHE—	OVERHEAD ELECTRICAL
—UGE—	UNDERGROUND ELECTRICAL
—GAS—	NATURAL GAS
—W—	WATER LINE
—SS—	SANITARY SEWER
—CATV—	CABLE TELEVISION

PROPOSED LEGEND

	CONSTRUCTION ENTRANCE
—SF—	SILT FENCE
—SS—	SILT SOCK

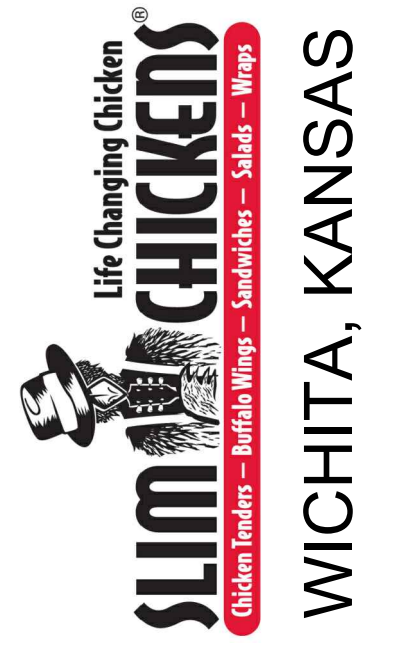
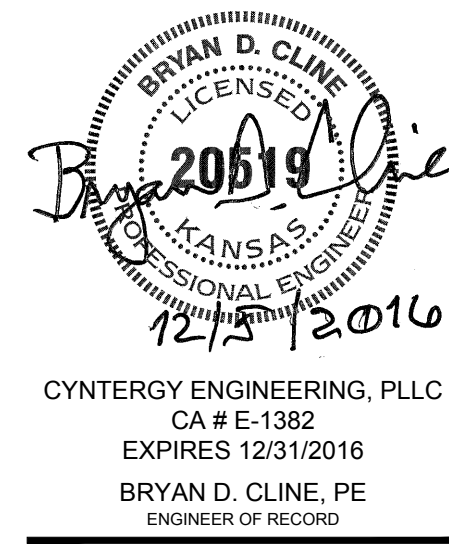
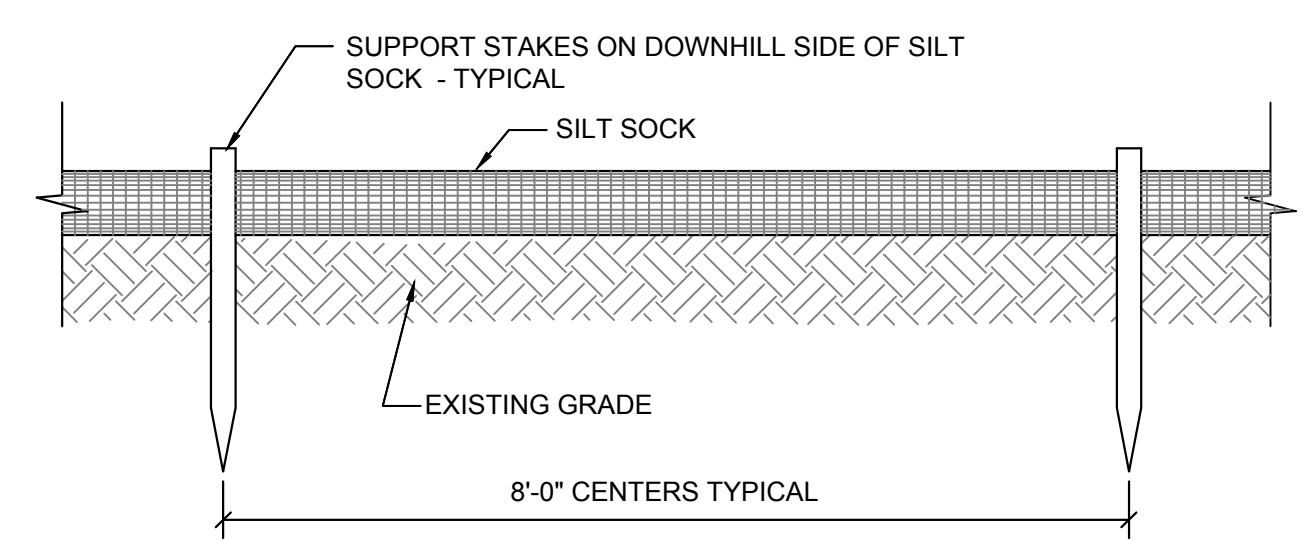
TOTAL DISTURBED AREA
 34,130 S.F.
 (0.784 ACRES)

