

STORM WATER DRAINAGE SYSTEM IMPROVEMENTS

TO SERVE

WICHITA CROSSING

PRIVATE PROJECT NO. 0242PPD (607861)

CITY OF WICHITA, KANSAS

GARY JANZEN, P.E. - CITY ENGINEER

AUGUST 11, 2014

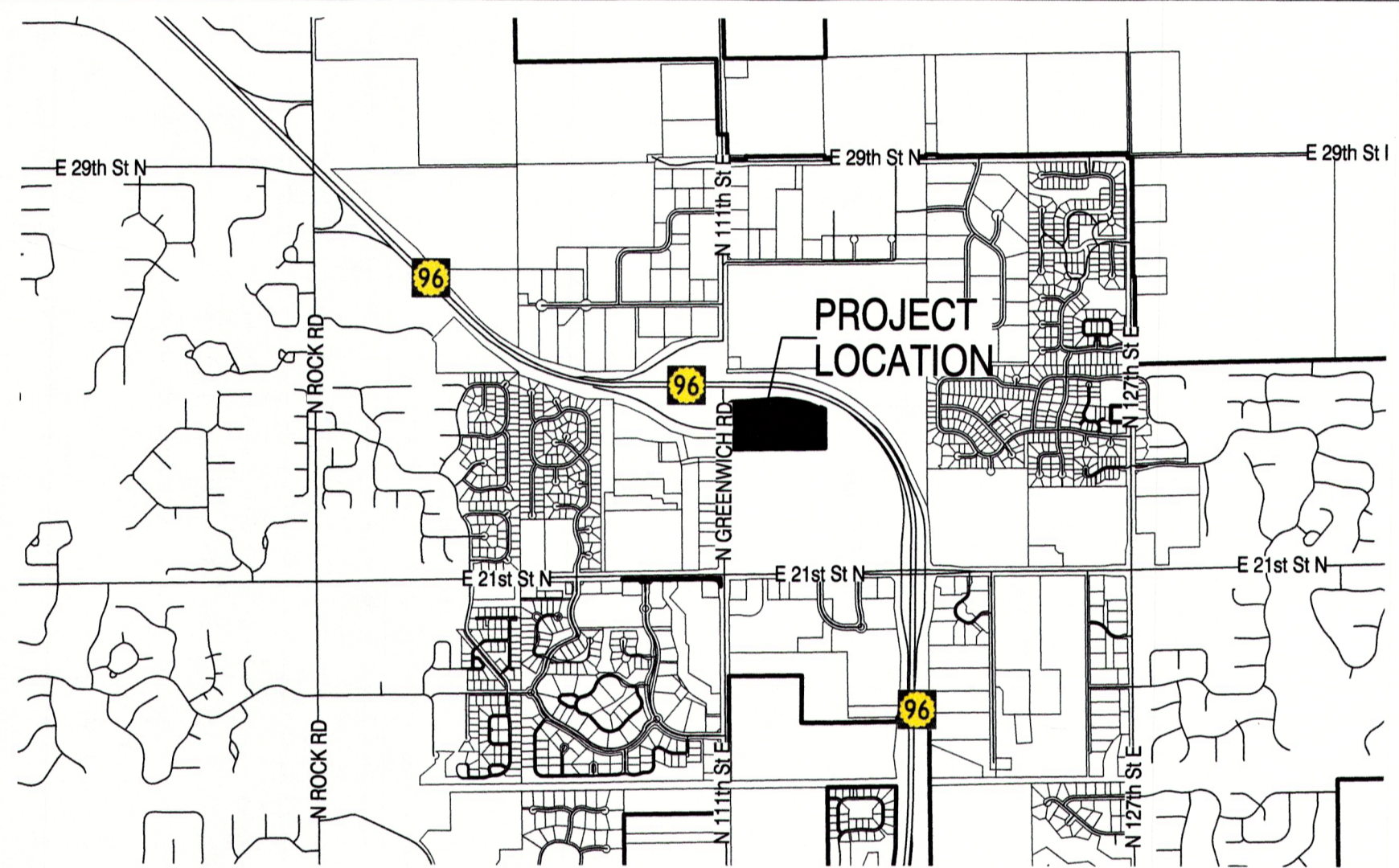
INDEX OF DRAWINGS

NO.	SHEET TITLE	ISSUED NUMBER AND DATE							
		1	2	3	4	5	6	7	8
1	CP COVER PAGE	X	X	X	X	X	X	X	X
2	1 OF 1 ALTA/ACSM LAND TITLE SURVEY	X	X	X					
3	1 OF 1 PRELIMINARY PLAT	X	X	X	X	X	X	X	X
4	1 OF 1 FINAL PLAT								X
5	C-4.0 STORM WATER EXISTING DRAINAGE AREA MAP	X	X	X	X				
6	C-4.0A STORM WATER EXISTING DRAINAGE AREA MAP					X			
7	C-4.1 STORM WATER DRAINAGE AREA MAP	X	X	X	X				
8	C-4.1A STORM WATER DRAINAGE AREA MAP					X			
9	C-4.2 STORM WATER DRAINAGE PLAN	X	X	X	X				X
10	C-4.2A STORM WATER DRAINAGE PLAN					X	X	X	X
11	C-4.3 PARTIAL STORM WATER DRAINAGE PLAN	X	X	X	X	X	X	X	X
12	C-4.4 PARTIAL STORM WATER DRAINAGE PLAN	X	X	X	X	X	X	X	X
13	C-4.5 PARTIAL STORM WATER DRAINAGE PLAN	X	X	X	X	X	X	X	X
14	C-4.6 PARTIAL STORM WATER DRAINAGE PLAN	X	X	X	X	X	X	X	X
15	C-4.7 PARTIAL STORM WATER DRAINAGE PLAN	X	X	X	X	X	X	X	X
16	C-4.8 PARTIAL STORM WATER DRAINAGE PLAN	X	X	X	X	X	X	X	X
17	C-4.9 PARTIAL STORM WATER DRAINAGE PLAN	X	X	X	X	X	X	X	X
18	C-4.10 STORM WATER DRAINAGE LINE PROFILES	X	X	X	X	X	X	X	X
19	C-4.11 STORM WATER DRAINAGE LINE PROFILES	X	X	X	X	X	X	X	X
20	C-4.12 STORM WATER DRAINAGE LINE PROFILES	X	X	X	X	X	X	X	X
21	C-4.13 STORM WATER DRAINAGE LINE PROFILES	X	X	X	X	X	X	X	X
22	C-4.14 STORM WATER DRAINAGE LINE PROFILES	X	X	X	X	X	X	X	X
23	C-4.15 STORM WATER DRAINAGE LINE PROFILES	X	X	X	X	X	X	X	X
24	C-4.16 DETENTION POND NO. 1 PROFILE AND SECTIONS	X	X	X	X				
25	C-4.17 DETENTION POND NO. 2 PROFILE AND SECTIONS	X	X	X	X				
26	C-4.18 OUTFLOW STRUCTURES SECTIONS AND DETAILS	X	X	X	X				
27	SW-101 STANDARD TYPE I CURB INLET 5'-0" OR 10'-0" OPENING	X	X	X					
28	SW-201 SINGLE/DOUBLE DROP INLET	X	X	X					
29	SW-301 PRECAST CONCRETE MANHOLE (STORM WATER)	X	X	X					
30	SW-302 REINFORCED CONCRETE MANHOLE (STORM WATER)	X	X	X					
31	SW-303 MANHOLE/INLET FRAME AND COVER (STORM SEWER)	X	X	X					
32	SW-401 MISCELLANEOUS DETAILS (STORM SEWER)	X	X	X					
33	SW-402 HEADWALL DETAILS FOR 15", 18" AND 24" PIPE	X	X	X					
34	SW-403 HEADWALL DETAILS FOR 30" AND 36" PIPE	X	X	X					

NOTES

- ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH CITY OF WICHITA SPECIFICATIONS AND STANDARDS.
- THE CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH TO REMAIN OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
- CONTRACTOR SHALL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:
KANSAS ONE-CALL 316-687-2470
THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:
EMERGENCY DISPATCH 911
COX COMMUNICATIONS 800-778-9140
KANSAS GAS SERVICE 888-482-4950
WESTAR ENERGY 800-383-1183
BLACK HILLS ENERGY 800-694-8989
800-286-3313
CITY OF WICHITA WATER DEPARTMENT 316-262-6000
CITY OF WICHITA SEWER MAINTENANCE 316-262-6000
- 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. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE LUMP SUM PRICE FOR "SITE RESTORATION".
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL MANHOLE COVERS.
- MANHOLES SHALL CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE STANDARD DETAIL DRAWINGS.
- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES INCLUDING ANY TREES REMOVED AND TREE TRIMMINGS AND EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF ON SITES PROVIDED BY THE CONTRACTOR. THESE SITES SHALL ALSO BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE, AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, 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 MAY REQUIRE ARCHEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED DISPOSAL LOCATION.
- THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY DIRECTLY ADJUTING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS ADVANCE NOTICE PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT BURY MANHOLES THAT HAVE RIM ELEVATIONS WHICH ARE LOWER THAN EXISTING GROUND AT THE MANHOLE. THE GROUND AROUND SUCH MANHOLES AND ALONG THE SEWER ALIGNMENT SHALL BE BACKFILLED TO THE APPROXIMATE ELEVATION OF THE PROPOSED GROUND ELEVATION SHOWN ON THE PLAN/PROFILE SHEETS. THE CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THESE MANHOLES AND SEWER LINES BY CONSTRUCTION OF TEMPORARY DITCHES OR SLOPING THE GROUND AS REQUIRED. ALL COSTS FOR THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE INSTALLED BID PRICE FOR MANHOLES OR PIPE.
- WHERE INDICATED IN THE PLANS, THE PIPE EXCAVATION SHALL BE SAND FILLED, FLUSHED AND VIBRATED WITH WATER PER THE REQUIREMENTS LISTED IN THE STANDARD SPECIFICATIONS FOR THE CITY OF WICHITA, UNLESS FLOWABLE FILL OR OTHER IMPROVED MATERIAL IS OTHERWISE SPECIFIED. ALL COSTS FOR SAND FILLING AND FLUSHING/VIBRATING SHALL BE INCLUDED IN THE UNIT PRICE FOR "FILL, SAND (FLUSHED & VIBRATED)".
- THE CONTRACTOR SHALL NOT START WORK ON THE PROJECT UNTIL THE PROJECT INSPECTOR IS ASSIGNED TO THE PROJECT AND IS PRESENT ON THE SITE. ANY WORK DONE WITHOUT INSPECTION WILL BE REQUIRED TO BE UNCOVERED FOR INSPECTION.
- WHERE IMPROVEMENTS CROSS EXISTING PUBLIC OR PRIVATE UTILITIES WHICH ARE NOT TO BE ADJUSTED BY OTHERS, THE CONTRACTOR SHALL PROVIDE THE MATERIAL AND MEANS TO PROTECT AND SUPPORT SAID UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER.
- LOCATION OF UTILITIES SHOWN IS APPROXIMATE ONLY. 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 CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.
- IT SHOULD BE NOTED THAT OTHER BURIED LINES AND CABLE MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING TRENCHING OPERATIONS TO AVOID DAMAGING THESE LINES AND CABLES. ANY UTILITIES DAMAGED SHALL BE REPLACED OR REPAIRED IMMEDIATELY AS DIRECTED BY THE ENGINEER AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PROTECT FROM DAMAGE AND SUPPORT EXISTING UTILITIES THROUGH CONSTRUCTION AS APPROVED BY THE UTILITY OWNER AND THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

SITE LOCATION & VICINITY MAP



PROJECT CONTACTS

DEVELOPER	LAND OWNER
MR. R. ERIC SEITZ PRESIDENT THE SEITZ GROUP, INC. 5729 LEBANON ROAD, SUITE 144 FRISCO, TX 75034 ERIC@SEITZGROUP.NET	SF-WICHITA-I, L.P. ATTN: MR. R. ERIC SEITZ 5729 LEBANON ROAD, SUITE 144 FRISCO, TX 75034 ERIC@SEITZGROUP.NET
CIVIL ENGINEER:	LANDSCAPE ARCHITECT:
MR. CARLOS I. CABRE, P.E. 2201 LONG PRAIRIE, SUITE 107-322 FLOWER MOUND, TX 75022 (214) 513-8764 CARLOS@CABRE.US	MR. NICK STAIB, RLA, ASLA LEED GREEN ASSOCIATE WDM ARCHITECTS P.A. 105 NORTH WASHINGTON WICHITA, KS 67202 (316) 262-4700 NSTAIB@WDMARCHITECTS.COM
SURVEYOR:	ENVIRONMENTAL SCIENTISTS:
MR. LLOYD P. DORZWEILER, LS ALPHA LAND SURVEYS, INC. 216 WEST SECOND AVENUE HUTCHINSON, KS 67501 (620) 728-0012	MR. JAMES C. BRUGGEMAN, P.G. DUE DILIGENCE DEPARTMENT MANAGER TERRACON CONSULTANTS INC. 1815 S. EISENHOWER WICHITA, KS 67209 (316) 262-0171 JCBRUGGEMAN@TERRACON.COM
GEOTECH ENGINEERS:	SWPPP ENGINEER:
MR. KENT J. SCHWIEGER P.E. TERRACON CONSULTANTS, INC. 1815 SOUTH EISENHOWER WICHITA, KS 67209 (316) 262-0171	MR. JASON D. NEAL, P.E. SENIOR PROJECT PROFESSIONAL SCS AQUATERRA 11120 E 26TH STREET N SUITE 1100 WICHITA, KS 67226 (316) 315-4205 JNEAL@SCSENGINEERS.COM
MR. MICHAEL G. EHSS, P.E. TERRACON CONSULTANTS, INC. 1815 SOUTH EISENHOWER WICHITA, KS 67209 (316) 262-0171	MR. JOHN N. RATHGEBER SENIOR STAFF SCIENTIST TERRACON CONSULTANTS INC. 1815 S. EISENHOWER WICHITA, KS 67209 (316) 262-0171 JNRATHGEBER@TERRACON.COM

CITY OF WICHITA CONTACTS

ENGINEERING:	STORMWATER:
MS. JULIANNE KALLMAN, P.E. SUBDIVISION ENGINEER CITY ENGINEER'S OFFICE CITY HALL, 7TH FLOOR 455 N. MAIN WICHITA, KS 67202-1688 (316) 268-4236 JKALLMAN@WICHITA.GOV	MR. MARK HALL, CISEC STORMWATER COMPLIANCE OFFICER STORMWATER MANAGEMENT PUBLIC WORKS & UTILITIES CITY HALL, 8TH FLOOR 455 N. MAIN WICHITA, KS 67202 (316) 268-8337 MAHALL@WICHITA.GOV
MR. SHAWN MELLIES, P.E. CHIEF DESIGN ENGINEER CITY OF WICHITA CITY HALL, 8TH FLOOR 455 N. MAIN WICHITA, KS 67202 (316) 268-4545 SMELLIES@WICHITA.GOV	MR. SCOTT LINDEBAK, P.E. STORMWATER UTILITY ENGINEER CITY OF WICHITA 455 N. MAIN, 8TH FLOOR WICHITA, KS 67202 (316) 268-8317 SLINDEBAK@WICHITA.GOV
MR. JAMES E. WAGNER, P.E. ENGINEER CITY OF WICHITA 1801 S. MCLEAN BLVD. WICHITA, KS 67213 (316) 207-9777 (CELL) JWAGNER@WICHITA.GOV	MR. JIM HARDESTY WATER QUALITY SPECIALIST CITY OF WICHITA 455 N. MAIN, 8TH FLOOR WICHITA, KS 67202 (316) 268-8317 JHARDESTY@WICHITA.GOV
MS. REBECCA GREIF SMALL PROJECTS ENGINEER CITY OF WICHITA 455 N. MAIN STREET, 7TH FLOOR WICHITA, KS 67202 (316) 268-4505 RGREIF@WICHITA.GOV	

WETLAND CONTACTS

USACE	WETLAND CREDITS
MR. THOMAS A. MCCABE REGULATORY PROJECT MANAGER/TEAM LEADER DEPARTMENT OF THE ARMY KANSAS CITY DISTRICT, CORPS OF ENGINEERS STATE REGULATORY PROGRAM OFFICE - KANSAS 2710 N.E. SHADY CREEK ACCESS ROAD EL DORADO, KS 67042 (816) 389-3743 THOMAS.A.MCCABE@USACE.ARMY.MIL	MR. FRANK AUSTENFELD EXECUTIVE DIRECTOR THE WATERSHED INSTITUTE AND LAND TRUST 140 CHERRY HILL DR. BELTON, MO 64012 (913) 685-4600

SITE DESIGN ENGINEER STATEMENT

THE CONSTRUCTION PLANS CONFORM WITH THE FINAL APPROVED DRAINAGE PLAN

STORM WATER CERTIFICATION

THESE CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CURRENT STORM WATER MANAGEMENT REGULATIONS AS SET FORTH IN THE CITY OF WICHITA'S STORM WATER MANAGEMENT ORDINANCE 16.32 AND THE POLICIES/GUIDELINES PRESENTED IN THE WICHITA, SEDGWICK COUNTY STORM WATER MANUAL.

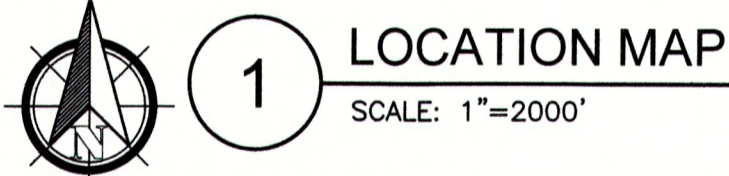
DISTURBED AREA = 18.15 ACRES
WATER QUALITY TREATMENT: PROVIDED BY PONDS
DOWNSTREAM CHANNEL PROTECTION: PROVIDED BY PONDS

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Engineering: *Rebecca Greif* 8/19/14
Stormwater: *Jim Hardesty* 8/19/14

NOTE TO CONTRACTORS

Inspection and testing for this project are 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. 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.



SITE DATA

LEGAL DESCRIPTION
A PORTION OF LOT 1 AND RESERVE "A", KENSINGTON GARDENS, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89°17'45" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID RESERVE "A" A DISTANCE OF 559.77 FEET (560.00 FEET RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOTS 10 AND 11, BLOCK 1, VILLAGE AT GREENWICH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTH 00°43'24" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD 574.37 FEET (574.73 FEET RECORD) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY; THENCE NORTH 58°27'27" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 114.13 FEET (114.17 FEET RECORD); THENCE NORTH 87°05'55" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 411.65 FEET (411.71 FEET RECORD); THENCE SOUTH 88°11'43" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 255.14 FEET (255.05 FEET RECORD); THENCE SOUTH 79°21'28" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 273.04 FEET (273.06 FEET RECORD); THENCE SOUTH 66°46'54" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 182.71 FEET (182.74 FEET RECORD); THENCE NORTH 23°12'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 30.01 FEET (30.00 FEET RECORD); THENCE SOUTH 66°46'02" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 52.59 FEET; THENCE SOUTH 01°00'53" EAST 515.78 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID RESERVE "A"; THENCE SOUTH 89°17'45" WEST ALONG THE SOUTH LINE OF SAID RESERVE "A" AND THE EXTENSIONS THEREOF 702.02 FEET TO THE POINT OF BEGINNING

BENCHMARKS:
SITE DATUM: CHISELED SQUARE IN TOP OF CURB ON WEST END OF ISLAND 42.2 FEET NORTH AND 4.8 FEET EAST OF THE NORTHWEST CORNER OF LOT 7 AS RECORDED ON THE PLAT OF VILLAGE AT GREENWICH ADDITION A THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS, ELEVATION = 1366.075 (NAVD 29), ELEVATION = 1367.46 (NAVD88).
SBM-1: CHISELED SQUARE IN THE CENTER OF INLET ON THE EAST SIDE OF NORTH GREENWICH ROAD 12.8 FEET SOUTH AND 14.1 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY, ELEVATION = 1368.92 (NAVD88).
SBM-2: CHISELED SQUARE IN CENTER OF INLET ON THE EAST SIDE OF NORTH GREENWICH ROAD 63.5 FEET NORTH AND 19.6 FEET WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY, ELEVATION = 1367.72 (NAVD88).

ZONING:
CURRENT - SF-5, SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED - COMMUNITY UNIT PLAN (CUP) DP-329

PIN: 00446828
AIN: 087 112 030 340 100 200

AS-BUILT DRAWINGS
Contractor: Mccullough Excavation
Inspector: Dakota Zimmerman
Ruggles & Bohm
PDF By: DGZ 04/06/2015

ISSUES		
NO.	DATE	DESCRIPTION
1	03.04.2014	REVIEW AND PRICING
2	04.23.2014	FOR REVIEW
3	05.27.2014	FOR REVIEW
4	06.13.2014	FOR PERMIT
5	07.09.2014	FOR PERMIT
5	08.11.2014	FOR PERMIT

THE SEITZ GROUP
DEVELOPMENT & SURVEY OF RURAL PROPERTIES
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-407-8912

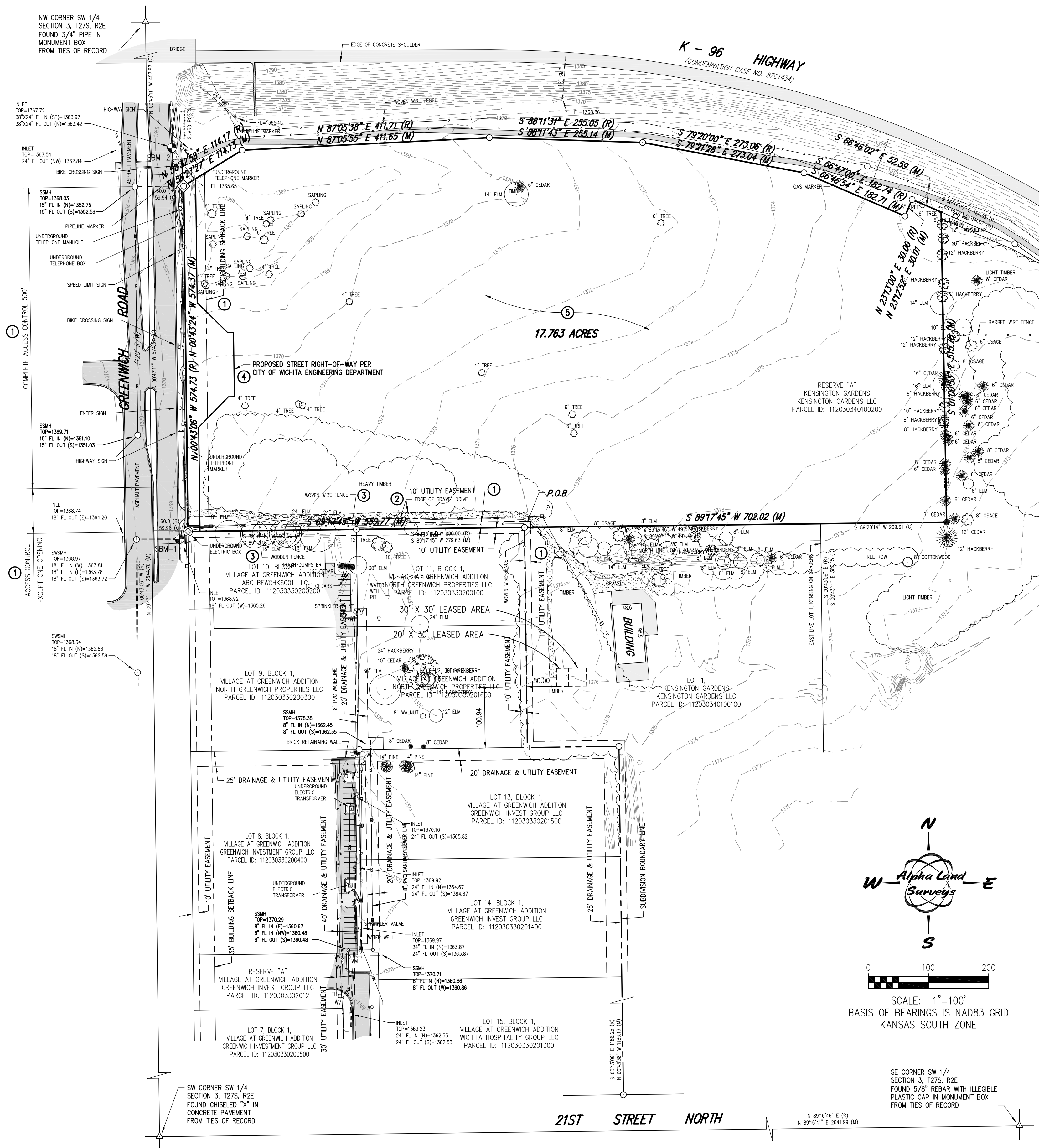
WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

CARLOS I. CABRE
LICENSED PROFESSIONAL ENGINEER
23322
PROJECT NO. 0242PPD
08/11/2014

Carlos I. Cabre, P.E.
Development & Engineering Consultant
1815 South Eisenhower
Wichita, Kansas 67209
Phone: 316-262-0171

COVER PAGE
THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CARLOS I. CABRE, P.E. IN HIS CAPACITY AS LICENSED PROFESSIONAL ENGINEER. IT IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECTS DESCRIBED IN THIS DOCUMENT. THE ENGINEER IS NOT RESPONSIBLE FOR ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECTS, UNLESS AUTHORIZED IN WRITING BY CARLOS I. CABRE, P.E.