- EROSION CONTROL PLAN NOTES**
1. THE CONTRACTOR SHALL CONTACT "KANSAS ONE CALL" AT 316-887-2470 IN WICHITA OR 800-344-7233 IN KANSAS, THREE (3) WORKING DAYS BEFORE BEGINNING EXCAVATIONS, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED.
 2. THE EROSION CONTROL PLAN WILL INCORPORATE EROSION CONTROL MEASURES AND TECHNIQUES TO PREVENT SEDIMENT AND ERODED SOIL FROM LEAVING THE SITE EITHER IN THE EXISTING STORM DRAIN SYSTEM OR ONTO ADJACENT PRIVATE AND PUBLIC PROPERTY. CONSTRUCT TEMPORARY EROSION CONTROL SYSTEMS AS SHOWN ON THE PLANS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION. CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER AT ONCE IF SITE CONDITIONS WARRANT ADDITIONAL EROSION CONTROL MEASURES. CONTRACTOR IS RESPONSIBLE FOR TAKING IMMEDIATE ACTION TO REMEDY EROSION CONTROL MEASURES WHILE ENGINEER IS PREPARING RESPONSE.
 3. ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITIES.
 4. THE APPROPRIATE EROSION CONTROL DEVICE(S) SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. SILT FENCE SHOWN ON PLANS IS A SUGGESTED LAYOUT. IF CONDITIONS WARRANT, THE CONTRACTOR MAY SUBMIT AN ALTERNATE EROSION CONTROL PLAN TO THE CONSULTING ENGINEER FOR APPROVAL.
 5. SEDIMENT COLLECTED BEHIND THE SILT FENCES OR SEDIMENT BARRIER SHALL BE REMOVED WHEN SEDIMENT REACHES ONE THIRD THE HEIGHT OF THE BARRIER.
 6. SEDIMENT FILTERS AND SILT FENCES SHALL BE INSPECTED AND MAINTAINED NO LESS THAN WEEKLY AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO SEDIMENT REMOVAL, BARRIER REPAIR AND/OR REPLACEMENT.
 7. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PERIODICALLY WATER THE SITE TO CONTROL DUST.
 8. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING CONSTRUCTION OR UPON PERMANENT STABILIZATION OF THE DISTURBED AND GRADED AREAS, WHICHEVER OCCURS LAST.
 9. ALL DISTURBED GRASS AREAS WITHIN THE CONSTRUCTION AREA SHALL BE REPAIRED OR REPLACED AND SHALL MEET OR EXCEED PRE DEVELOPMENT CONDITIONS.
 10. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND DEBRIS REMOVAL HAS BEEN COMPLETED AND PERMANENT EROSION CONTROL MEASURES ARE IN PLACE.
 11. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAYS SHALL BE REMOVED IMMEDIATELY.
 12. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE ADEQUATELY CONTAINED THROUGH THE USE OF SEEDING, MULCH OR SILT FENCE.
 13. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE. TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 14. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
 14. PERMANENT EROSION CONTROL MEASURES SUCH AS SEEDING AND/OR SODDING SHALL TAKE PLACE AS SOON AS POSSIBLE AFTER FINAL GRADING OPERATIONS HAVE BEEN COMPLETED.



DETAIL NOTES:

1. SILT SOCK MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL SEEDING IS IN PLACE OR 75% VEGETATION STABILIZATION IS OBTAINED IN THE TRIBUTARY AREA.
2. USE SILT SOCKS IN SHORT TERM OR TEMPORARY CONDITIONS WHERE EROSION CONTROL MEASURE ARE REQUIRED, E.G., UTILITY TRENCH OR CONTROLLING STORM WATER SHEET FLOW.
3. PLACE CLEAN GRAVEL ON EACH SIDE OF SILT SOCK ON PAVED AREAS TO HOLD IN PLACE.



ISSUES / REVISIONS

No	DATE	REVISION
Δ	10/20/16	REVISION #1

ISSUE DATE: 9/21/2016
 PROJECT NO:
 CHECKED BY: BDC
 DRAWN BY: CDC



SHEET NAME
EROSION CONTROL PLAN

SHEET NUMBER
CE101

KS-1-800-344-7233
 WDH/WR 316-687-2470

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

REGENCY LAKES COMMERCIAL 3RD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 100'
● = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT OF THIS 20th DAY OF FEBRUARY, 2009, WE HAVE SURVEYED AND PLATTED REGENCY LAKES COMMERCIAL 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING A REPLAT OF, AND DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 1, AND THE EAST 265.00 FEET OF RESERVE "A" ADJACENT TO LOTS 3 AND 6, BLOCK 1, REGENCY LAKES COMMERCIAL 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.



JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
HEREBY GRANTED TO THE CITY OF WICHITA.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED TO THE CITY OF WICHITA.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF REGENCY LAKES COMMERCIAL COMMUNITY UNIT PLAN (DP-234).

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, DRAINAGE, RECREATION USES, UTILITIES CONFINED TO EASEMENTS, SIDEWALKS, SIGNS, PRIVATE DRIVES, AND LIGHTS. RESERVES "A" AND "B" SHALL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION DEVELOPED FOR REGENCY LAKES SHOPPING CENTER, WICHITA, KANSAS.

THE PRIVATE DRIVES IN RESERVES "A" AND "B" ARE HEREBY PLATTED FOR ACCESS TO LOTS 1 THROUGH 7, BLOCK 1, REGENCY LAKES COMMERCIAL 3RD, AND LOTS 9-12, BLOCK 1, REGENCY LAKES COMMERCIAL 2ND.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE SOUTH PROPERTY LINE AND TO AND FROM GREENWICH ROAD OVER AND ACROSS THE EAST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 21ST STREET NORTH AT ONE LOCATION AS SHOWN, AND ACCESS TO GREENWICH ROAD AT FIVE LOCATIONS AS SHOWN.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK	CITY DATUM	N.G.V.D.
LOTS 1-4	180.6	1368.0
LOTS 5-7	181.1	1368.5

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS REGENCY LAKES COMMERCIAL 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
RBH HOTEL WICHITA LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: BULL'S-EYE LODGING, LLC, A KANSAS LIMITED LIABILITY COMPANY, ITS MANAGER
BY: TMH HOTELS, INC., A KANSAS CORPORATION, ITS SOLE MEMBER
BY: William J. Hamrick, PRESIDENT
WILLIAM J. HAMRICK, PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
BE IT REMEMBERED ON THIS 20th DAY OF January 2009, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME WILLIAM J. HAMRICK, PRESIDENT OF TMH HOTELS, INC., A KANSAS CORPORATION WHICH IS THE SOLE MEMBER OF BULL'S-EYE LODGING, LLC, A KANSAS LIMITED LIABILITY COMPANY WHICH IS THE MANAGER OF RBH HOTEL WICHITA LLC, ON BEHALF OF SUCH LIMITED LIABILITY COMPANY, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

BY: Michael R. Keyser, NOTARY PUBLIC
MICHAEL R. KEYSER
NOTARY PUBLIC
STATE OF KANSAS
My App. Expires: 12-15-12