CP
DATE: AUGUST 11, 2014
SCALE: AS SHOWN
JOB NUMBER: 12-09
DRAWING NUMBER:



LEGEND

△ SECTION SUBDIVISION CORNER FOUND	○ GAS METER
○ FOUND WITH PLASTIC CAP	○ MANHOLE
⊕ STAMPED "BAUGHMAN"	○ SANITARY SEWER MANHOLE
⊕ FOUND WITH PLASTIC CAP	○ CLEANOUT
⊕ STAMPED "R&B"	○ STORM WATER SEWER MANHOLE
⊕ FOUND WITH PLASTIC CAP	○ WATER METER
⊕ STAMPED "MKEC"	○ WATER VALVE
○ FOUND 1/2" PIPE UNKNOWN ORIGIN	○ FIRE HYDRANT
○ FOUND 3/4" PIPE UNKNOWN ORIGIN	○ MONITOR WELL
○ SET 1/2" REBAR WITH CAP	○ SPRINKLER HEAD
○ STAMPED "ALPHA CLS-184"	○ GUARD POST
○ POWER POLE	○ OVERHEAD ELECTRIC
○ TELEGRAPH POLE	○ UNDERGROUND ELECTRIC
○ LIGHT POLE	○ UNDERGROUND TELEPHONE
○ GUY ANCHOR	○ GAS LINE
○ UNDERGROUND ELECTRIC BOX	○ UNDERGROUND TELEVISION CABLE
○ UNDERGROUND TELEPHONE PEDESTAL	○ SANITARY SEWER LINE
○ UNDERGROUND CABLE TELEVISION PEDESTAL	○ WATER LINE
○ TREE / SHRUB	○ FENCE

N. NORTH
S. SOUTH
E. EAST
W. WEST
DEGREES
FEET OR MINUTES
INCHES OR SECONDS
SQ. SQUARE
FT. FEET
VOL. VOLUME
PG. PAGE
O.R. OFFICIAL RECORD
C. CALCULATED
R. RECORD

M. MEASURED
R/W RIGHT OF WAY
C/L CENTERLINE
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
CMPHE CORRUGATED METAL PIPE HORIZONTAL ELLIPTICAL
TC TOP OF CURB
FL FLOWLINE
FP TOP OF PAVEMENT
EL ELEVATION
TOW TOP OF WALL
HC HANDICAP
POB POINT OF BEGINNING

SCHEDULE B SECTION TWO EXCEPTIONS

EXCEPTIONS ACCORDING TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2082746 REVISION E DATED MARCH 4, 2014.

ITEMS 1 THRU 8 NOT SURVEY RELATED, THEREFORE NOT NOTED.

- THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP OF KENSINGTON GARDENS, SEDGWICK COUNTY, KANSAS REFERRED TO IN THE LEGAL DESCRIPTION AND FILED WITH THE SEDGWICK COUNTY COUNTY CLERK AS PLAT NO PCT4-B-BUILDING SETBACK LINES, EASEMENTS, ACCESS CONTROLS AND MINIMUM PAD ELEVATION.
- DELETED.
- DELETED.
- DELETED.
- SUBJECT PROPERTY MAY BECOME SUBJECT TO SPECIAL ASSESSMENTS FOR VARIOUS CAPITAL IMPROVEMENTS AS EVIDENCED BY NUMEROUS GOVERNMENTAL FININGS OF NOTICE IN THE FORM OF RESOLUTION NO. 05-216 FILED DOC/FLM-PG: 28672684 AND REFLED AS DOC/FLM-PG: 28800801. (NOT SURVEY RELATED. UNABLE TO PLOT)
- DELETED.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" FILED AS DOC#/FLM-PG: 29424599. (NOT SURVEY RELATED. UNABLE TO PLOT)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AN ORDINANCE OF THE CITY OF WICHITA ESTABLISHING THE K-96 STAR BOND COMMUNITY IMPROVEMENT DISTRICT" FILED AS DOC/FLM-PG: 29427884. (NOT SURVEY RELATED. UNABLE TO PLOT)
- THE FOLLOWING MATTERS DISCLOSED BY A SURVEY MADE BY ALPHA LAND SURVEYORS ON AUGUST 18, 2013, LAST UPDATED MARCH _____, 2014, DESIGNATED JOB NO. 130200P:
 - RIGHTS OF OTHERS TO THE GRAVEL DRIVE ALONG THE SOUTHERLY BORDER OF SUBJECT PROPERTY FOR INGRESS, EGRESS, UTILITIES AND OTHER PURPOSES.
 - ENCROACHMENT OF WOVEN WIRE AND WOODEN FENCE ALONG THE SOUTH LINE OF SUBJECT PROPERTY, RIGHTS, IF ANY, OF THE OWNERS ADJACENT TO THE SOUTH OF SUBJECT PROPERTY TO THAT PORTION OF SUBJECT PROPERTY LYING SOUTH OF SAID WOVEN WIRE AND WOODEN FENCE.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MUTUAL ACCESS EASEMENT AGREEMENT" FILED AS DOC#/FLM-PG: _____
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MUTUAL ACCESS EASEMENT AGREEMENT" FILED AS DOC#/FLM-PG: _____

SURVEYOR'S NOTES

- ACCORDING TO THE RECORDED PLAT OF KENSINGTON GARDENS LOT 1 AND RESERVE "A" HAVE A MINIMUM PAD FOR LOWEST OPENING OF 1367.1 M.S.L. 179.7 CITY DATUM AND A CONVERTED ELEVATION OF 1367.59 (NAVDB88).
- AS RECORDED ON FILM 1896, PAGE 224 LOT 1 HAS A MINIMUM PAD (OPENING) ELEVATION FOR THE MAINTENANCE BUILDING OF 1377.4 M.S.L. 190.0 CITY DATUM AND A CONVERTED ELEVATION OF 1377.89 (NAVDB88).
- AS RECORDED ON FILM 1896, PAGE 225 LOT 1 HAS A MINIMUM PAD (OPENING) ELEVATION FOR THE OFFICE BUILDING OF 1367.7 M.S.L. 180.3 CITY DATUM AND A CONVERTED ELEVATION OF 1368.19 (NAVDB88).
- NO EVIDENCE OF ANY EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- PROPOSED STREET RIGHT-OF-WAY AS SHOWN HEREON.
- NO EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY.

TITLE DESCRIPTION

EXCEPTIONS ACCORDING TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2082746 REVISION E DATED MARCH 4, 2014.

PARCEL 1:
A PORTION OF RESERVE "A", KENSINGTON GARDENS, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID KENSINGTON GARDENS; THENCE SOUTH 89°17'45" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID RESERVE "A" A DISTANCE OF 559.77 FEET (560.00 FEET RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOTS 10 AND 11, BLOCK 1, VILLAGE AT GREENWICH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTH 0°43'24" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD 574.37 FEET (574.73 FEET RECORD) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY; THENCE NORTH 58°27'27" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 114.13 FEET (114.17 FEET RECORD); THENCE NORTH 87°05'55" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 411.65 FEET (411.71 FEET RECORD); THENCE SOUTH 88°14'43" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 255.14 FEET (255.05 FEET RECORD); THENCE SOUTH 79°21'26" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 182.71 FEET (182.74 FEET RECORD); THENCE SOUTH 66°46'54" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 30.01 FEET (30.00 FEET RECORD); THENCE SOUTH 66°46'02" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 52.59 FEET; THENCE SOUTH 01°00'53" EAST 515.78 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID RESERVE "A"; THENCE SOUTH 89°17'45" WEST ALONG THE SOUTH LINE OF SAID RESERVE "A" AND THE EXTENSIONS THEREOF 702.02 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE "MUTUAL ACCESS EASEMENT AGREEMENT" FILED ON DOC#/FLM-PG: _____ FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING PROPERTY DESCRIBED THEREIN.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE "MUTUAL ACCESS EASEMENT AGREEMENT" FILED ON DOC#/FLM-PG: _____ FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING PROPERTY DESCRIBED THEREIN.

BENCH MARKS

SITE DATUM: CHISELED SQUARE IN TOP OF INLET ON TOP OF CURB ON WEST END OF ISLAND 42.2 FEET NORTH AND 4.8 FEET EAST OF THE NORTHWEST CORNER OF LOT 7 AS RECORDED ON THE PLAT OF VILLAGE AT GREENWICH ADDITION AT THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS.
ELEVATION=1366.975(NAVDB88)
ELEVATION=1367.46(NAVDB88)

SBM-1: CHISELED SQUARE IN CENTER OF INLET ON THE EAST SIDE OF NORTH GREENWICH ROAD 12.8 FEET SOUTH AND 14.1 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION=1368.92(NAVDB88)

SBM-2: CHISELED SQUARE IN CENTER OF INLET ON THE EAST SIDE OF NORTH GREENWICH ROAD 63.5 FEET NORTH AND 19.6 FEET WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION=1367.72(NAVDB88)

POSSIBLE ENCROACHMENTS

- ALONG THE SOUTH PROPERTY LINE OF THE SUBJECT PROPERTY IT APPEARS THE WOVEN WIRE AND WOODEN FENCE RUNNING ALONG SAID PROPERTY LINES MEANDER ON AND OFF THE PROPERTY.

SURVEYOR'S CERTIFICATE

ALTA/ACSM LAND TITLE SURVEY FOR
SF-WICHITA-I, L.P., A TEXAS LIMITED PARTNERSHIP
BANK OF THE OZARKS AND ITS SUCCESSORS AND ASSIGNS
KENSINGTON GARDENS, L.L.C., A KANSAS LIMITED LIABILITY COMPANY
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 8, 11(A), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2013.

LLOYD P. DORZMUELLER, LS #885, IN THE STATE OF KANSAS
ALPHA LAND SURVEYS, INC.
ONE EAST NINTH AVENUE
HUTCHINSON, KS 67502
PH: (620)728-0012
EMAIL: LLOYD@ALPHALANDSURVEYS.COM

885
KANSAS
LICENSED LAND SURVEYOR

SURVEY DATE: 08/19/2013 PLOT DATE: 09/27/2013
DRAWN BY: RDB PROJ. NO.: 130200P
CHECKED BY: LPD SHEET 1 OF 1

2	03/21/2014	REVISIONS PER LENDERS REQUEST
1	03/19/2014	REVISIONS PER LENDERS REQUEST
1		

SURVEY FOR:
THE SEITZ GROUP, INC.
SURVEY TYPE:
ALTA/ACSM LAND TITLE SURVEY
Alpha Land Surveys, Inc.
216 WEST SECOND AVENUE
HUTCHINSON, KANSAS 67501
PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 08/19/2013 PLOT DATE: 09/27/2013
DRAWN BY: RDB PROJ. NO.: 130200P
CHECKED BY: LPD SHEET 1 OF 1

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE BY KANSAS ONE-CALL TICKET NO.: 13324153, 13324154, 13324157, 13324162 AND 13324165 DATED APRIL 20, 2011. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD INFORMATION

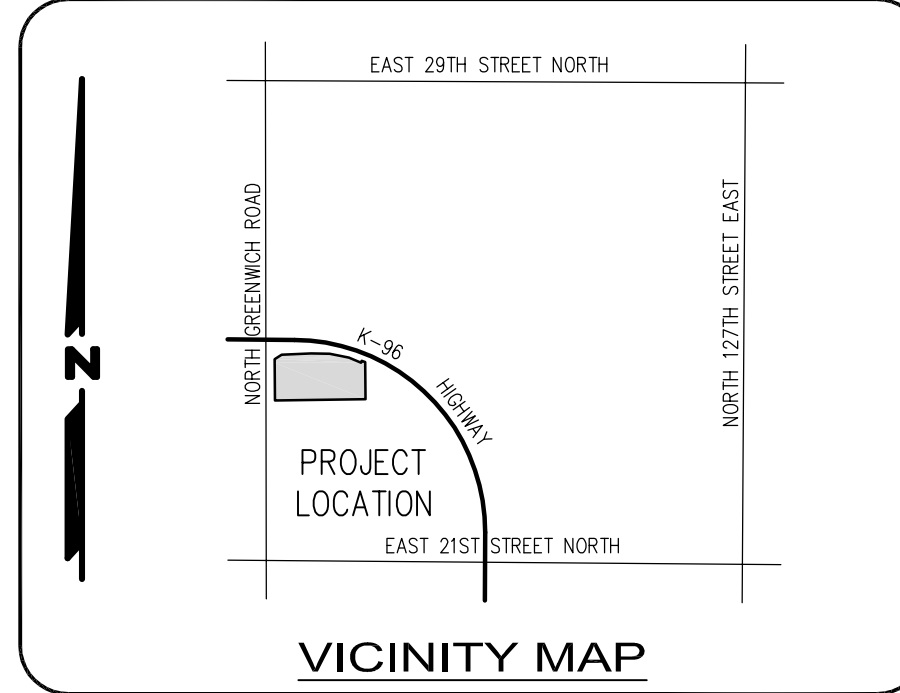
THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAN OR IN AN IDENTIFIED "FLOOD PRONE AREA," AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY WICHITA, KANSAS FLOOD INSURANCE RATE MAP PANEL # 2017300377E, DATED FEBRUARY 2, 2007, WHICH SAME MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED. THE PROPERTY IS LOCATED WITHIN ZONE "X". THE ADDRESS OF THE PROPERTY IS UNKNOWN AT THIS TIME.

ZONING INFORMATION

GENERAL DESCRIPTION:
SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICT

HEIGHT RESTRICTIONS:
35 FEET.

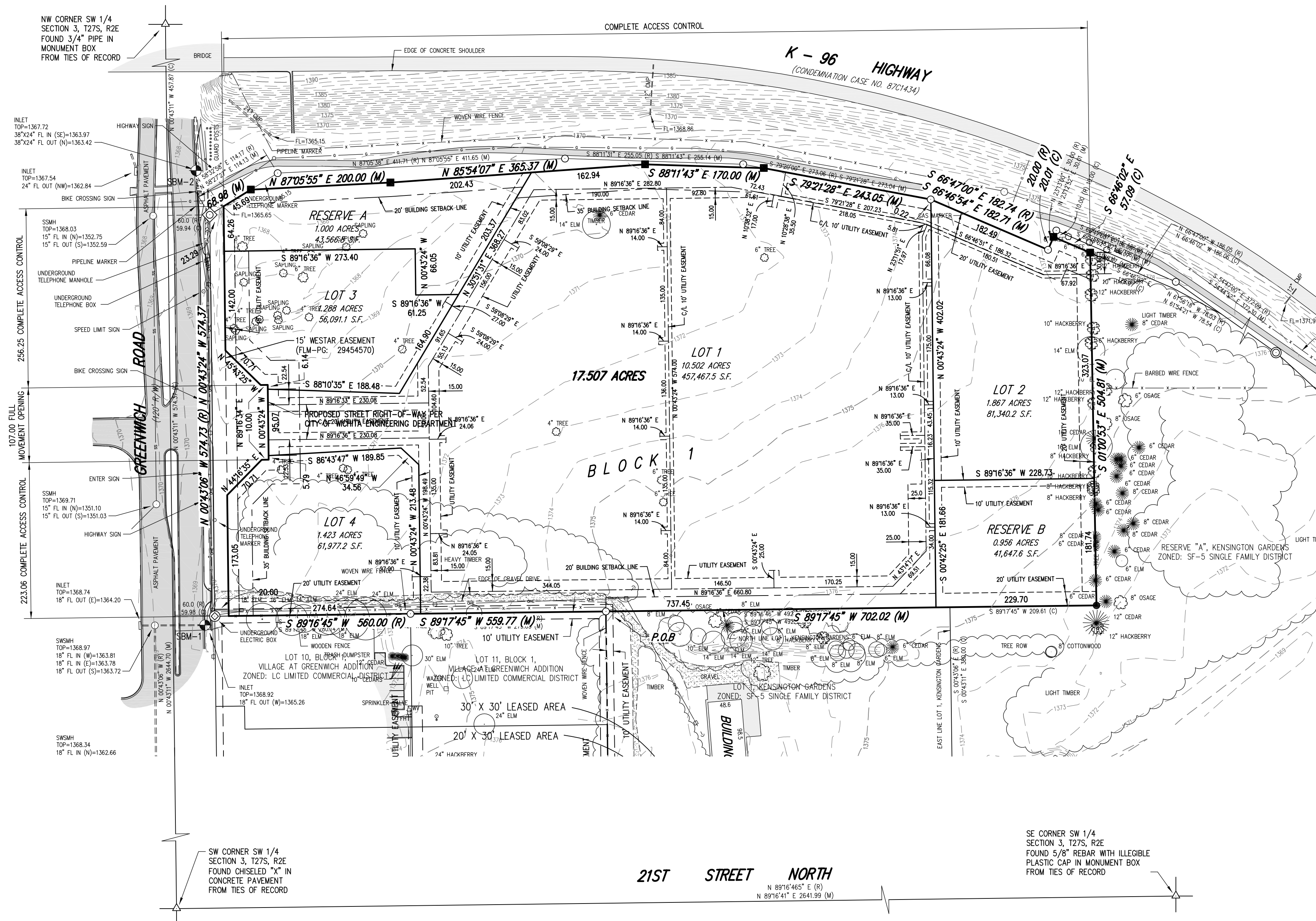
SETBACK REQUIREMENTS:
FRONT YARD SETBACK - 25 FEET PER ZONING CODE.
REAR YARD SETBACK - 35 FEET PER RECORD SUBDIVISION.
SIDE YARD SETBACK - 6 FEET.
REAR YARD SETBACK - 20 FEET.



PRELIMINARY PLAT

WICHITA CROSSING

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.



DESCRIPTIONS

A PORTION OF RESERVE "A", KENSINGTON GARDENS, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID KENSINGTON GARDENS, THENCE SOUTH 89°17'45" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID RESERVE "A" A DISTANCE OF 559.77 FEET (560.00 FEET RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOTS 10 AND 11, BLOCK 1, VILLAGE AT GREENWICH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTH 00°43'24" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD 574.37 FEET (574.73 FEET RECORD) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY; THENCE NORTH 58°27'27" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 68.98 FEET; THENCE NORTH 87°05'55" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 200.00 FEET; THENCE NORTH 85°54'07" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 365.37 FEET; THENCE SOUTH 88°11'43" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 170.00; THENCE SOUTH 79°21'28" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 243.05 FEET; THENCE SOUTH 66°46'54" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 182.71 FEET (182.74 FEET RECORD); THENCE NORTH 23°12'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 20.01 FEET; THENCE SOUTH 66°46'02" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 57.09 FEET; THENCE SOUTH 01°00'53" EAST 504.81 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID RESERVE "A"; THENCE SOUTH 89°17'45" WEST ALONG THE SOUTH LINE OF SAID RESERVE "A" AND THE EXTENSIONS THEREOF 702.02 FEET TO THE POINT OF BEGINNING, CONTAINING 17.507 ACRES.