OWNER:
REGENCY LAND COMPANY, LLC.
BY: LAHAM DEVELOPMENT COMPANY, LLC., ITS MANAGER
BY: George E. Laham II, MANAGER
GEORGE E. LAHAM, II, MANAGER

SW Cor. SE 1/4
Sec. 4-27S-2E
Found 1/2" rebar
with WPEC cap

OWNER:
ROTTINGHAUS REAL ESTATE, LLC.
BY: Dennis Rottinghaus, MEMBER
DENNIS ROTTINGHAUS, MEMBER

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED THE 22nd DAY OF March, 2009, BY DENNIS ROTTINGHAUS, MEMBER OF ROTTINGHAUS REAL ESTATE, LLC.
BY: Cathy Erickson, NOTARY PUBLIC
CATHY ERICKSON
MY APPOINTMENT EXPIRES: 9-22-12

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
BE IT REMEMBERED ON THIS 5th DAY OF January 2009, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GEORGE E. LAHAM, II, MANAGER OF LAHAM DEVELOPMENT COMPANY, LLC., MANAGER OF REGENCY LAKES COMMERCIAL 3RD ADDITION, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

OWNER:
KANZA BANK, A KANSAS REGISTERED BANK
BY: John E. Boyer IV, CEO/CHAIRMAN
JOHN E. BOYER, IV, CEO/CHAIRMAN

STATE OF KANSAS } SS
COUNTY OF KINGMAN }
BE IT REMEMBERED ON THIS 15th DAY OF April, 2009, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JOHN E. BOYER, IV, CEO/CHAIRMAN OF KANZA BANK, A KANSAS REGISTERED BANK, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

BY: Carie Dawn Youngers, NOTARY PUBLIC
CARIE DAWN YOUNGERS
MY APPOINTMENT EXPIRES: 12-2-11

OWNER:
PARKWAY SIGNS, LLC.
BY: George E. Laham II, MANAGER
GEORGE E. LAHAM, II, MANAGER

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED THE 19th DAY OF March 2009, BY GEORGE E. LAHAM, II, MANAGER OF LAHAM DEVELOPMENT COMPANY, LLC., MANAGER FOR PARKWAY SIGNS, LLC.
BY: Cathy Erickson, NOTARY PUBLIC
CATHY ERICKSON
MY APPOINTMENT EXPIRES: 9-22-12

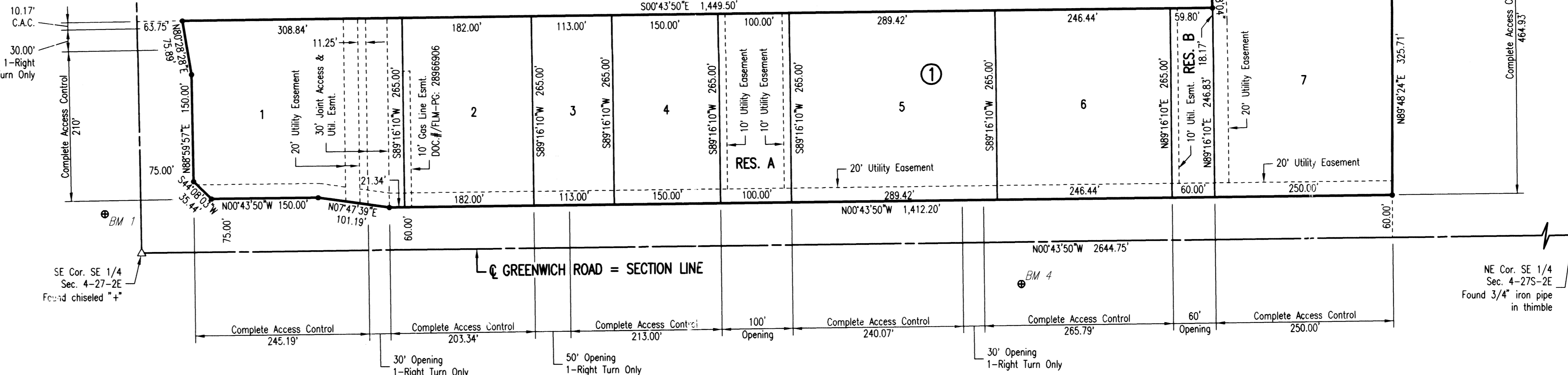
WE STANDARD INSURANCE COMPANY, AN OREGON CORPORATION, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REGENCY LAKES COMMERCIAL 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
BY: Mark Fisher, Assistant Vice President
Mark Fisher, Assistant Vice President
Attest: Susan K. Cook, Assistant Secretary
SUSAN K. COOK
Notary Public - State of Kansas
My App. Expires: 11/3/12