OWNER

KENSINGTON GARDENS, LLC.
ATTN: WILLIAM L. COZINE AND W. ASHLEY COZINE
11500 EAST 21ST
WICHITA, KS 67206

SUBDIVIDER

SF WICHITA - I, LTD
SEITZ GROUP, INC.
ATTN: R. ERIC SEITZ
5729 LEBANON ROAD, SUITE 144
FRISCO, TEXAS, 75034

SURVEYOR

LLOYD P. DORZWEILER, LS 885
ALPHA LAND SURVEYS, INC.
216 WEST SECOND AVENUE
HUTCHINSON, KS 67501
PHONE: 620-728-0012

PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON AUGUST 19, 2013.
EXISTING ZONING: SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING: COMMUNITY UNIT PLAN DP-328

CLOSURE REPORT

ERROR CLOSURE: 0.0092 COURSE: S 52°01'21" W
ERROR NORTH: -0.0056 ERROR EAST: -0.0072
PERIMETER: 3648.18 PRECISION 1: 397411

BENCH MARKS

SITE DATUM: CHISELED SQUARE IN TOP OF CURB ON WEST END OF ISLAND 42.2 FEET NORTH AND 4.8 FEET EAST OF THE NORTHWEST CORNER OF LOT 7 AS RECORDED ON THE PLAT OF VILLAGE AT GREENWICH ADDITION AT THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS.
ELEVATION=1366.975(NVD29)
ELEVATION=1367.46(NVD88)

SBM-1: CHISELED SQUARE IN CENTER OF INLET ON THE EAST SIDE OF NORTH GREENWICH ROAD 12.8 FEET SOUTH AND 14.1 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION=1368.92(NVD88)

SBM-2: CHISELED SQUARE IN CENTER OF INLET ON THE EAST SIDE OF NORTH GREENWICH ROAD 63.5 FEET NORTH AND 19.6 FEET WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION=1367.72(NVD88)

UTILITY NOTES

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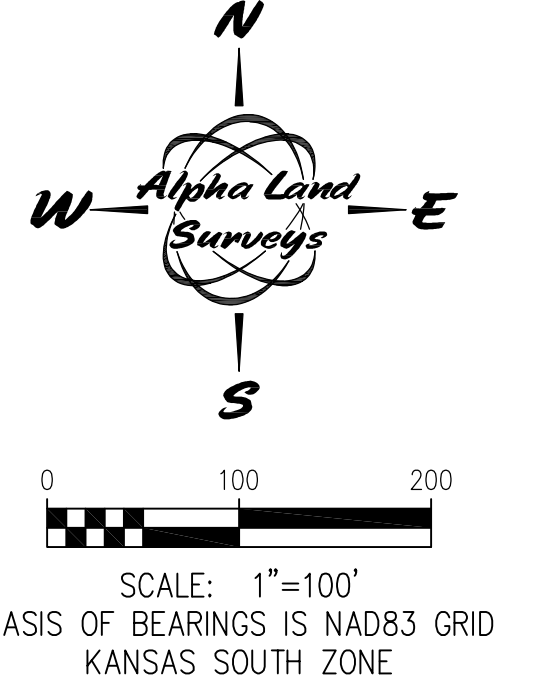
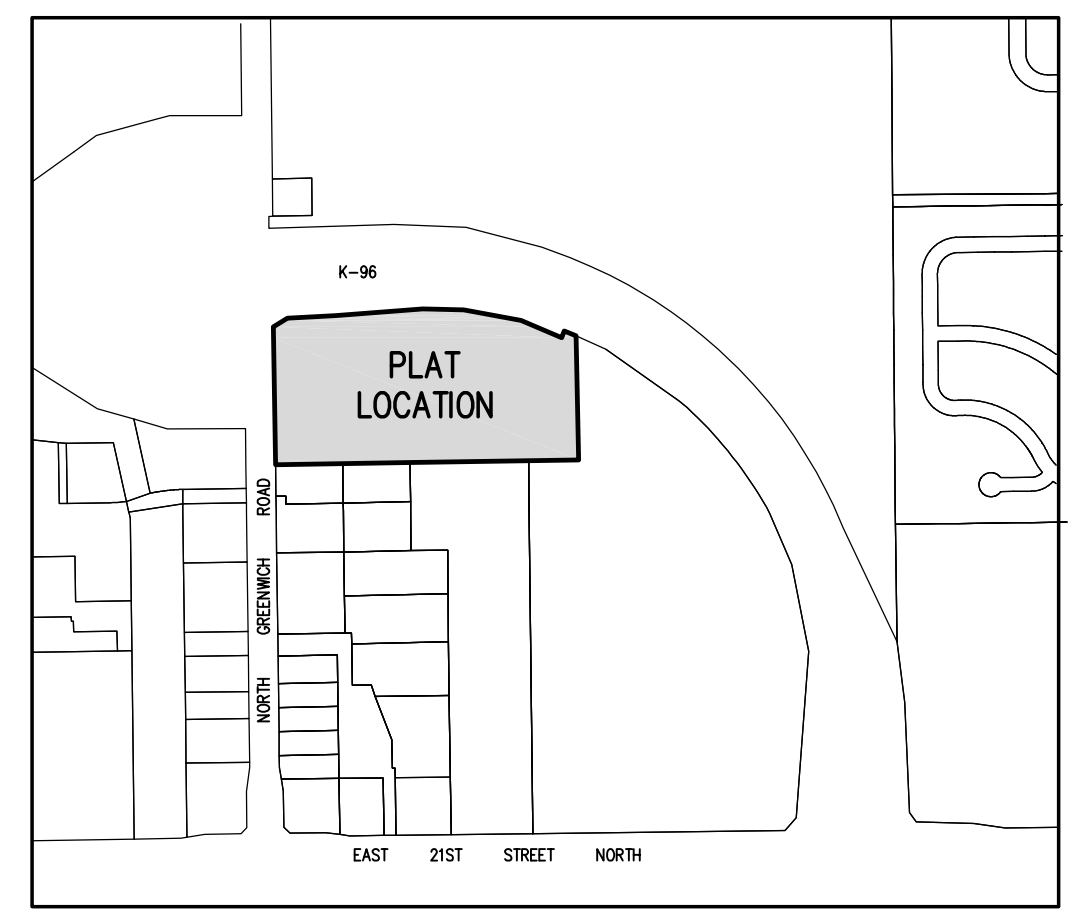
FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 201730377E. EFFECTIVE DATE FEBRUARY 2, 2007.

LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- FOUND WITH PLASTIC CAP
- ◇ STAMPED "BAUGHMAN"
- ◇ FOUND WITH PLASTIC CAP
- ◇ STAMPED "R&B"
- ◇ FOUND WITH PLASTIC CAP
- ◇ STAMPED "M&C"
- FOUND 3/4" PIPE UNKNOWN ORIGIN
- FOUND 1/2" PIPE UNKNOWN ORIGIN
- SET 1/2" REBAR WITH CAP
- STAMPED "ALPHA CLS-184"
- SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184" IN CONCRETE
- POWER POLE
- TELEGRAPH POLE
- LIGHT POLE
- GUY ANCHOR
- UNDERGROUND ELECTRIC BOX
- UNDERGROUND TELEPHONE PEDESTAL
- UNDERGROUND CABLE TELEVISION PEDESTAL
- TREE / SHRUB
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- ° DEGREES
- ' FEET OR MINUTES
- " INCHES OR SECONDS
- SQ. SQUARE
- FT. FEET
- VOL. VOLUME
- PG. PAGE
- O.R. OFFICIAL RECORD
- C. CALCULATED
- R. RECORD
- GM ○ GAS METER
- MH ○ MANHOLE
- SSMH ○ SANITARY SEWER MANHOLE
- CO ○ CLEANOUT
- SSWMH ○ STORMWATER SEWER MANHOLE
- WM ○ WATER METER
- WV ○ WATER VALVE
- FH ○ FIRE HYDRANT
- MW ○ MONITOR WELL
- SH ○ SPRINKLER HEAD
- GP ○ GUARD POST
- OEH --- OVERHEAD ELECTRIC
- UE --- UNDERGROUND ELECTRIC
- UT --- UNDERGROUND TELEPHONE
- G --- GAS LINE
- TV --- UNDERGROUND TELEVISION CABLE
- SS --- SANITARY SEWER LINE
- W --- WATER LINE
- X --- FENCE
- M. MEASURED
- R/W RIGHT OF WAY
- C/L CENTERLINE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CMPHC CORRUGATED METAL PIPE HORIZONTAL
- TC TOP OF CURB
- FL FLOWLINE
- TOP TOP OF PAVEMENT
- EL ELEVATION
- TOW TOP OF WALL
- HC HANDICAP
- POB POINT OF BEGINNING

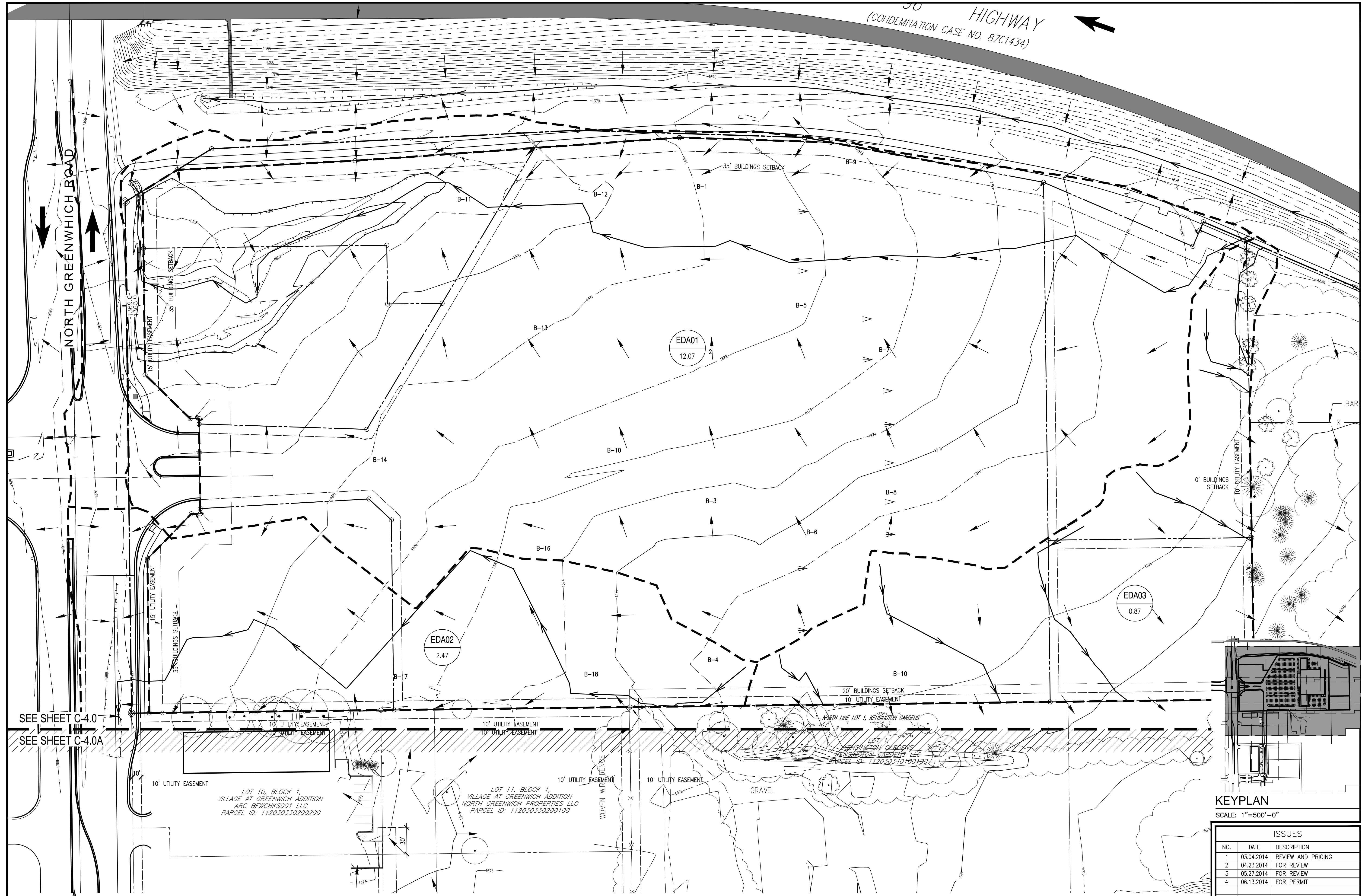
VICINITY MAP



REVISION NO.	DATE	DESCRIPTION
3	07/24/2014	ADDED COMMENTS FROM PRELIMINARY PLAT REVIEW
2	05/23/2014	LOTS AND RESERVE AREA REVISIONS
1	04/16/2014	LOTS 1 AND 3 AND RESERVE AREA "X" REVISIONS

Alpha Land Surveys, Inc.
216 WEST SECOND AVENUE
HUTCHINSON, KANSAS 67501
PH. (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 08/19/2013 PLOT DATE: 06/02/2014
DRAWN BY: RDB PROJ. NO.: 130200P
CHECKED BY: LPD SHEET 1 OF 1

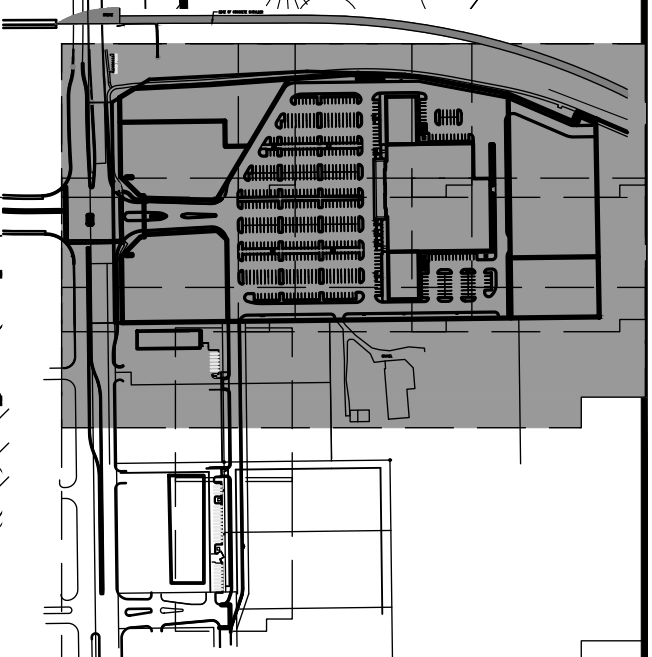


SEE SHEET C-4.0
SEE SHEET C-4.0A

LOT 10, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
ARC BFWCHKS001 LLC
PARCEL ID: 112030330200200

LOT 11, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
NORTH GREENWICH PROPERTIES LLC
PARCEL ID: 112030330200100

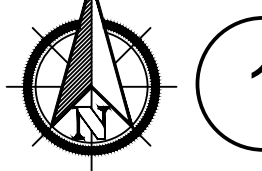
NORTH LINE LOT 1, KENSINGTON GARDENS
LOT 11, KENSINGTON GARDENS
KENSINGTON GARDENS LLC
PARCEL ID: 112030340100100



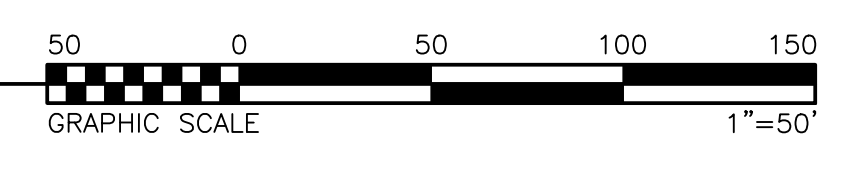
KEYPLAN
SCALE: 1"=500'-0"

ISSUES		
NO.	DATE	DESCRIPTION
1	03.04.2014	REVIEW AND PRICING
2	04.23.2014	FOR REVIEW
3	05.27.2014	FOR REVIEW
4	06.13.2014	FOR PERMIT

DATE: JUNE 13, 2014
SCALE: 1"=50'
JOB NUMBER: 12-09
DRAWING NUMBER:

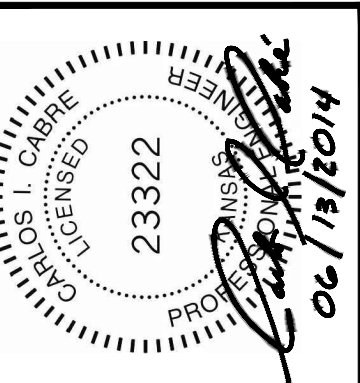


1 STORM WATER EXISTING DRAINAGE AREA MAP
SCALE: 1"=50'-0"



THE SUTZ GROUP
Development & Sale of Retail Properties
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T: 214-705-1078 F: 214-407-8912

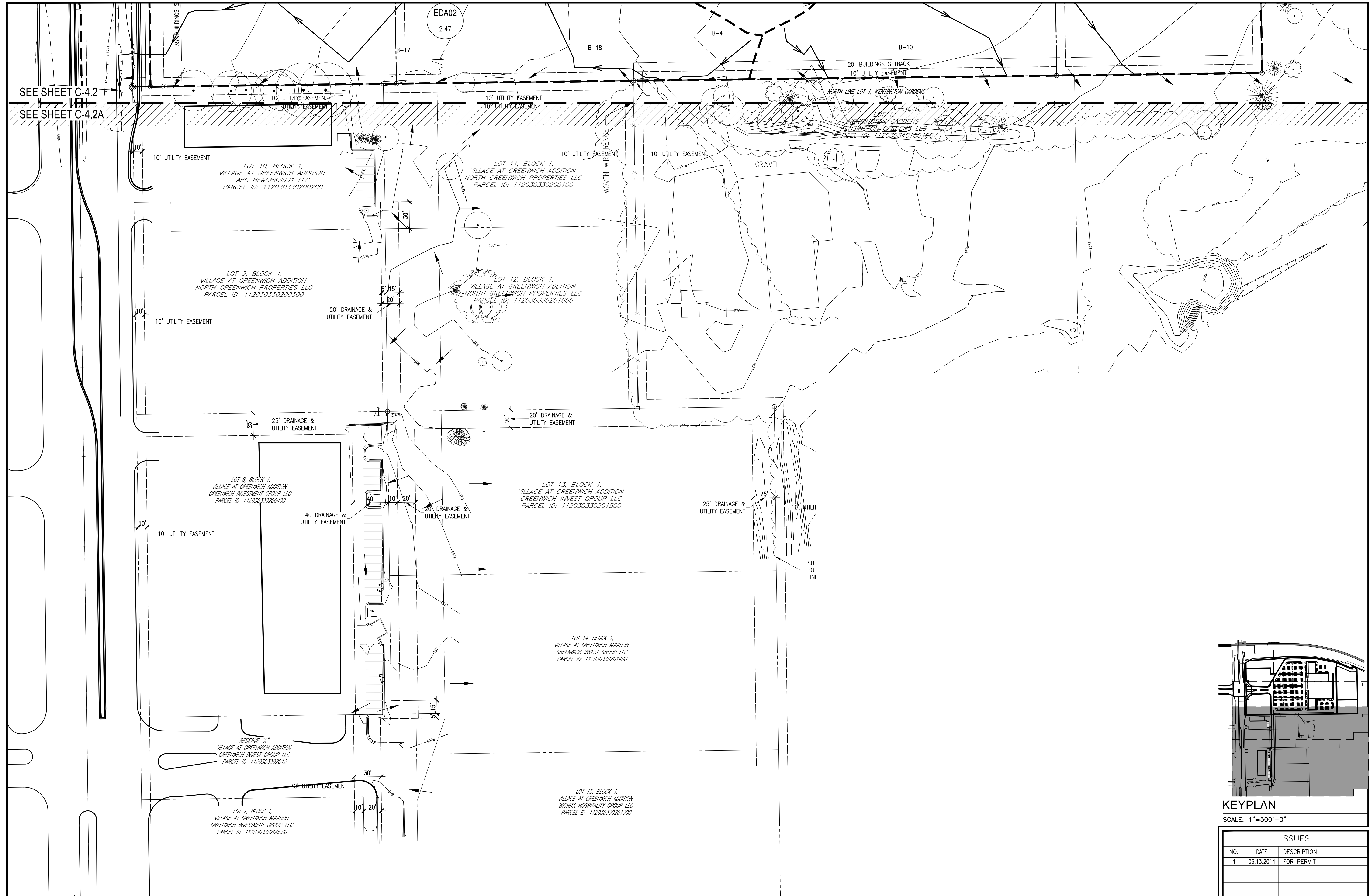
WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



Carlos I. Cabré, P.E.
Civil, Mechanical & Electrical Consultant
2201 Long Prairie, Suite 100-202
Frisco, Texas 75034

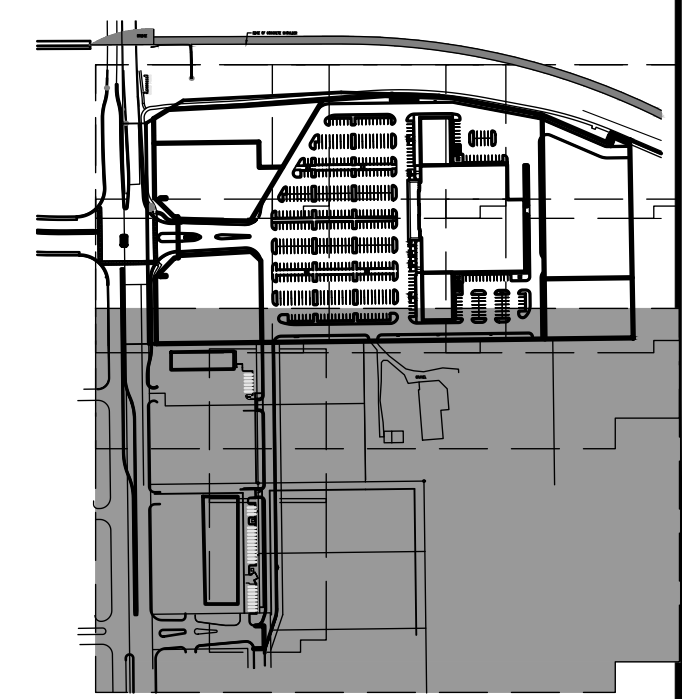
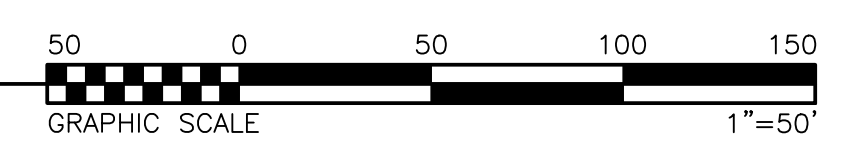
STORM WATER EXISTING DRAINAGE AREA MAP
THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CARLOS I. CABRÉ, P.E. AND HIS FIRM. IT IS THE PROPERTY OF CARLOS I. CABRÉ, P.E. AND HIS FIRM. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARLOS I. CABRÉ, P.E. OR HIS FIRM.

C-4.0



SEE SHEET C-4.2
SEE SHEET C-4.2A

1 STORM WATER EXISTING DRAINAGE AREA MAP
SCALE: 1"=50'-0"



KEYPLAN
SCALE: 1"=500'-0"

ISSUES		
NO.	DATE	DESCRIPTION
4	06.13.2014	FOR PERMIT

THE SUTZ GROUP
Development & Sale of Retail Properties
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T: 214-705-1078 F: 214-407-8912

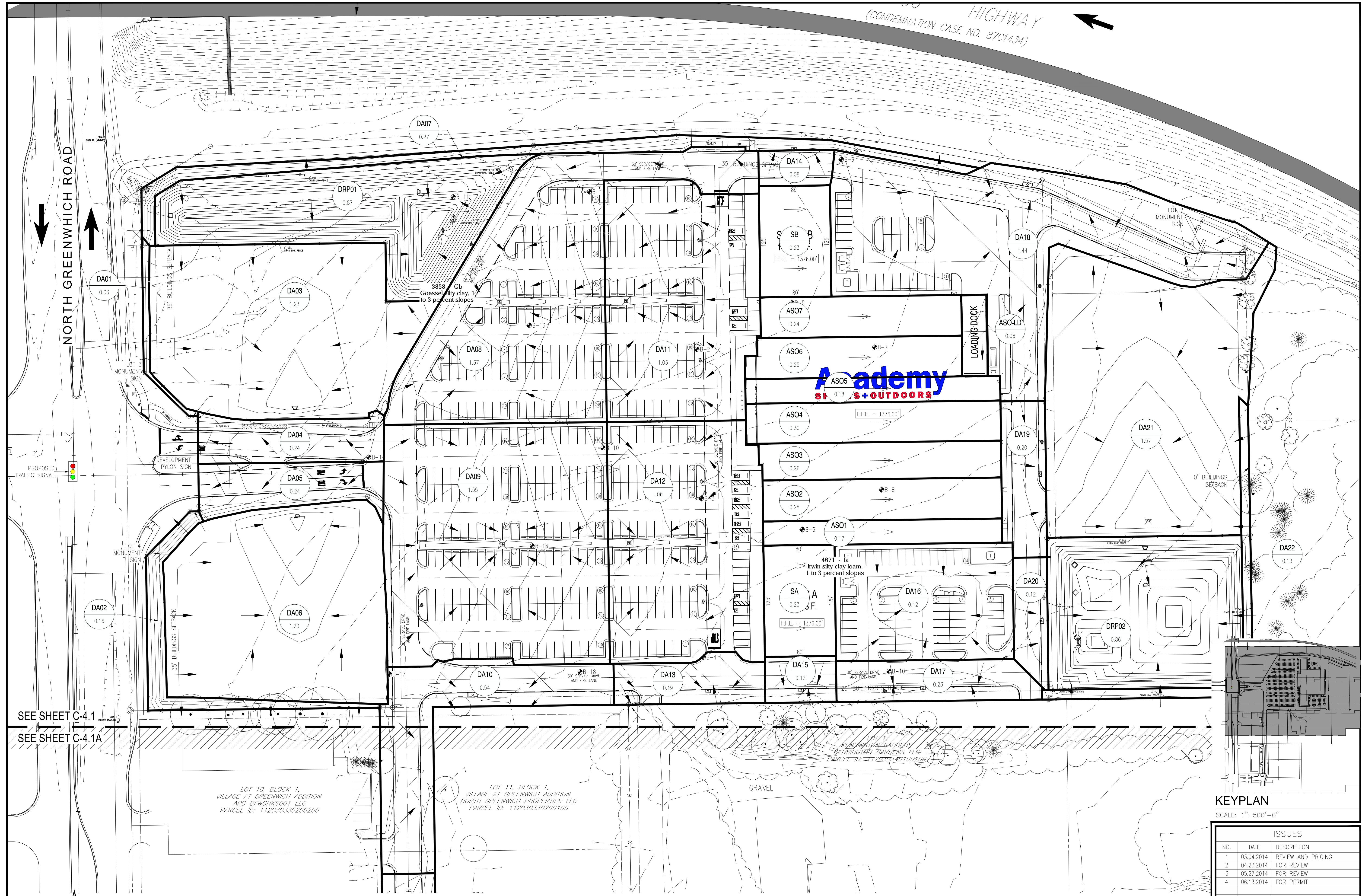
WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

Professional Engineer
23322
06/13/2014

Carlos I. Cabré P.E.
Civil, Mechanical & Electrical Consultant
2201 Long Prairie, Suite 102-202
Ft. Worth, Texas 76222
cc@carloscabre.com

STORM WATER EXISTING DRAINAGE AREA MAP
THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CARLOS I. CABRE, P.E. IN HIS CAPACITY AS A PROFESSIONAL ENGINEER. THE DESIGN IS THE PROPERTY OF CARLOS I. CABRE, P.E. AND WILL REMAIN HIS PROPERTY. NO PART OF THIS DESIGN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARLOS I. CABRE, P.E.

DATE: JUNE 13, 2014
SCALE: 1"=50'
JOB NUMBER: 12-09
DRAWING NUMBER: **C-4.0A**



HIGHWAY
(CONDEMNATION CASE NO. 87C1434)

NORTH GREENWICH ROAD

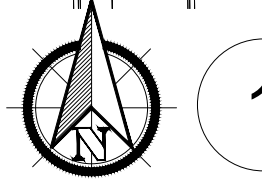
SEE SHEET C-4.1
SEE SHEET C-4.1A

LOT 10, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
ARC BFWCHKS001 LLC,
PARCEL ID: 112030330200200

LOT 11, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
NORTH GREENWICH PROPERTIES LLC
PARCEL ID: 112030330200100

LOT 12, BLOCK 1,
KENSINGTON GARDENS
KENSINGTON GARDENS LLC
PARCEL ID: 112030340100100

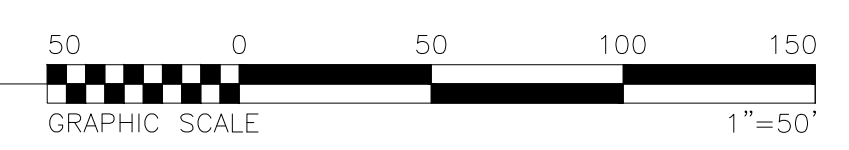
KEYPLAN
SCALE: 1"=500'-0"



1

STORM WATER PROPOSED DRAINAGE AREA MAP

SCALE: 1"=50'-0"



THE SUTZ GROUP
Development & Sale of Retail Properties
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T: 214-705-1078 F: 214-407-8912

WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



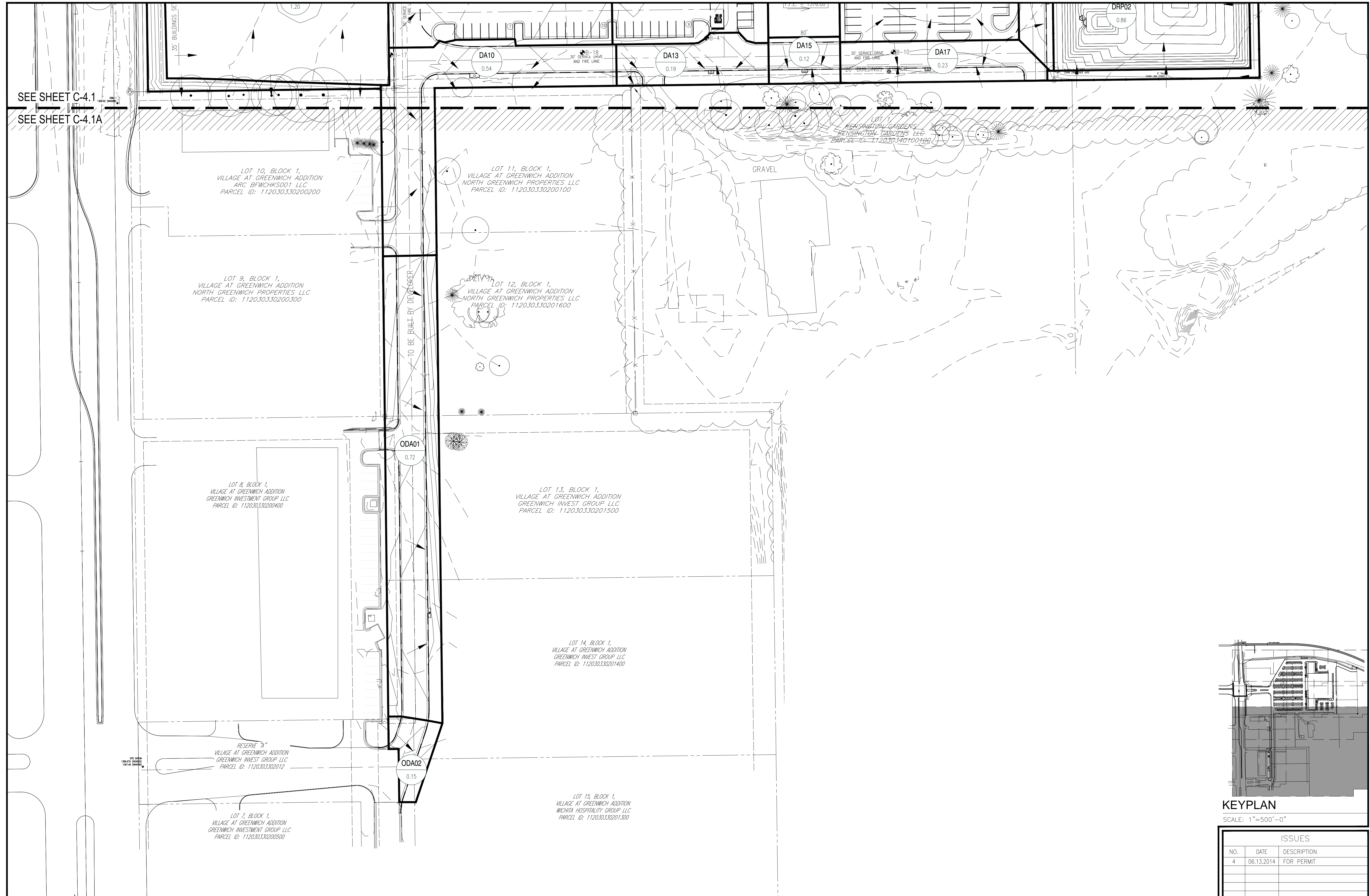
Carlos I. Cabré, P.E.
Development & Engineering Consultant
2201 Long Prairie, Suite 109-202
Frisco, Texas 75034

STORM WATER PROPOSED DRAINAGE AREA MAP
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ISSUES		
NO.	DATE	DESCRIPTION
1	03.04.2014	REVIEW AND PRICING
2	04.23.2014	FOR REVIEW
3	05.27.2014	FOR REVIEW
4	06.13.2014	FOR PERMIT

DATE: JUNE 13, 2014
SCALE: 1"=50'
JOB NUMBER: 12-09
DRAWING NUMBER:

C-4.1



SEE SHEET C-4.1

SEE SHEET C-4.1A

LOT 10, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
ARC BFWCHKSD01 LLC
PARCEL ID: 112030330200200

LOT 9, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
NORTH GREENWICH PROPERTIES LLC
PARCEL ID: 112030330200300

LOT 8, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
GREENWICH INVESTMENT GROUP LLC
PARCEL ID: 112030330200400

RESERVE "A"
VILLAGE AT GREENWICH ADDITION
GREENWICH INVEST GROUP LLC
PARCEL ID: 1120303302012

LOT 7, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
GREENWICH INVESTMENT GROUP LLC
PARCEL ID: 112030330200500

LOT 11, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
NORTH GREENWICH PROPERTIES LLC
PARCEL ID: 112030330200100

LOT 12, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
NORTH GREENWICH PROPERTIES LLC
PARCEL ID: 112030330201600

LOT 13, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
GREENWICH INVEST GROUP LLC
PARCEL ID: 112030330201500

LOT 14, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
GREENWICH INVEST GROUP LLC
PARCEL ID: 112030330201400

LOT 15, BLOCK 1,
VILLAGE AT GREENWICH ADDITION
WICHITA HOSPITALITY GROUP LLC
PARCEL ID: 112030330201300

GRAVEL

LOT 17, BLOCK 1,
KENSINGTON GARDENS
KENSINGTON GARDENS LLC
PARCEL ID: 112030340100100

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DA10
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DA13
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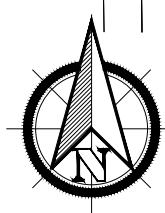
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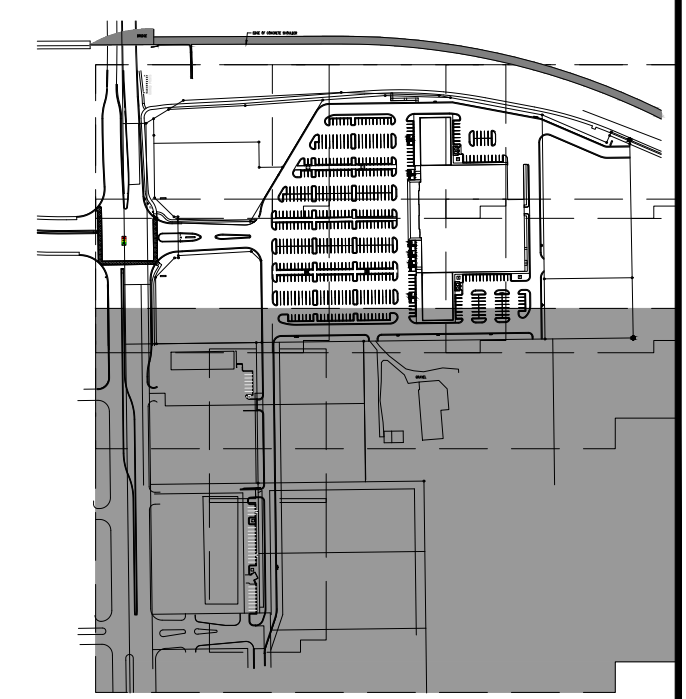
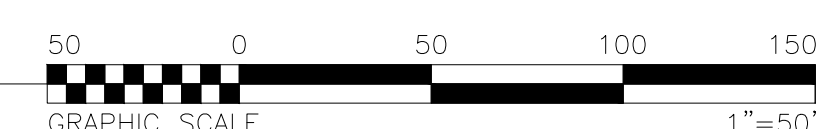
TO BE BUILT BY DEVELOPER



1

STORM WATER PROPOSED DRAINAGE AREA MAP

SCALE: 1"=50'-0"



KEYPLAN

SCALE: 1"=500'-0"

ISSUES		
NO.	DATE	DESCRIPTION
4	06.13.2014	FOR PERMIT

THE SUTZ GROUP
 DEVELOPMENT & SALE OF RETAIL PROPERTIES
 5729 LEBANON ROAD, SUITE 144
 FRISCO, TX 75034
 T. 214-705-1078 F. 214-407-8912

WICHITA CROSSING
 A PORTION OF LOT 1 AND RESERVE "A",
 KENSINGTON GARDENS
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

PROFESSIONAL SEAL
 CARLOS I. CABRÉ
 23322
 06/13/2014

Carlos I. Cabré P.E.
 Development & Engineering Consultant
 2201 Long Prairie, Suite 100-202
 Flower Mound, Texas 75022
 cc@carloscabre.com

STORM WATER PROPOSED DRAINAGE AREA MAP
 THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CARLOS I. CABRÉ, P.E. IN HIS CAPACITY AS CONSULTANT TO THE CLIENT. IT IS THE PROPERTY OF CARLOS I. CABRÉ, P.E. AND WILL REMAIN HIS PROPERTY. NO PART OF THIS PROJECT, WHETHER COMPLETE OR IN PART, IS TO BE REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY OTHER PURPOSE, OR USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, UNLESS AUTHORIZED IN WRITING BY CARLOS I. CABRÉ, P.E.

DRAWING TITLE:
STORM WATER PROPOSED DRAINAGE AREA MAP

DATE:
 JUNE 13, 2014

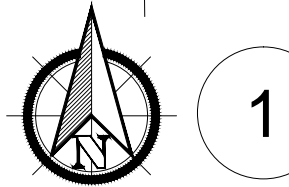
SCALE:
 1"=50'

JOB NUMBER:
 12-09

DRAWING NUMBER:
C-4.1A



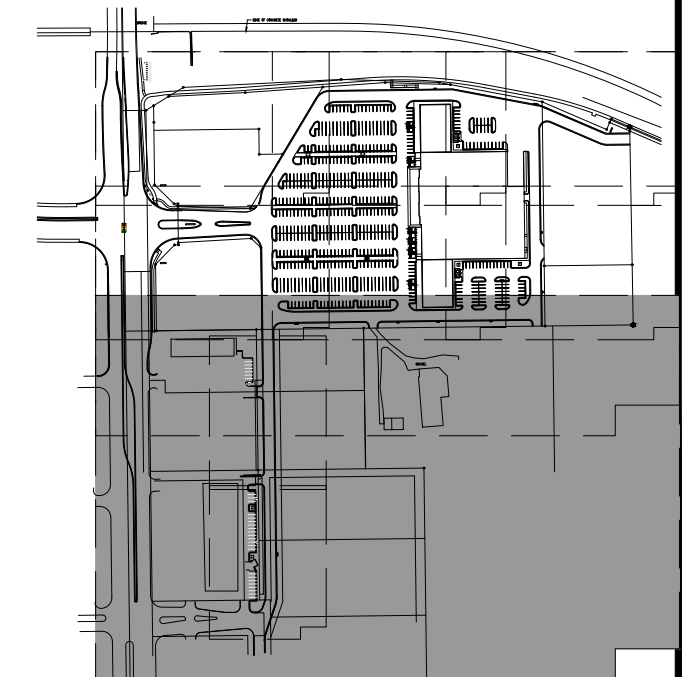
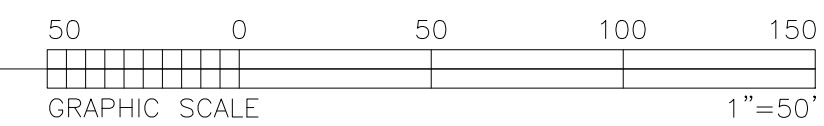
SEE SHEET C-4.2
SEE SHEET C-4.2A



1

STORM WATER DRAINAGE PLAN

SCALE: 1"=50'-0"



KEYPLAN

SCALE: 1"=500'-0"

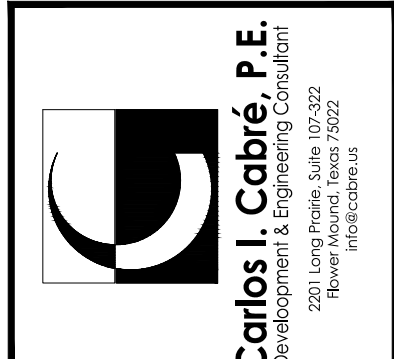
ISSUES		
NO.	DATE	DESCRIPTION
4	06.13.2014	FOR PERMIT

DRAWING TITLE:

STORM WATER DRAINAGE PLAN

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CARLOS L. CABRE, P.E. IN HIS CAPACITY AS CONSULTANT TO THE CITY OF WICHITA. CARLOS L. CABRE, P.E. RETAINS TITLE AND OWNERSHIP OF THIS PROJECT. CARLOS L. CABRE, P.E. IS EXCLUDED OR NOT TO BE RESPONSIBLE FOR ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECTS, UNLESS AUTHORIZED IN WRITING BY CARLOS L. CABRE, P.E.

DATE: JUNE 13, 2014
SCALE: 1"=50'
JOB NUMBER: 12-09
DRAWING NUMBER: **C-4.2A**



WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

THE SUTZ GROUP
DEVELOPMENT & SALE OF RETAIL PROPERTIES
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-705-1078 F. 214-407-8912

AS-BUILT DRAWINGS
 Contractor: Mccullough Excavation
 Inspector: Dakota Zimmerman
 Ruggles & Bohm
 PDF By: DGZ 04/06/2015

THE SEITZ GROUP
 DEVELOPMENT & SALE OF REAL PROPERTIES
 5729 LEBANON ROAD, SUITE 144
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 T. 214-705-1078 F. 214-407-8912

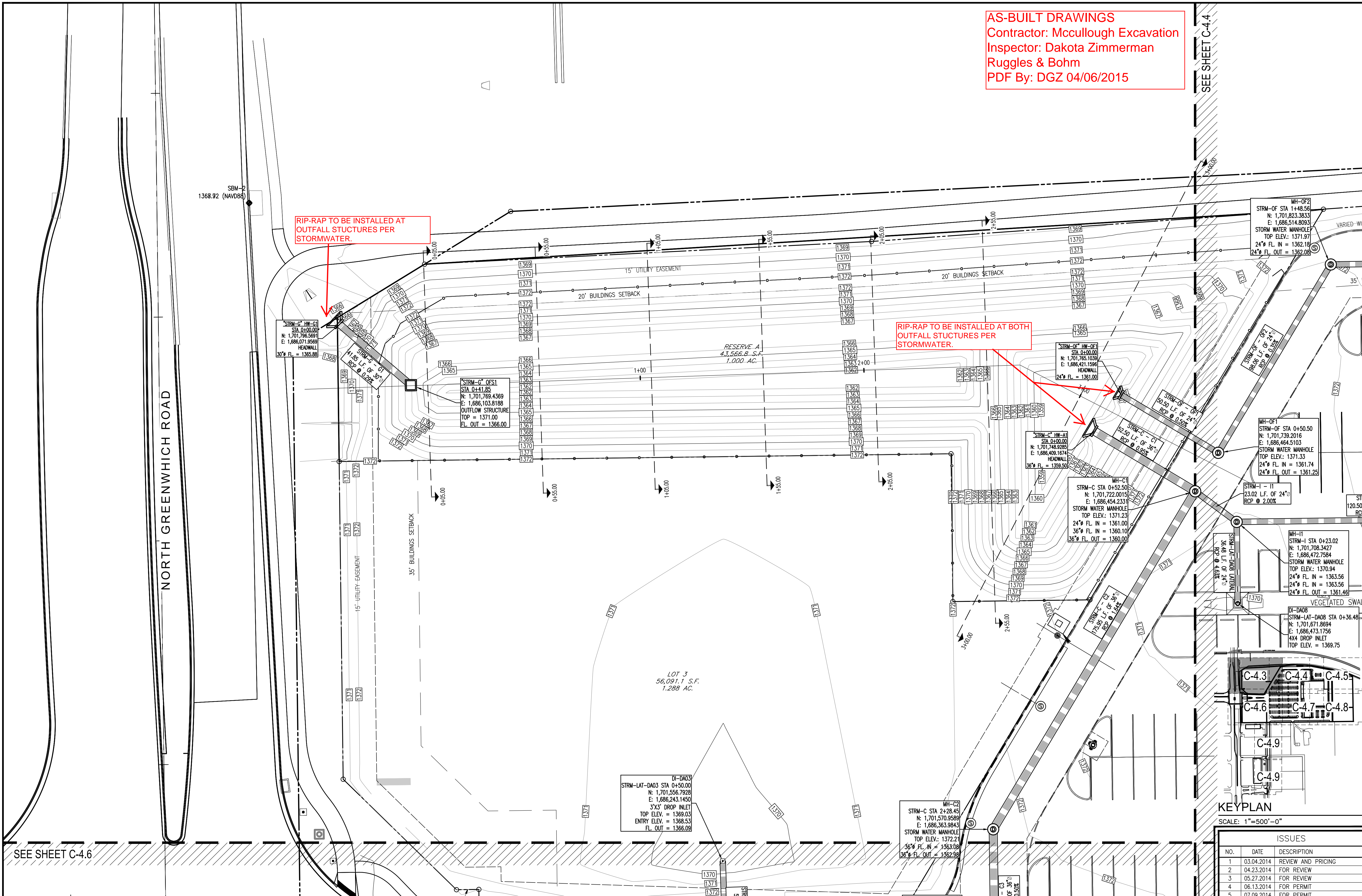
WICHITA CROSSING
 A PORTION OF LOT 1 AND RESERVE "A",
 KENSINGTON GARDENS
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

CARLOS I. CABRE
 LICENSED PROFESSIONAL ENGINEER
 23322
 08/11/2014

Carlos I. Cabre, P.E.
 Development & Engineering Consultant
 220 Loop West, Suite 1902
 Frisco, TX 75034
 Phone: 972-222-1100
 info@carlospe.com

PARTIAL STORM WATER DRAINAGE PLAN
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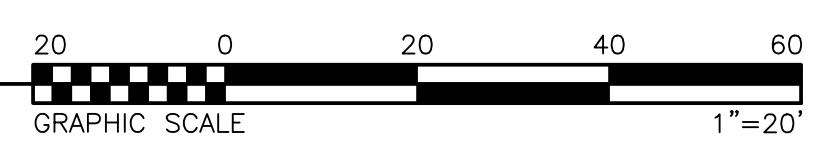
DATE: AUGUST 11, 2014
SCALE: 1"=20'
JOB NUMBER: 12-09
DRAWING NUMBER: C-4.3



SEE SHEET C-4.6

SEE SHEET C-4.4

1 PARTIAL STORM WATER DRAINAGE PLAN
 SCALE: 1"=20'-0"



KEYPLAN
 SCALE: 1"=500'-0"

ISSUES		
NO.	DATE	DESCRIPTION
1	03.04.2014	REVIEW AND PRICING
2	04.23.2014	FOR REVIEW
3	05.27.2014	FOR REVIEW
4	06.13.2014	FOR PERMIT
5	07.09.2014	FOR PERMIT
6	08.11.2014	FOR PERMIT

AS-BUILT DRAWINGS
 Contractor: Mccullough Excavation
 Inspector: Dakota Zimmerman
 Ruggles & Bohm
 PDF By: DGZ 04/06/2015