BE IT REMEMBERED ON THIS 17th DAY OF February 2009, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME Mark Fisher Assistant VP and Amy Pracy Assistant AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID INSURANCE COMPANY, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

BY: Gary D. Schmitt, SENIOR VICE PRESIDENT
GARY D. SCHMITT, SENIOR VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF WASHINGTON }
BE IT REMEMBERED ON THIS 17th DAY OF February 2009, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME Mark Fisher Assistant VP and Amy Pracy Assistant AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID INSURANCE COMPANY, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

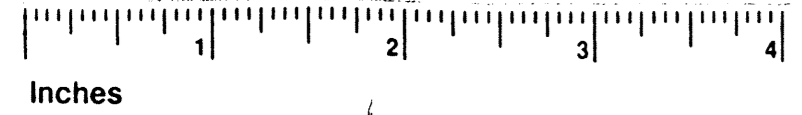
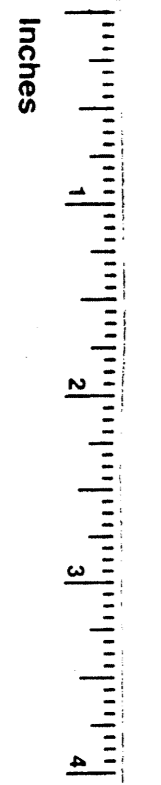
WE, INTRUST BANK, N.A. IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REGENCY LAKES COMMERCIAL 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
BY: Gary D. Schmitt, SENIOR VICE PRESIDENT
GARY D. SCHMITT, SENIOR VICE PRESIDENT



- BENCHMARKS
- BM 1
Chiseled "d" Conc. base Traffic Signal at SW Corner 21st. N. and Greenwich
City Datum: 176.16
N.G.V.D.: 1363.56
 - BM 4
W. end Bolt in Power Pole 1'± above ground at Private Dr. 2400 N. Greenwich on E. side of Rd.
City Datum: 183.80
N.G.V.D.: 1371.20
 - BM 5
Chiseled "d" on W. wing wall at W. end of S. headwall RBCB under Bike Path just S. of K-96 E.B. Ramp to Greenwich 400'± from Greenwich.
City Datum: 179.87
N.G.V.D.: 1367.27



This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds, Sedgwick County Geographic Information Systems.
Bill Meek, Registrar of Deeds
Digitized reproduction of original signature



Scanned 12-30-2009 1:56:57 PM by ALE
C:\2009\086539\086539 FINAL PLAT

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCORDED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 10th DAY OF March 2009.
BY: Carl Brenner, MAYOR
BY: Karen Schriber, CME, CITY CLERK
KAREN SCHRIFFIELD - csh127

ENTERED ON TRANSFER RECORD THIS 25th DAY OF March 2009.
BY: Kelly Arnold, COUNTY CLERK
KELLY ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 10:54:24 A.M., ON THE 25th DAY OF March 2009.
BY: Bill Meek, REGISTER OF DEEDS
BY: Tonya Buckingham, DEPUTY
BILL MECK
TONYA BUCKINGHAM

Sedgwick County
Register of Deeds - Bill Meek
DOC # FLM-PG: 25047219
Record #: 1713976
Page Recorded: 1
Authorized By: [Signature]
Recording Fee: \$20.00
Date Recorded: 3/25/2009 10:54:24 AM