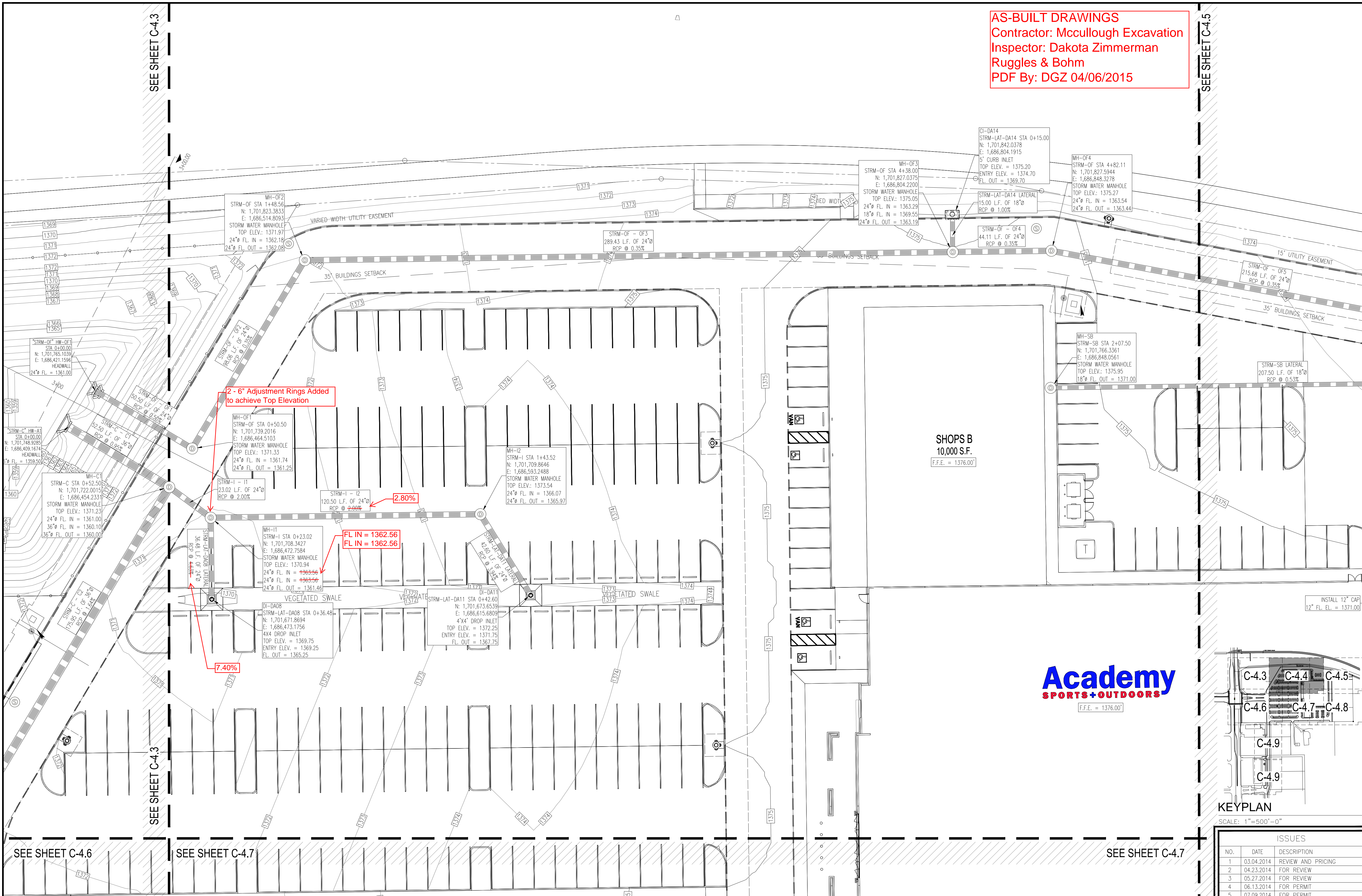
THE SEITZ GROUP
 DEVELOPMENT & SALE OF RETAIL PROPERTIES
 5729 LEBANON ROAD, SUITE 144
 FRISCO, TX 75034
 T. 214-705-1078 F. 214-407-8912

WICHITA CROSSING
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 KENSINGTON GARDENS
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

CARLOS I. CABRE
 LICENSED PROFESSIONAL ENGINEER
 23322
 08/11/2014

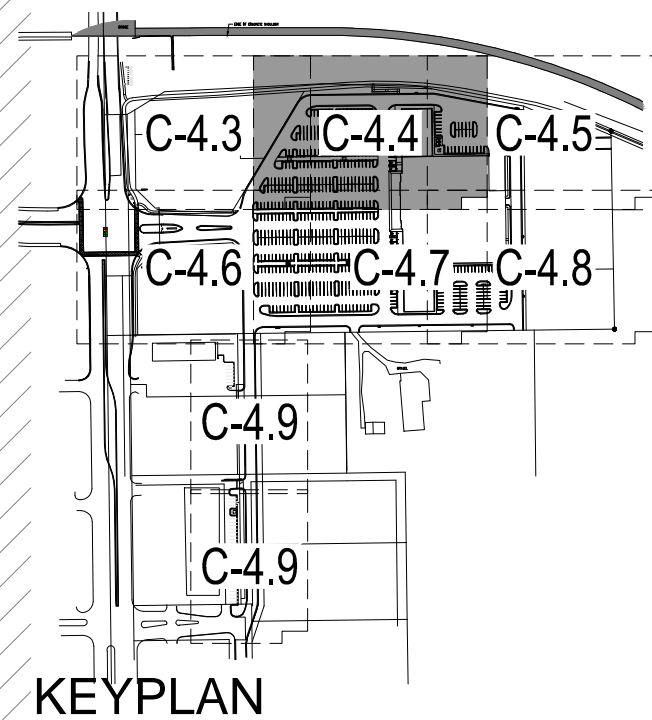
Carlos I. Cabre, P.E.
 Development & Engineering Consultant
 230 Loop West, Suite 1900
 Frisco, TX 75034
 Phone: 972-241-1100
 Fax: 972-241-1101
 Email: ccabre@carloscabre.com

PARTIAL STORM WATER DRAINAGE PLAN
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SHOPS B
 10,000 S.F.
 F.F.E. = 1376.00'

Academy
 SPORTS+OUTDOORS
 F.F.E. = 1376.00'



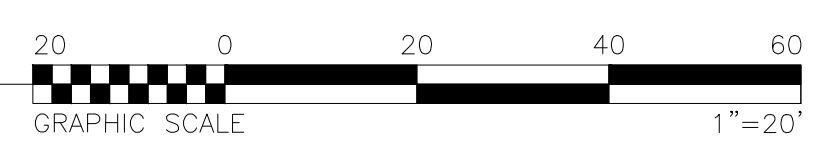
SCALE: 1"=500'-0"

ISSUES		
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6	08.11.2014	FOR PERMIT

DATE: AUGUST 11, 2014
 SCALE: 1"=20'
 JOB NUMBER: 12-09
 DRAWING NUMBER:

C-4.4

1 PARTIAL STORM WATER DRAINAGE PLAN
 SCALE: 1"=20'-0"



SEE SHEET C-4.3

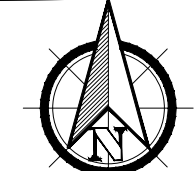
SEE SHEET C-4.5

SEE SHEET C-4.3

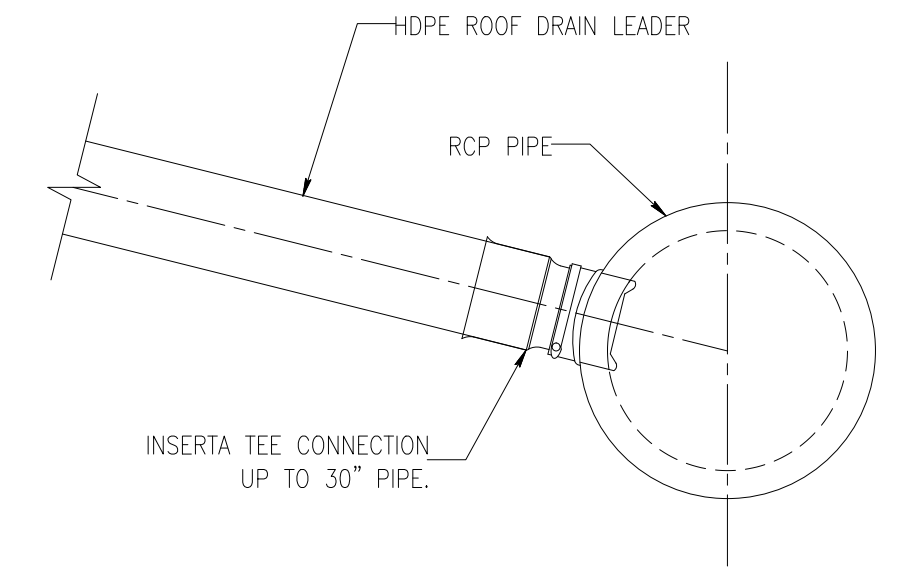
SEE SHEET C-4.7

SEE SHEET C-4.6

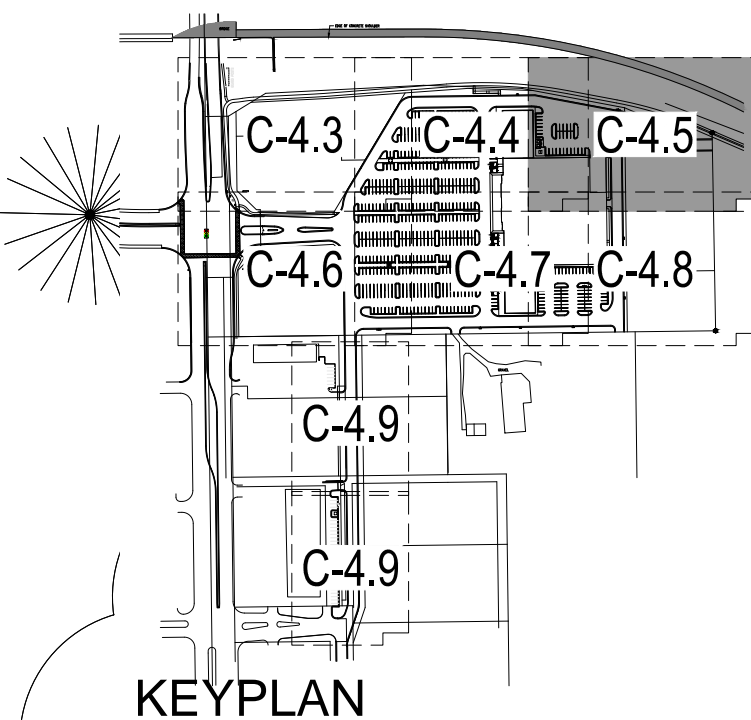
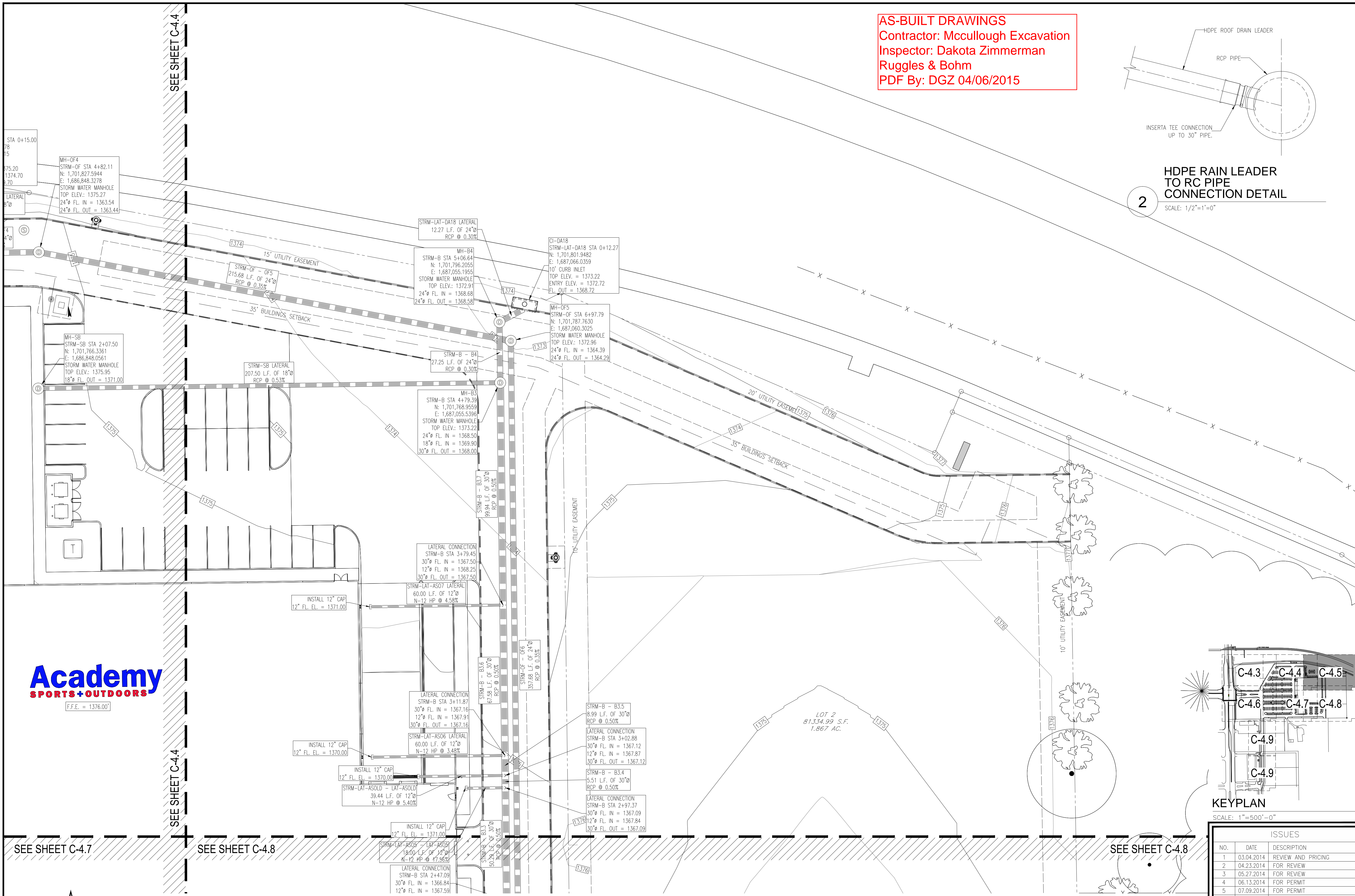
SEE SHEET C-4.7



AS-BUILT DRAWINGS
 Contractor: Mccullough Excavation
 Inspector: Dakota Zimmerman
 Ruggles & Bohm
 PDF By: DGZ 04/06/2015



2 HDPE RAIN LEADER TO RC PIPE CONNECTION DETAIL
 SCALE: 1/2"=1'-0"



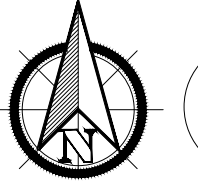
ISSUES

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5	07.09.2014	FOR PERMIT
6	08.11.2014	FOR PERMIT

DATE: AUGUST 11, 2014
 SCALE: 1"=20'
 JOB NUMBER: 12-09
 DRAWING NUMBER:

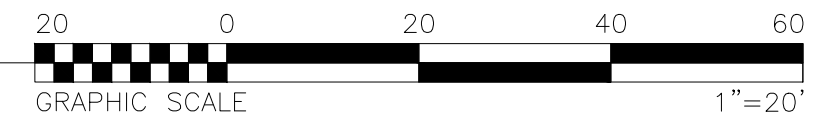
C-4.5

Academy
 SPORTS+OUTDOORS
 F.F.E. = 1376.00'



1

PARTIAL STORM WATER DRAINAGE PLAN
 SCALE: 1"=20'-0"



SEE SHEET C-4.7

SEE SHEET C-4.8

SEE SHEET C-4.8

SEE SHEET C-4.4

SEE SHEET C-4.4

THE SEITZ GROUP
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 5729 LEBANON ROAD, SUITE 144
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 T. 214-705-1078 F. 214-407-8912

WICHITA CROSSING
 A PORTION OF LOT 1 AND RESERVE "A",
 KENSINGTON GARDENS
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

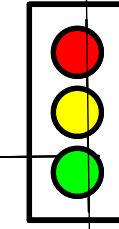
PROFESSIONAL SEAL
 CARLOS I. CABRE
 23322
 08/11/2014

Carlos I. Cabré, P.E.
 Development & Engineering Consultant
 200 Loop Plaza, Suite 1900
 Frisco, Texas 75034
 info@carlospe.com

PARTIAL STORM WATER DRAINAGE PLAN
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SEE SHEET C-4.3

AS-BUILT DRAWINGS
Contractor: Mccullough Excavation
Inspector: Dakota Zimmerman
Ruggles & Bohm
PDF By: DGZ 04/06/2015



NORTH GREENWHICH ROAD

SBM-1
1368.92 (NAVD83)

MH-C2
STRM-C STA 2+28.45
N: 1,701,570.9589
E: 1,686,243.1450
3'X3' DROP INLET
TOP ELEV. = 1369.03
ENTRY ELEV. = 1368.53
FL. OUT = 1368.09

MH-C3
STRM-C STA 2+91.08
N: 1,701,508.3348
E: 1,686,364.7750
STORM WATER MANHOLE
TOP ELEV.: 1372.77
30" FL. IN = 1363.89
30" FL. IN = 1363.89
36" FL. OUT = 1363.39

MH-D1
STRM-C STA 2+91.08
N: 1,701,506.8197
E: 1,686,244.7846
STORM WATER MANHOLE
TOP ELEV.: 1371.84
24" FL. IN = 1365.59
24" FL. IN = 1365.59
30" FL. OUT = 1365.09

STRM-D - D1
120.00 L.F. OF 30"
RCP @ 1.00%

MH-C4
STRM-C STA 3+64.45
N: 1,701,434.9698
E: 1,686,365.7013
STORM WATER MANHOLE
TOP ELEV.: 1372.56
18" FL. IN = 1366.26
24" FL. IN = 1365.76
30" FL. OUT = 1364.26

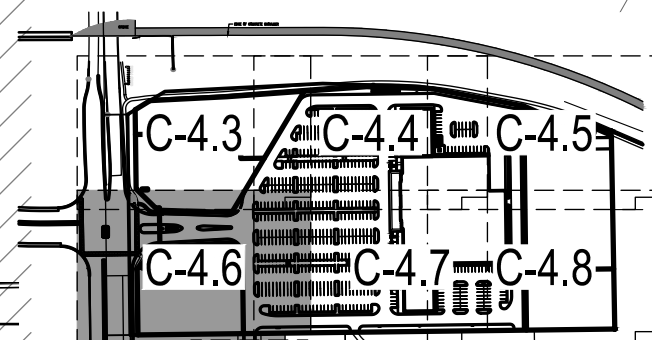
DI-DA06
STRM-LAT-DA06 STA 0+75.00
N: 1,701,431.8291
E: 1,686,245.9715
3'X3' DROP INLET
TOP ELEV. = 1371.13
ENTRY ELEV. = 1370.63
FL. OUT = 1366.34

LOT 4
61,976.9 S.F.
1.423 AC.

MH-C5
STRM-C STA 5+51.95
N: 1,701,247.4847
E: 1,686,368.0686
STORM WATER MANHOLE
TOP ELEV.: 1373.56
18" FL. IN = 1368.13
18" FL. OUT = 1368.03

MH-H1
STRM-H STA 1+10.50
N: 1,701,436.3644
E: 1,686,476.1925
STORM WATER MANHOLE
TOP ELEV.: 1371.41
24" FL. IN = 1366.96
24" FL. IN = 1366.96
24" FL. OUT = 1366.86

DI-DA09
STRM-LAT-DA09 STA 0+36.50
N: 1,701,399.8673
E: 1,686,476.6534
4X4 DROP INLET
TOP ELEV. = 1370.50
ENTRY ELEV. = 1370.00
FL. OUT = 1367.32



KEYPLAN

SCALE: 1"=500'-0"

ISSUES		
NO.	DATE	DESCRIPTION
1	03.04.2014	REVIEW AND PRICING
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3	05.27.2014	FOR REVIEW
4	06.13.2014	FOR PERMIT
5	07.09.2014	FOR PERMIT
6	08.11.2014	FOR PERMIT

DATE: AUGUST 11, 2014

SCALE: 1"=20'

JOB NUMBER: 12-09

DRAWING NUMBER:

C-4.6

THE SEITZ GROUP
DEVELOPMENT & SALE OF REAL PROPERTIES
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FRISCO, TX 75034
T. 214-705-1078 F. 214-407-8912

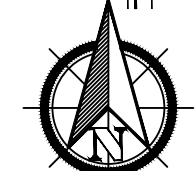
WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

PROFESSIONAL ENGINEER
CARLOS I. CABRE
LICENSED
23322
08/11/2014

Carlos I. Cabre, P.E.
Development & Engineering Consultant
220 Loop West, Suite 100-202
Wichita, Kansas 67202
info@carlospe.com

DRAWING TITLE: PARTIAL STORM WATER DRAINAGE PLAN

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CARLOS I. CABRE, P.E., AND IS ISSUED AS AN INSTRUMENT OF SERVICE FOR THE SUBJECT PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF CARLOS I. CABRE, P.E. THIS DOCUMENT, IN WHOLE OR IN PART, SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARLOS I. CABRE, P.E.

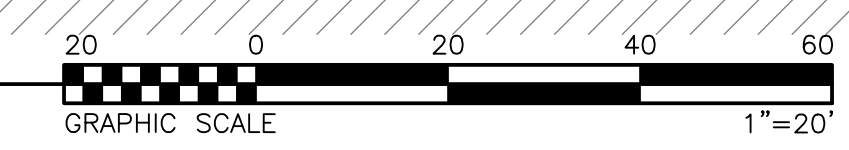


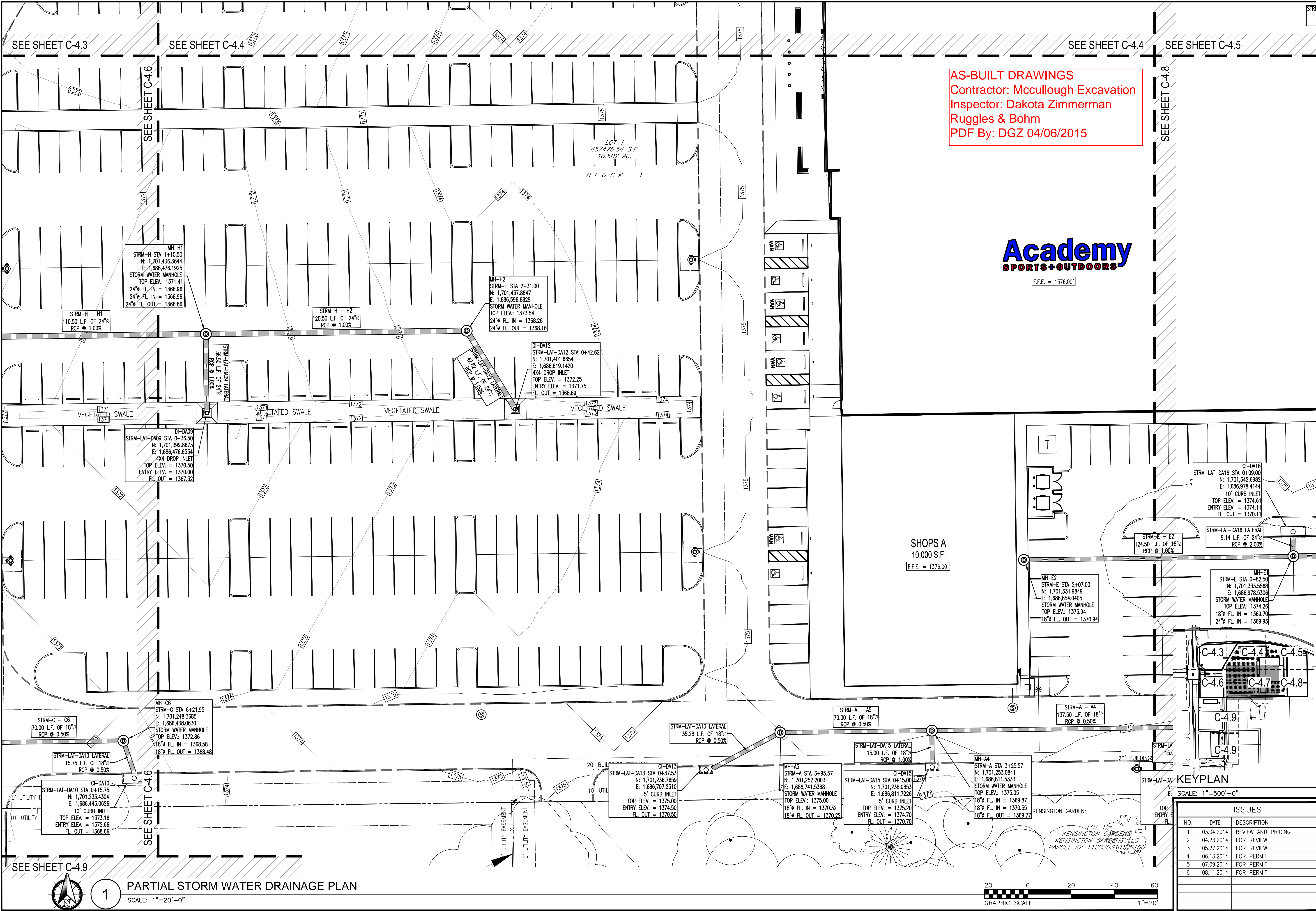
1

PARTIAL STORM WATER DRAINAGE PLAN

SCALE: 1"=20'-0"

SEE SHEET C-4.9





AS-BUILT DRAWINGS
 Contractor: Mccullough Excavation
 Inspector: Dakota Zimmerman
 Ruggles & Bohm
 PDF By: DGZ 04/06/2015

Academy
 SPORTS+OUTDOORS
 F.F.E. = 1376.00'

SHOPS A
 10,000 S.F.
 F.F.E. = 1376.00'

KEYPLAN

SCALE: 1"=500'-0"

ISSUES		
NO.	DATE	DESCRIPTION
1	03.04.2014	REVIEW AND PRICING
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THE SEITZ GROUP
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 5729 LEBANON ROAD, SUITE 144
 FRISCO, TX 75034
 T. 214-705-1078 F. 214-407-8912

WICHITA CROSSING
 A PORTION OF LOT 1 AND RESERVE "A",
 KENSINGTON GARDENS
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

PROFESSIONAL ENGINEER
 CARLOS I. CABRE
 LICENSE NO. 23322
 08/11/2014

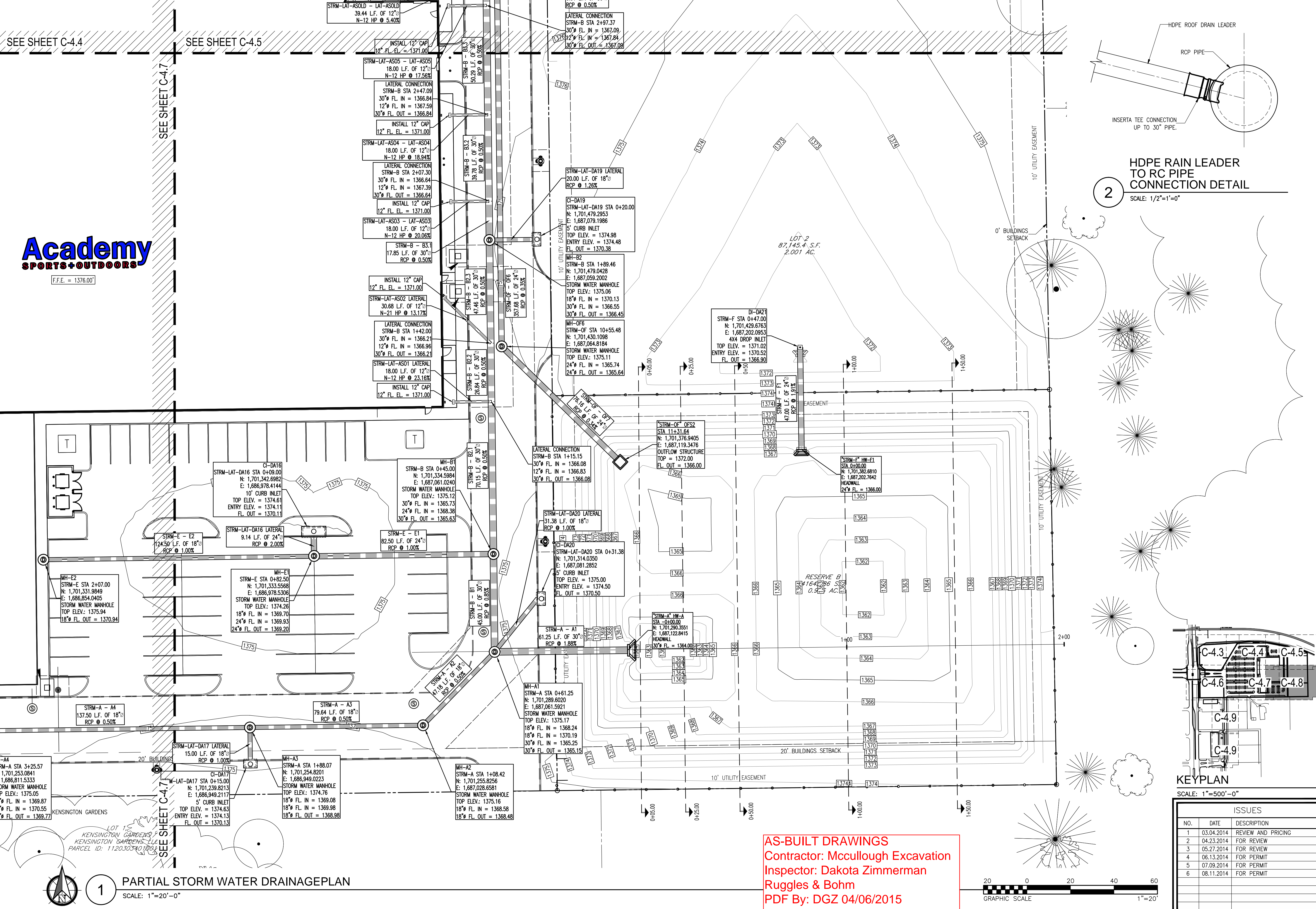
Carlos I. Cabre, P.E.
 Development & Engineering Consultant
 2201 Loop West, Suite 100
 Frisco, TX 75034
 Phone: 972-222-1100

PARTIAL STORM WATER DRAINAGE PLAN
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DATE: AUGUST 11, 2014
 SCALE: 1"=20'
 JOB NUMBER: 12-09
 DRAWING NUMBER: **C-4.7**

1 PARTIAL STORM WATER DRAINAGE PLAN
 SCALE: 1"=20'-0"

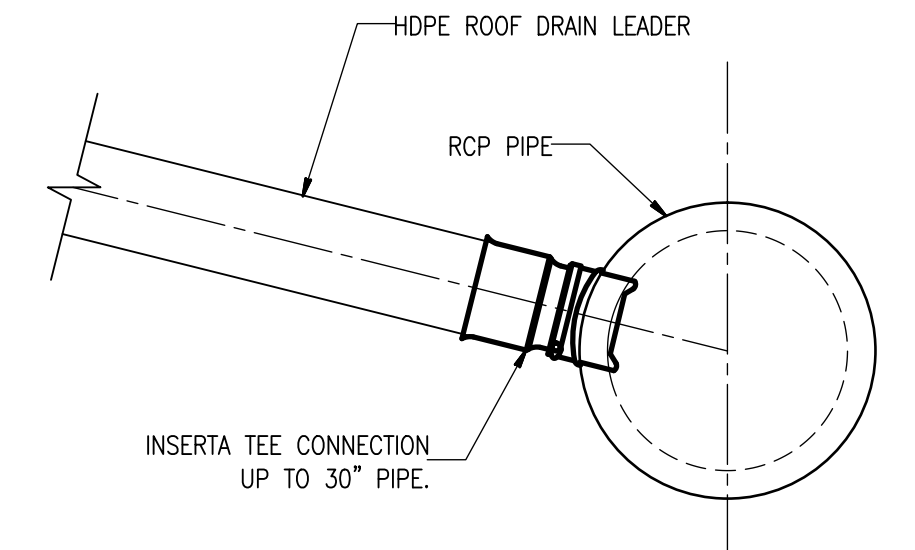




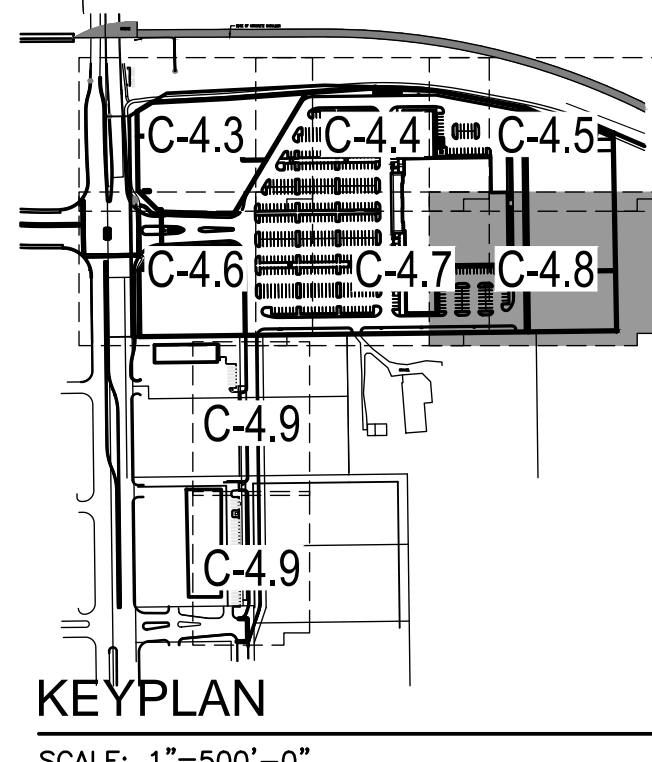
SEE SHEET C-4.4 SEE SHEET C-4.5

SEE SHEET C-4.7

Academy
SPORTS+OUTDOORS
F.F.E. = 1376.00'



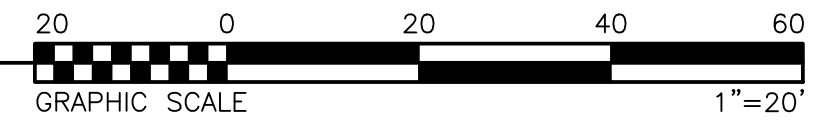
2
HDPE RAIN LEADER TO RC PIPE CONNECTION DETAIL
SCALE: 1/2"=1'-0"



KEYPLAN
SCALE: 1"=500'-0"

ISSUES		
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AS-BUILT DRAWINGS
Contractor: Mccullough Excavation
Inspector: Dakota Zimmerman
Ruggles & Bohm
PDF By: DGZ 04/06/2015



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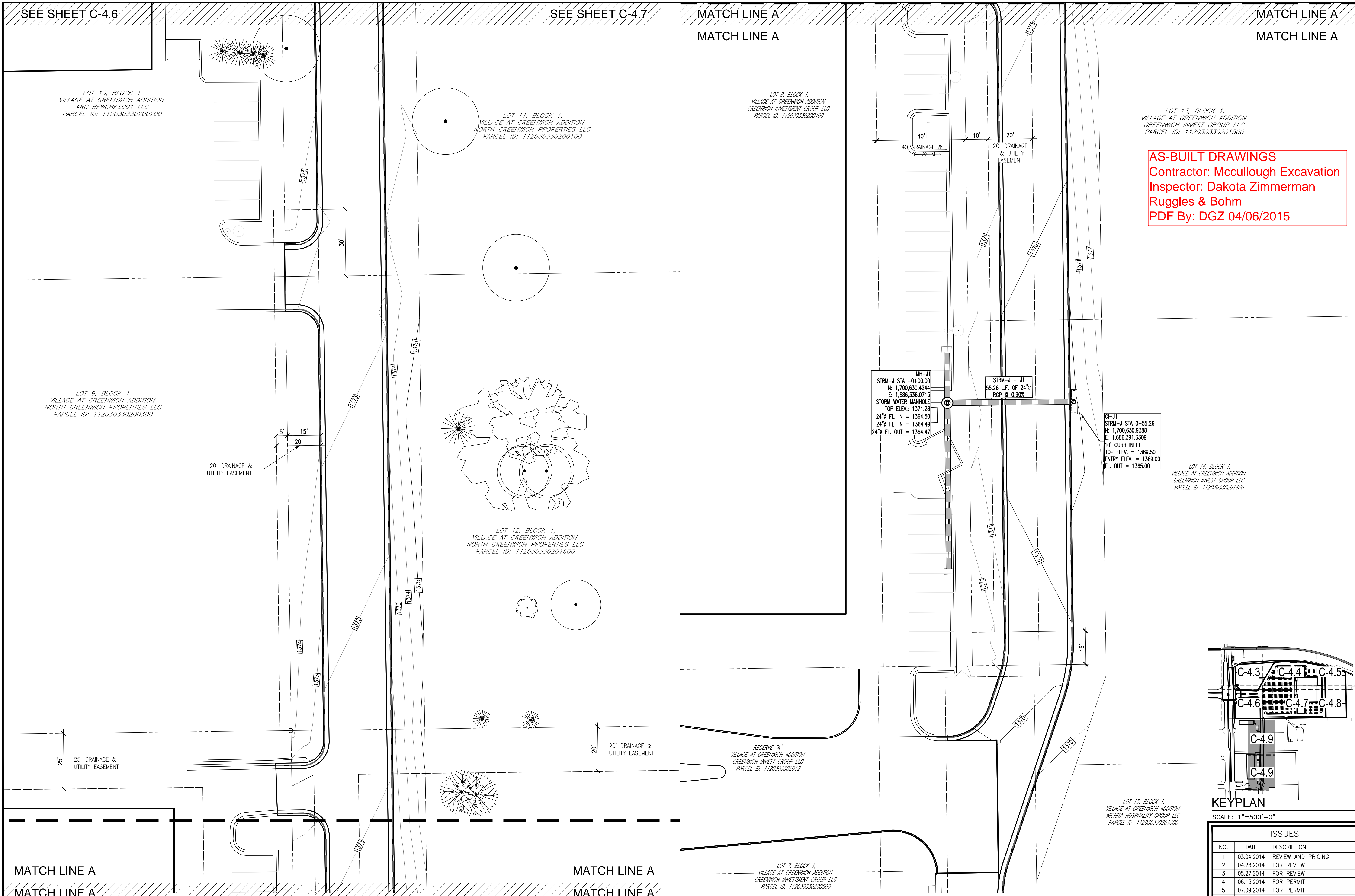
WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



Carlos I. Cabre, P.E.
Development & Engineering Consultant
2011 Lepp Road, Suite 100
Wichita, Kansas 67202
ccabre@carloscabre.com

PARTIAL STORM WATER DRAINAGE PLAN
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DATE: AUGUST 11, 2014
SCALE: 1"=20'
JOB NUMBER: 12-09
DRAWING NUMBER: **C-4.8**



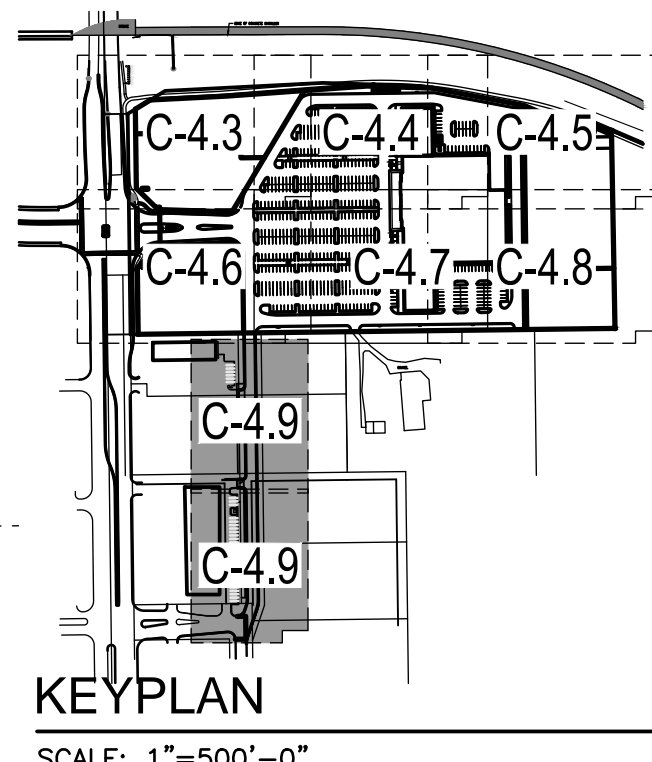
AS-BUILT DRAWINGS
 Contractor: Mccullough Excavation
 Inspector: Dakota Zimmerman
 Ruggles & Bohm
 PDF By: DGZ 04/06/2015

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WICHITA CROSSING
 A PORTION OF LOT 1 AND RESERVE "A",
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 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



Carlos I. Cabre, P.E.
 Development & Engineering Consultant
 220 Loop Prairie, Suite 100-202
 Wichita, KS 67202
 info@ccore.us



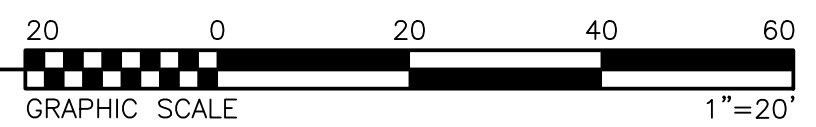
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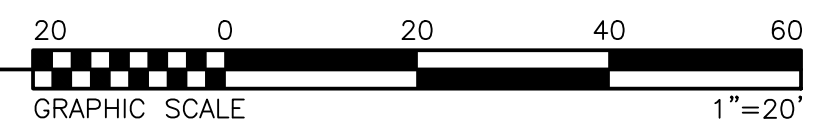
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2	04.23.2014	FOR REVIEW
3	05.27.2014	FOR REVIEW
4	06.13.2014	FOR PERMIT
5	07.09.2014	FOR PERMIT
6	08.11.2014	FOR PERMIT

DATE: AUGUST 11, 2014
 SCALE: 1"=20'
 JOB NUMBER: 12-09
 DRAWING NUMBER:

1 PARTIAL STORM WATER DRAINAGE PLAN
 SCALE: 1"=20'-0"

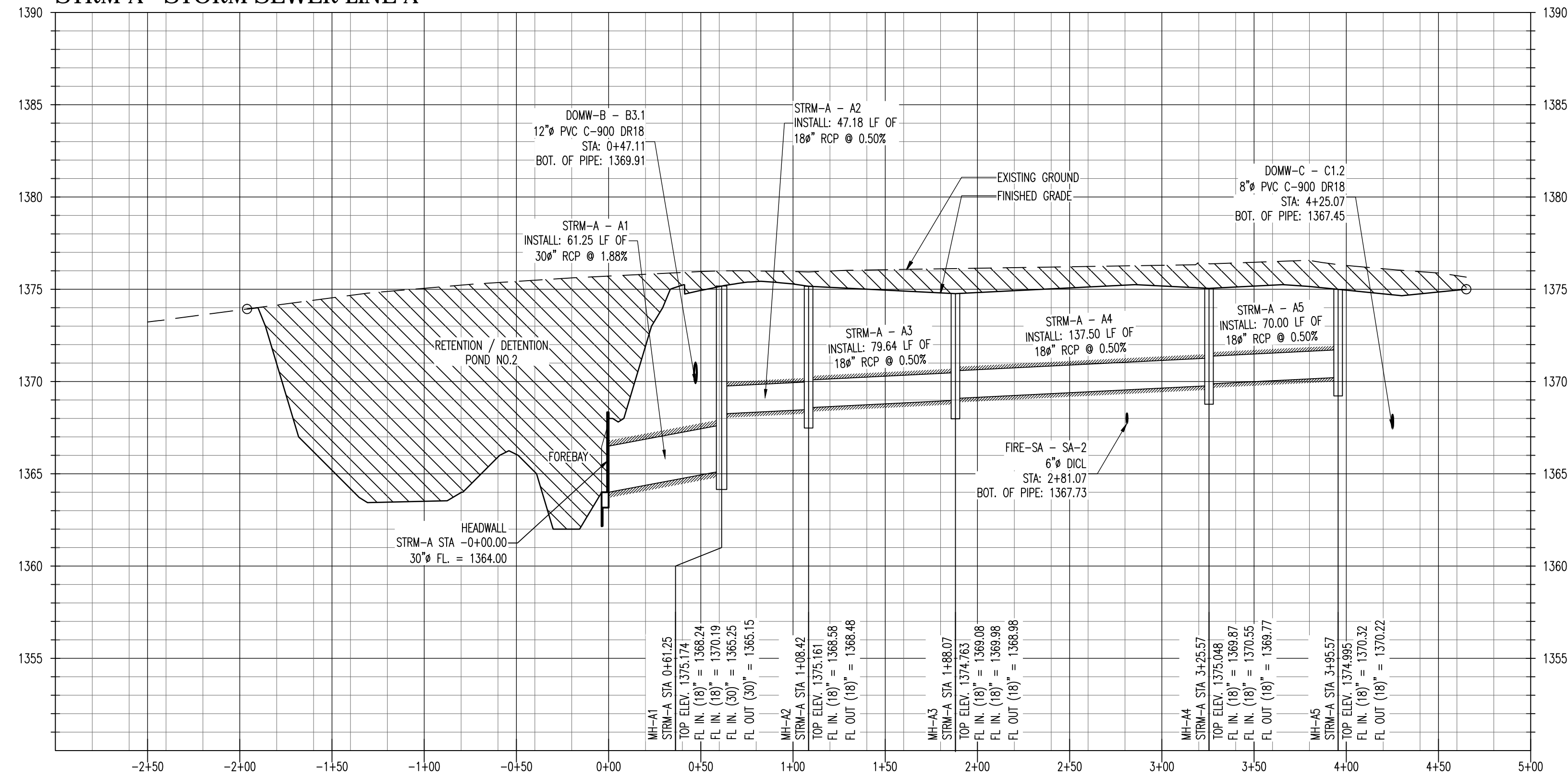


2 PARTIAL STORM WATER DRAINAGE PLAN
 SCALE: 1"=20'-0"



C-4.9

STRM-A - STORM SEWER LINE A

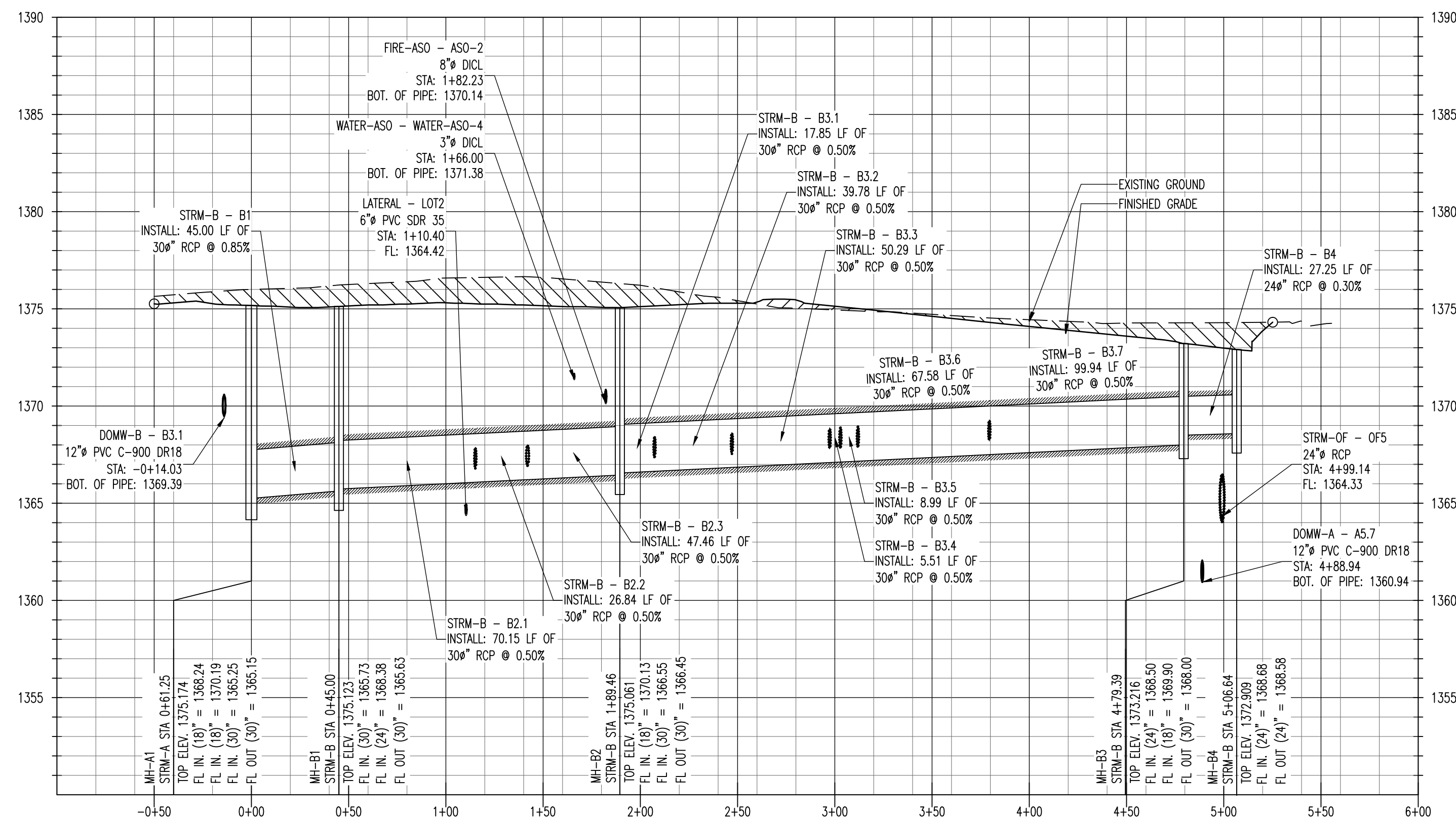


AS-BUILT DRAWINGS
 Contractor: Mccullough Excavation
 Inspector: Dakota Zimmerman
 Ruggles & Bohm
 PDF By: DGZ 04/06/2015

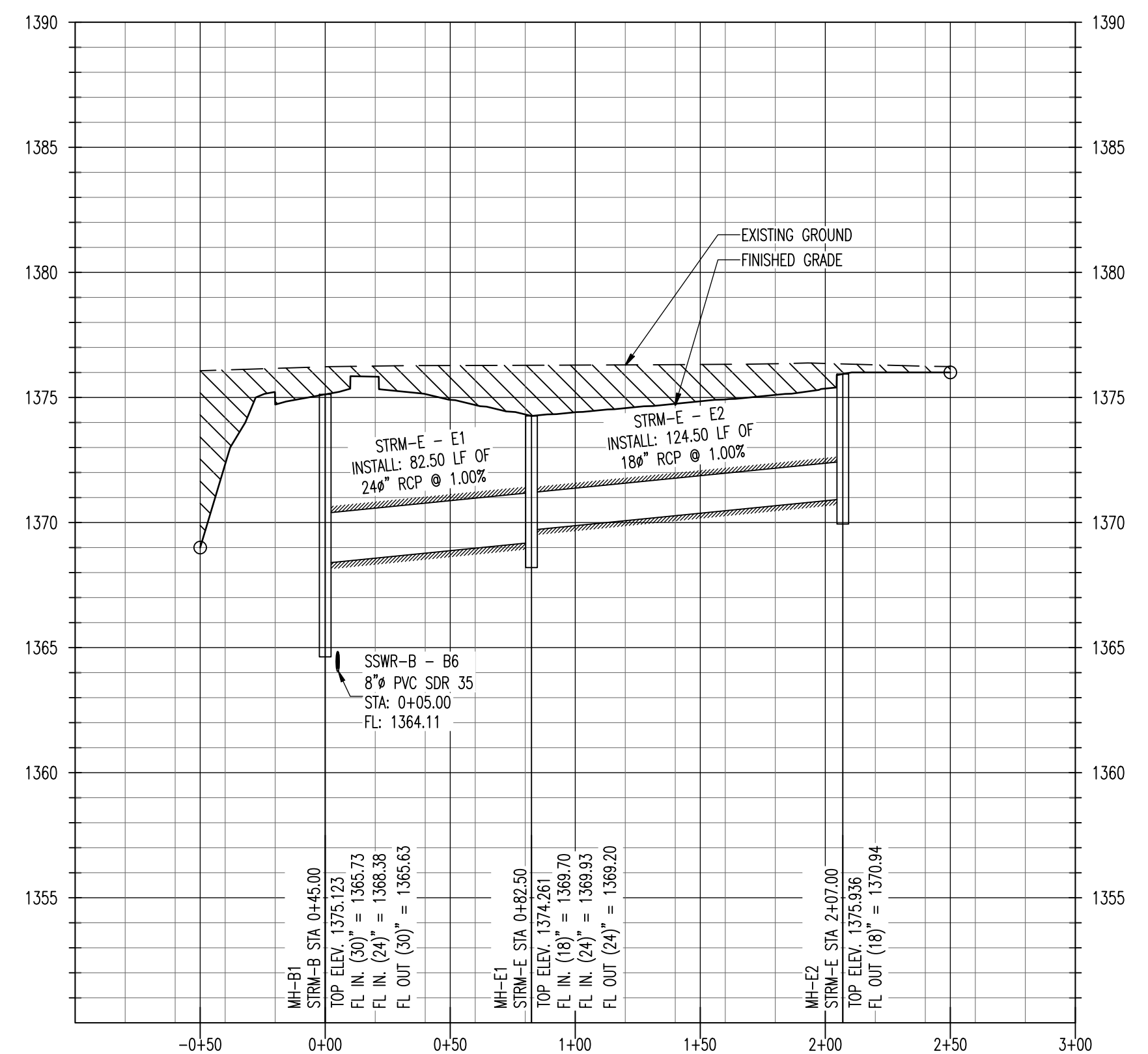
THE SUTZ GROUP
 DEVELOPMENT & SALE OF RURAL PROPERTIES
 5729 LEBANON ROAD, SUITE 144
 FRISCO, TX 75034
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WICHITA CROSSING
 A PORTION OF LOT 1 AND RESERVE "A",
 KENSINGTON GARDENS
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

STRM-B - STORM SEWER LINE B



STRM-E - STORM SEWER LINE E



23322
 08/11/2014

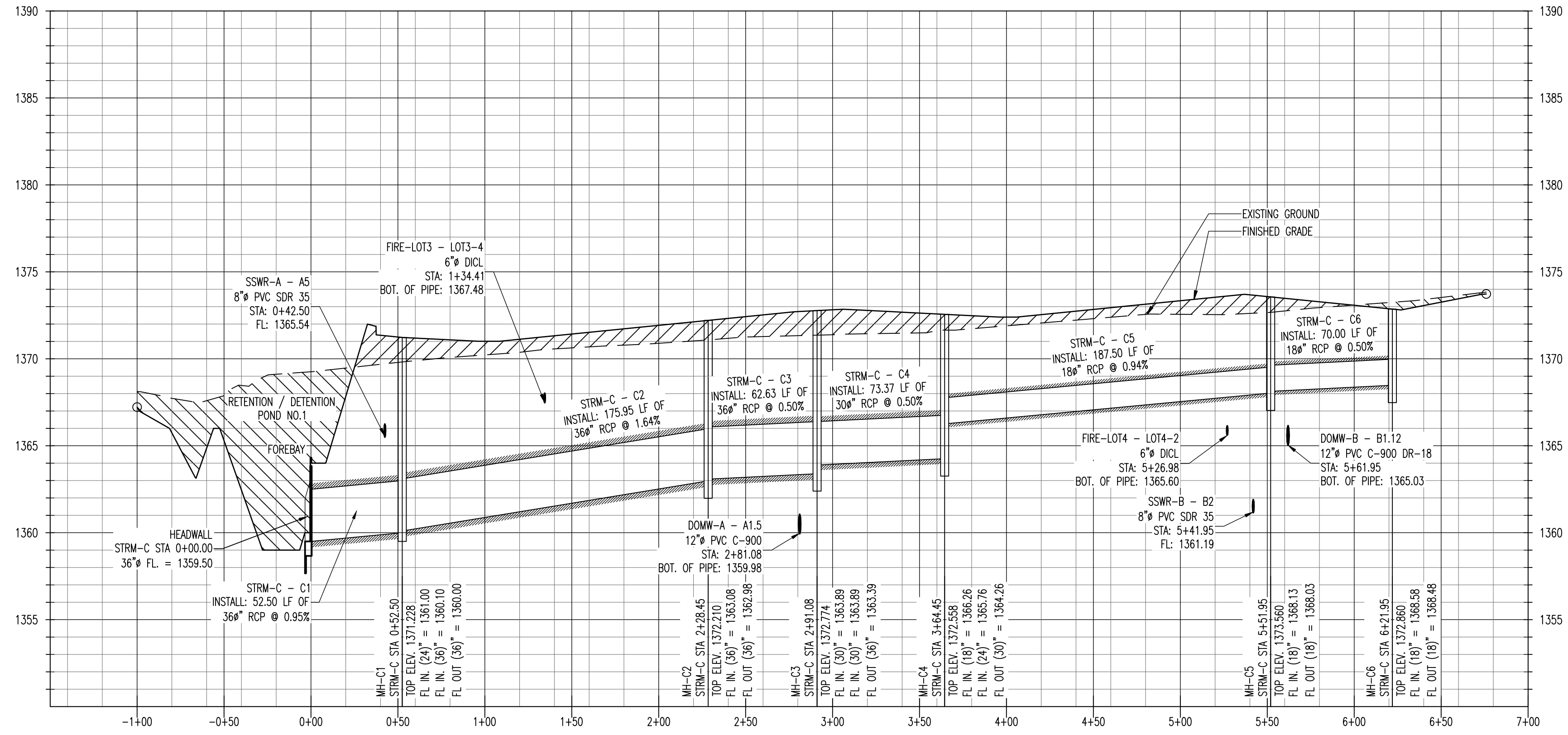
Carlos I. Cabré P.E.
 DEVELOPMENT & ENGINEERING CONSULTANT
 2201 Long Prairie, Suite 100-202
 Flower Mound, Texas 75022

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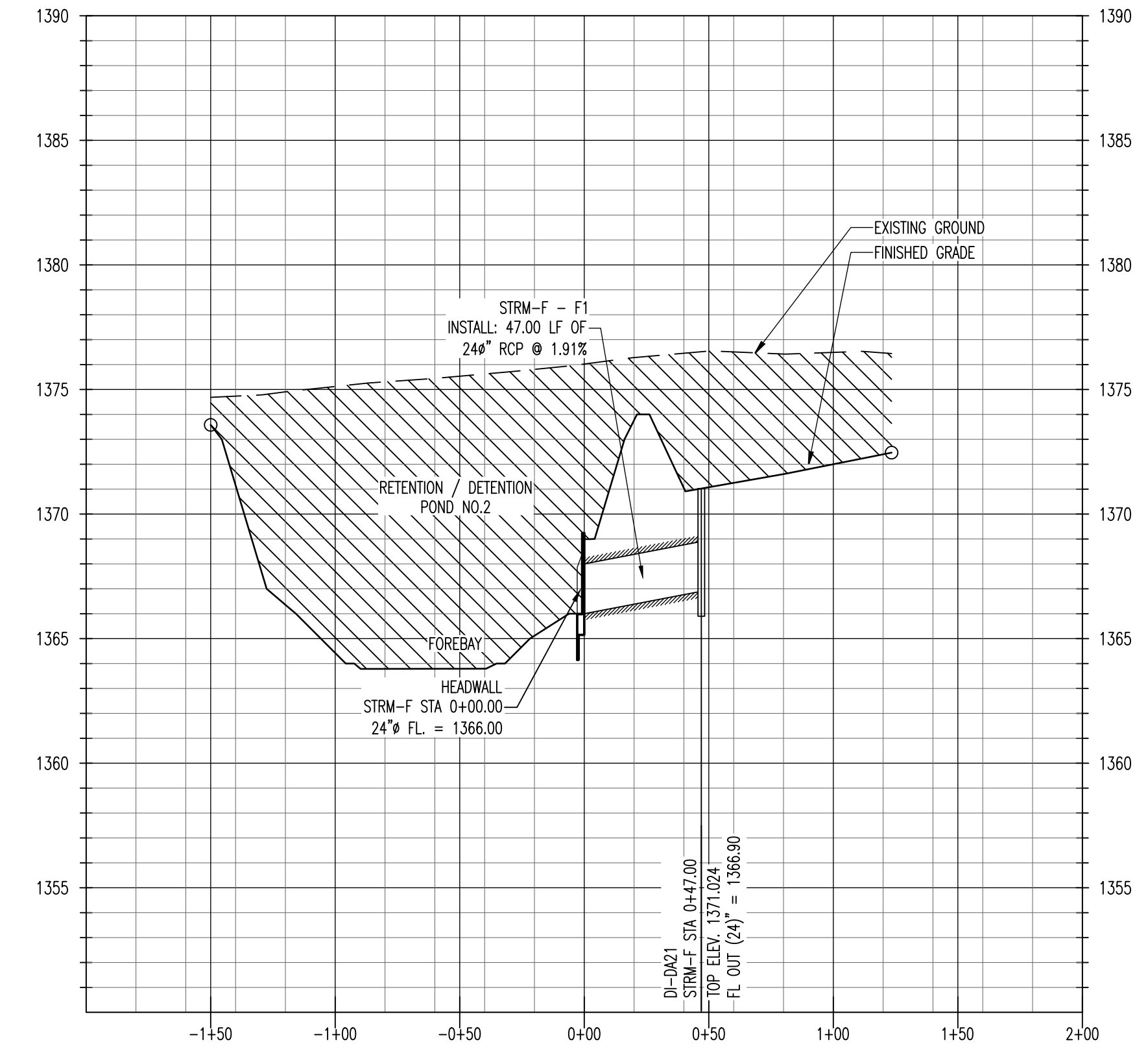
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2	04.23.2014	FOR REVIEW
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4	06.13.2014	FOR PERMIT
6	08.11.2014	FOR PERMIT

DATE: AUGUST 11, 2014
 SCALE: 1"=50' H.
 JOB NUMBER: 12-09
 DRAWING NUMBER: C-4.10

STRM-C - STORM SEWER LINE C

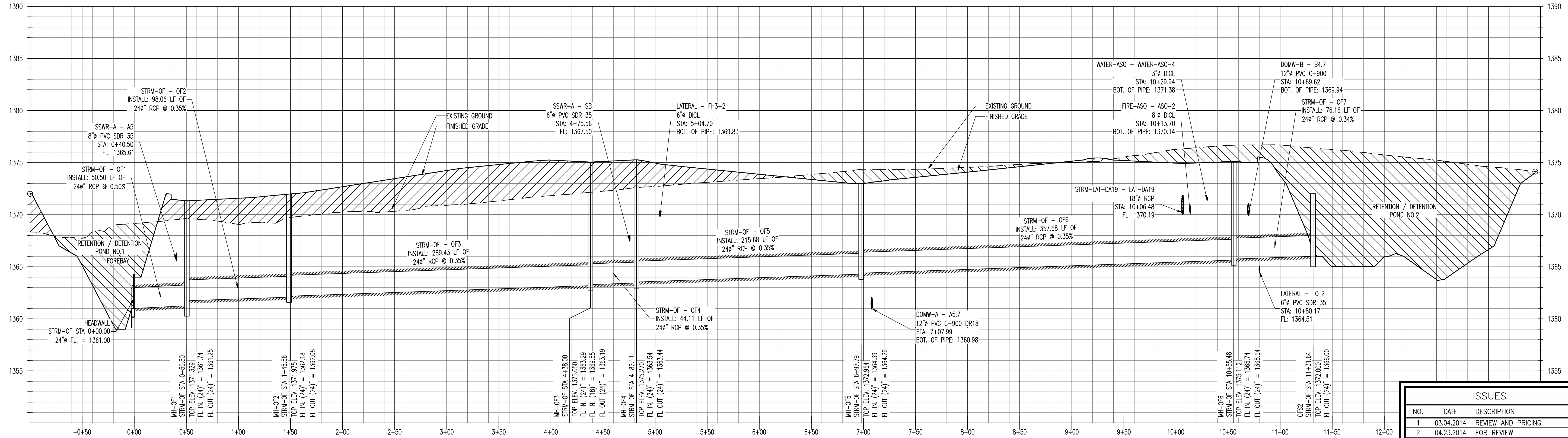


STRM-F - STORM SEWER LINE F



AS-BUILT DRAWINGS
 Contractor: Mccullough Excavation
 Inspector: Dakota Zimmerman
 Ruggles & Bohm
 PDF By: DGZ 04/06/2015

STRM-OF - STORM SEWER LINE OF



ISSUES		
NO.	DATE	DESCRIPTION
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WICHITA CROSSING
 A PORTION OF LOT 1 AND RESERVE "A",
 KENSINGTON GARDENS
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

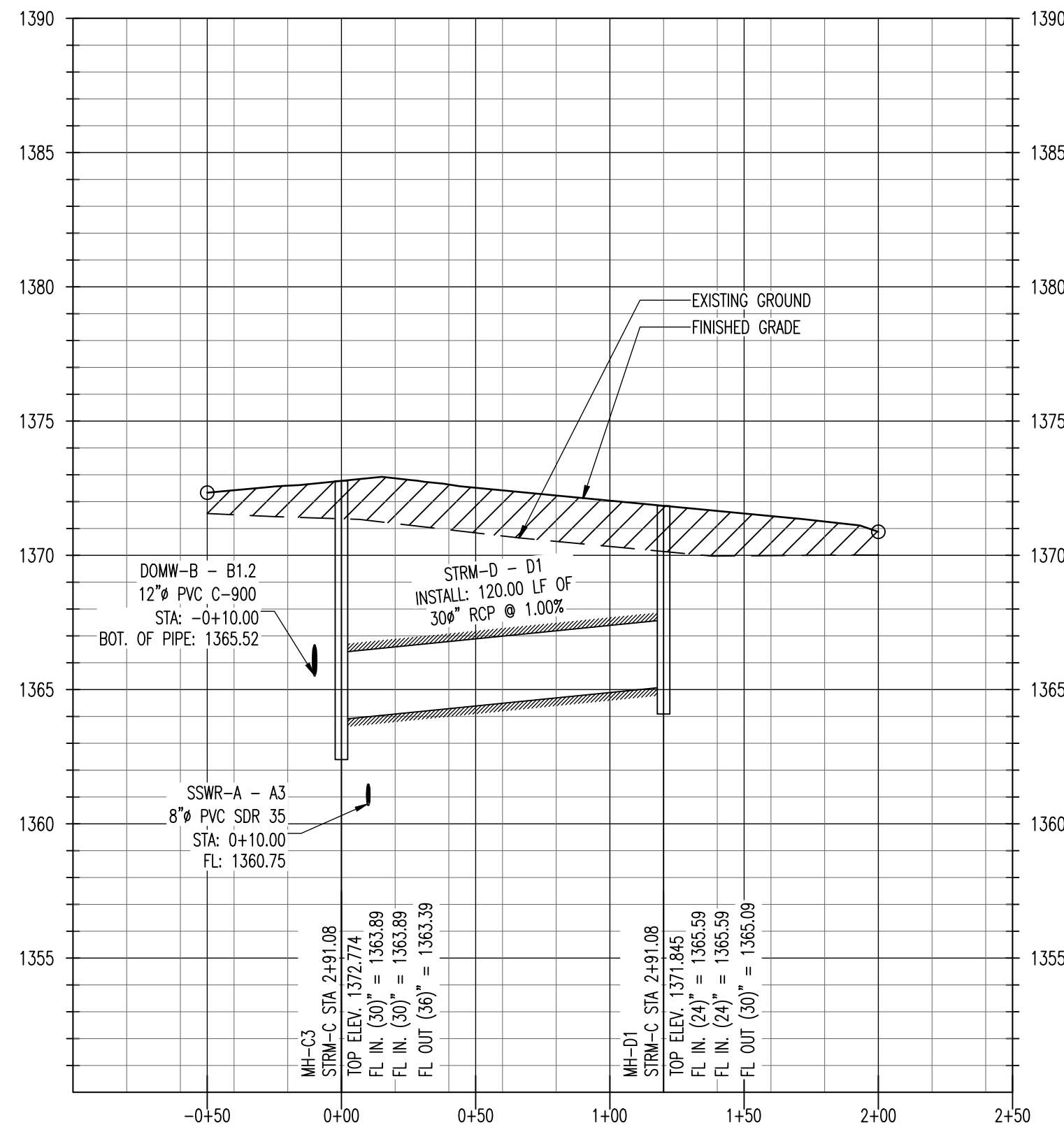
PROFESSIONAL SEAL
 CARLOS I. CABRÉ
 23322
 08/11/2014

Carlos I. Cabré P.E.
 DEVELOPMENT & ENGINEERING CONSULTANT
 2201 Long Prairie, Suite 109-202
 Flower Mound, Texas 75022
 817-502-0000

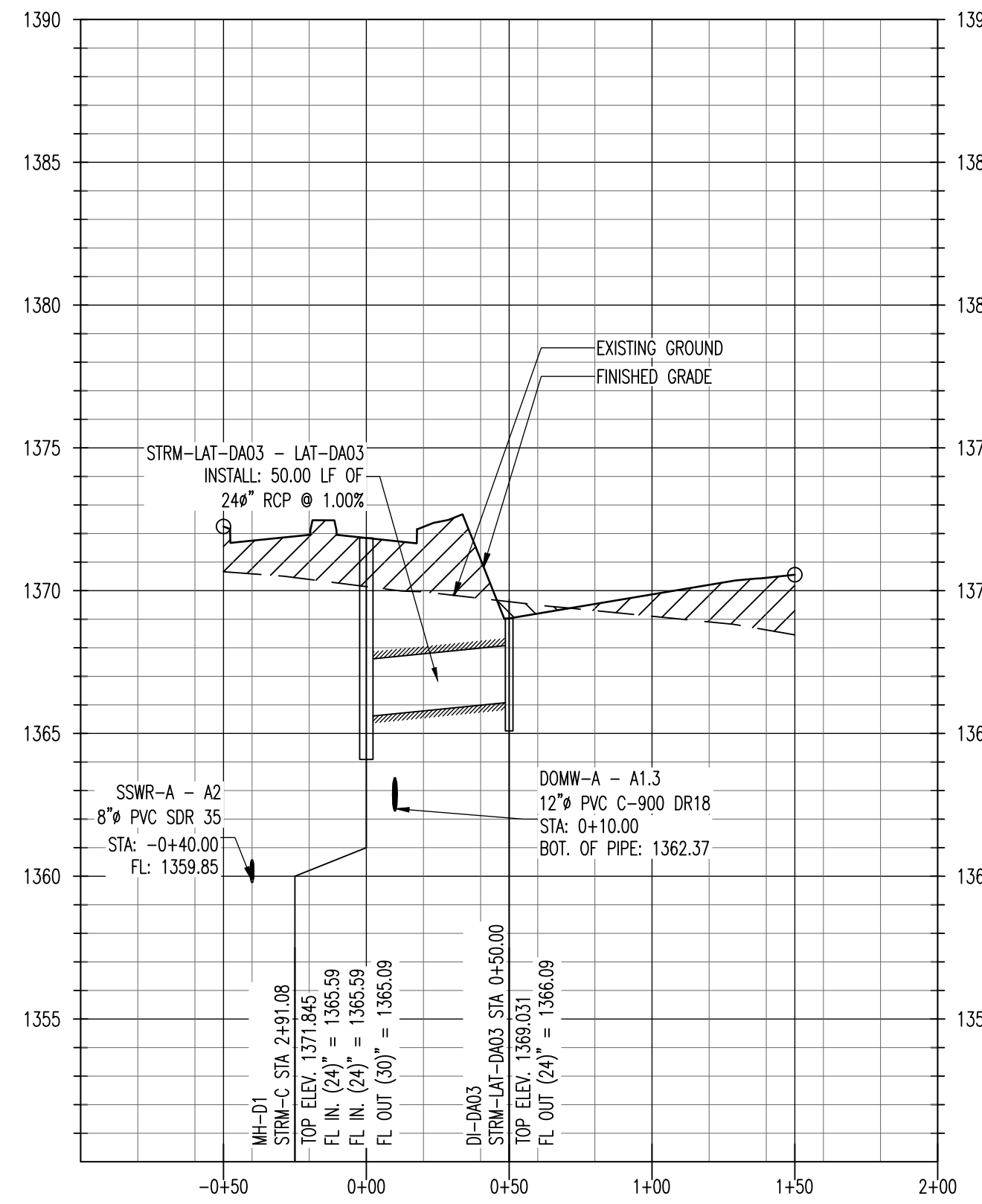
STORM WATER DRAINAGE PROFILES
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DRAWING TITLE: **STORM WATER DRAINAGE PROFILES**
 DATE: AUGUST 11, 2014
 SCALE: 1"=50' H.
 JOB NUMBER: 12-09
 DRAWING NUMBER: **C-4.11**

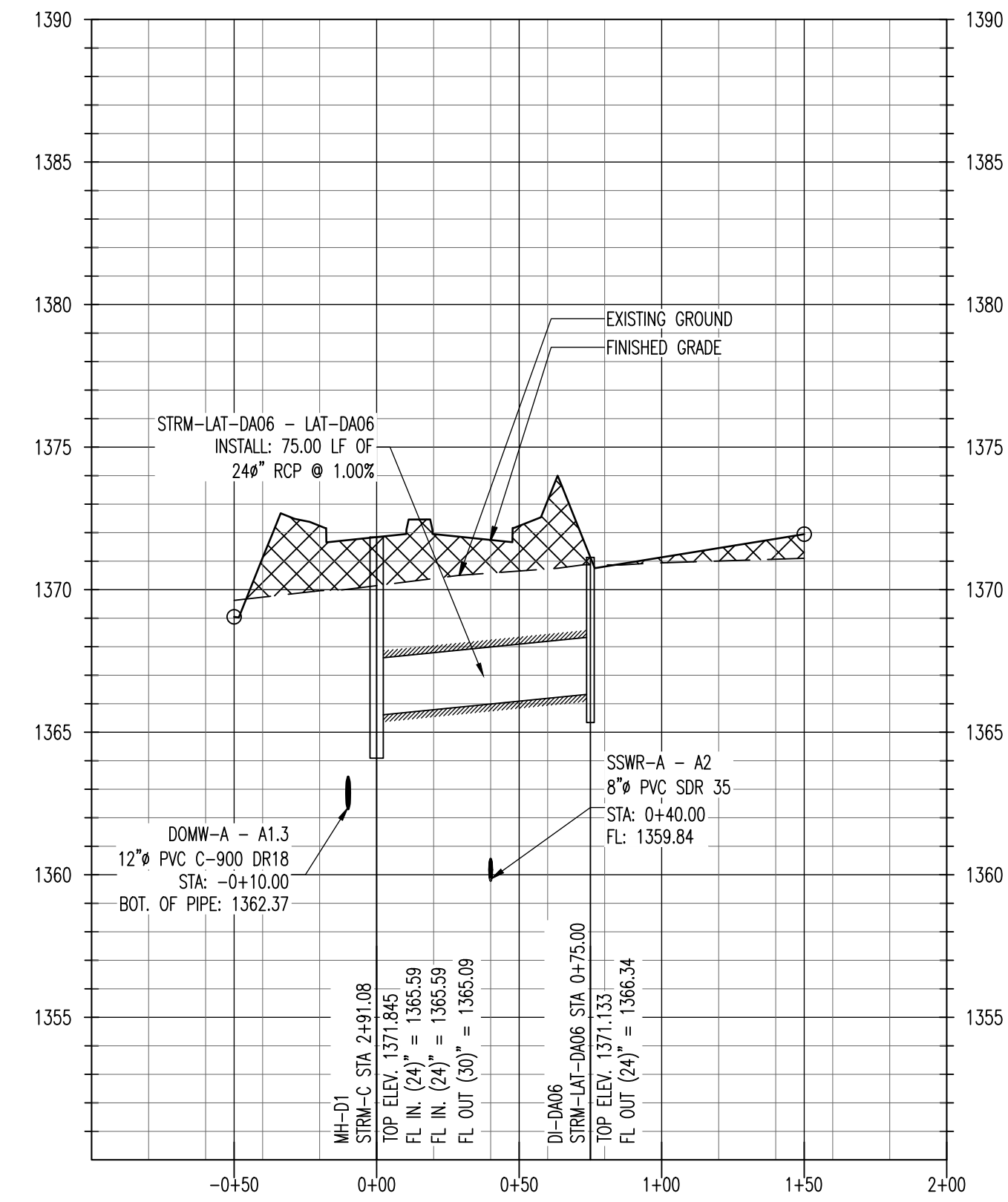
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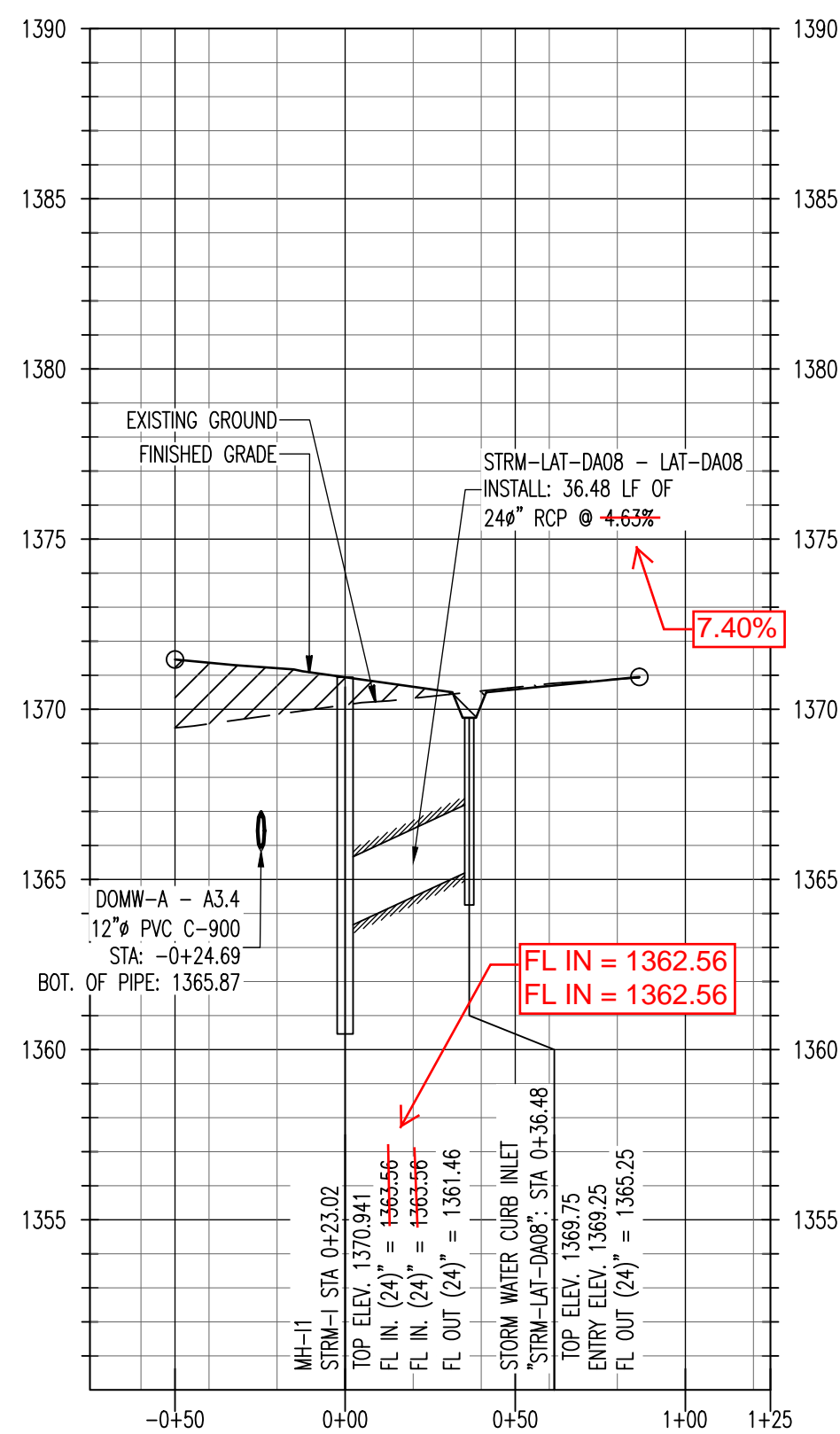
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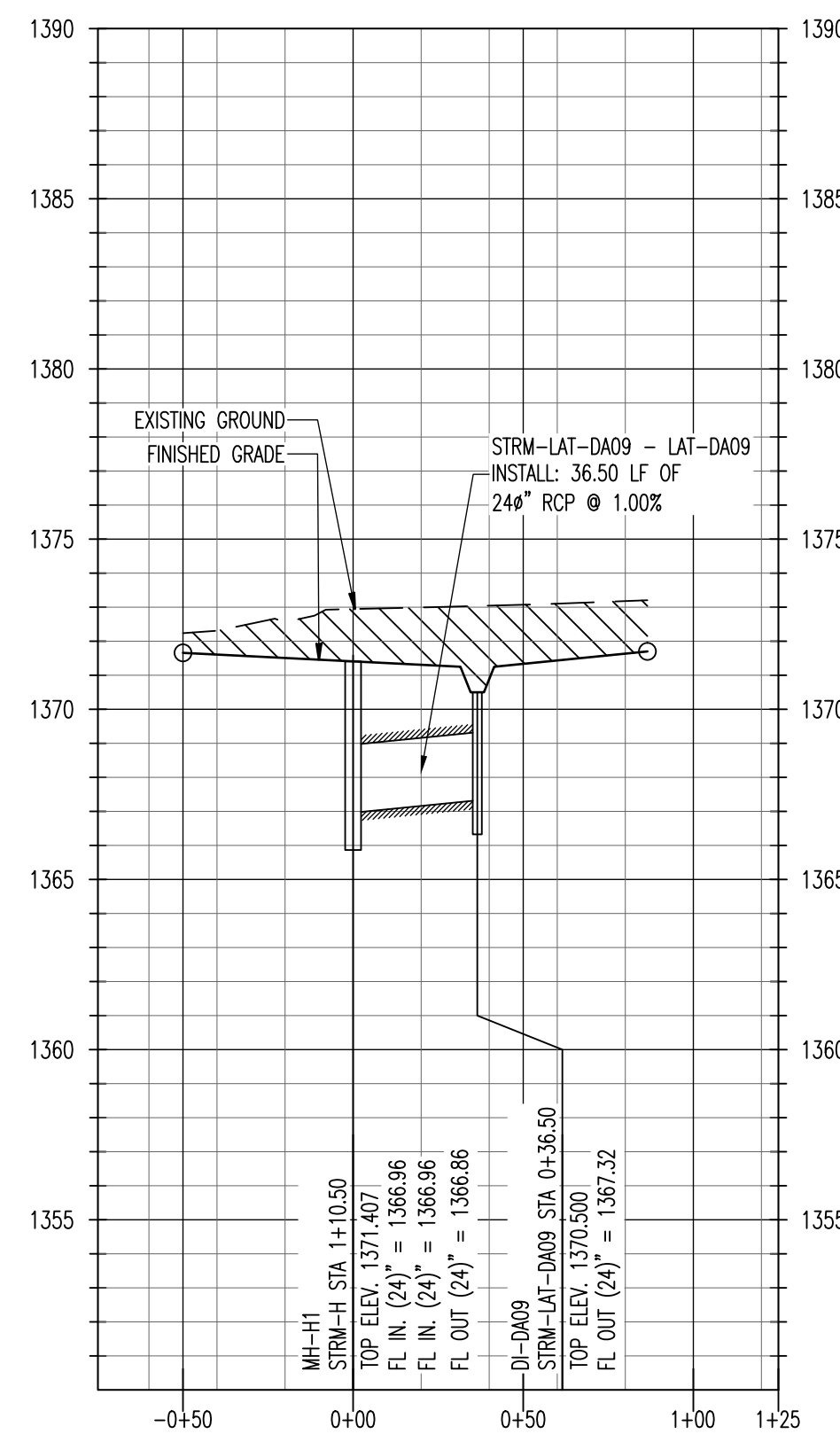
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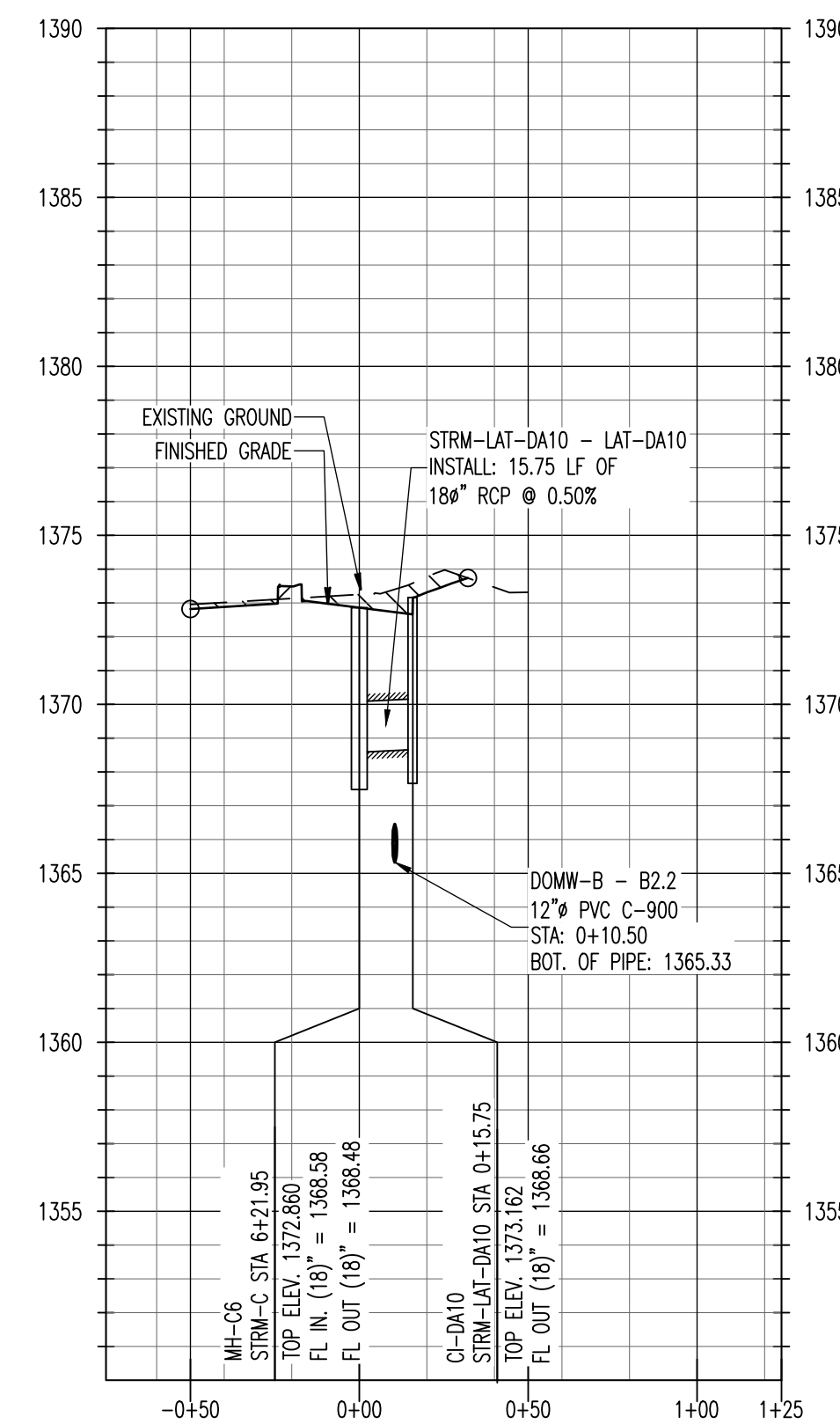
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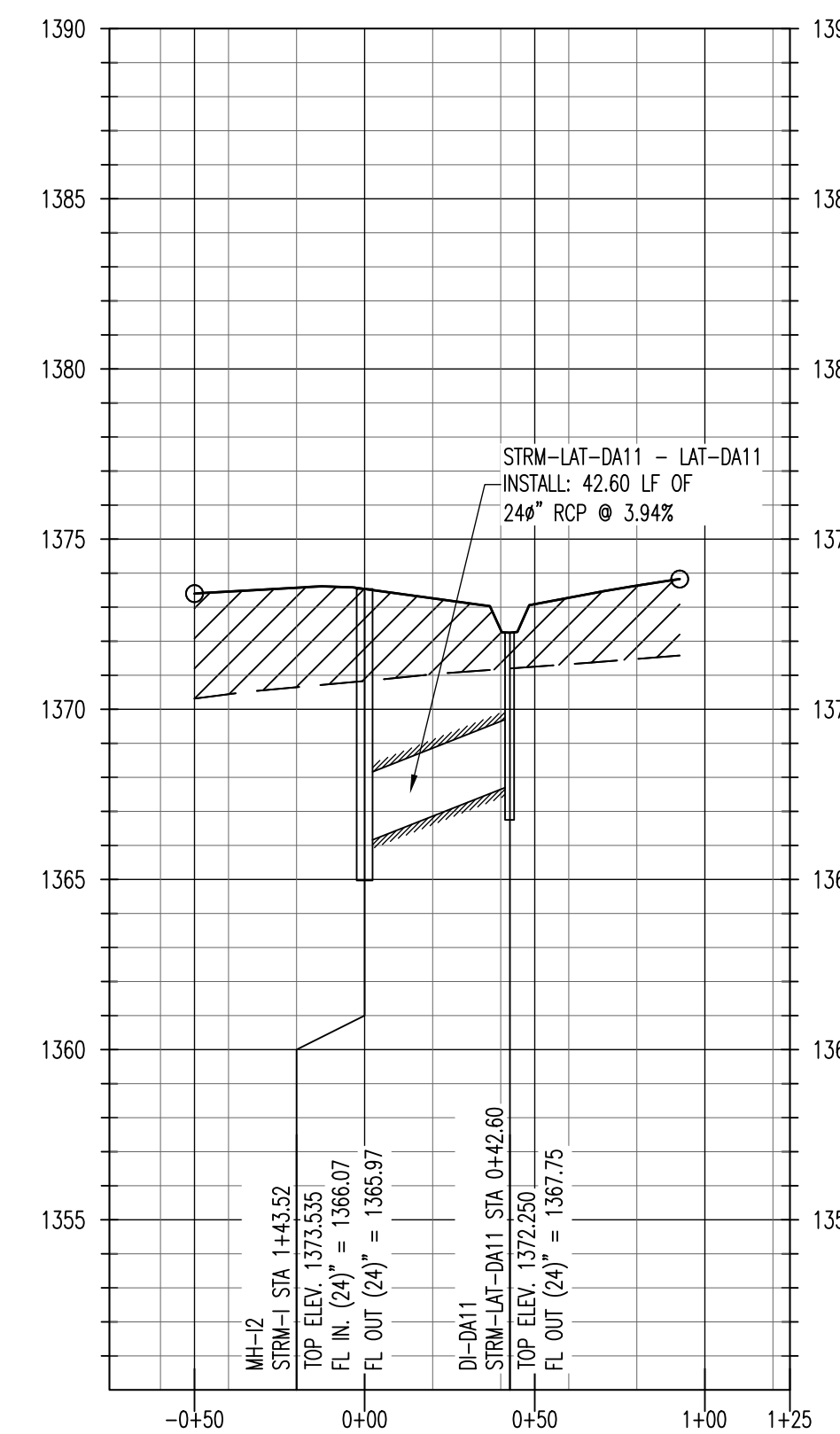
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STORM SEWER LATERAL DA09



STRM-LAT-DA10
STORM SEWER LATERAL DA10



STRM-LAT-DA11
STORM SEWER LATERAL DA11



AS-BUILT DRAWINGS
Contractor: Mccullough Excavation
Inspector: Dakota Zimmerman
Ruggles & Bohm
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WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

Professional Engineer
23322
08/11/2014

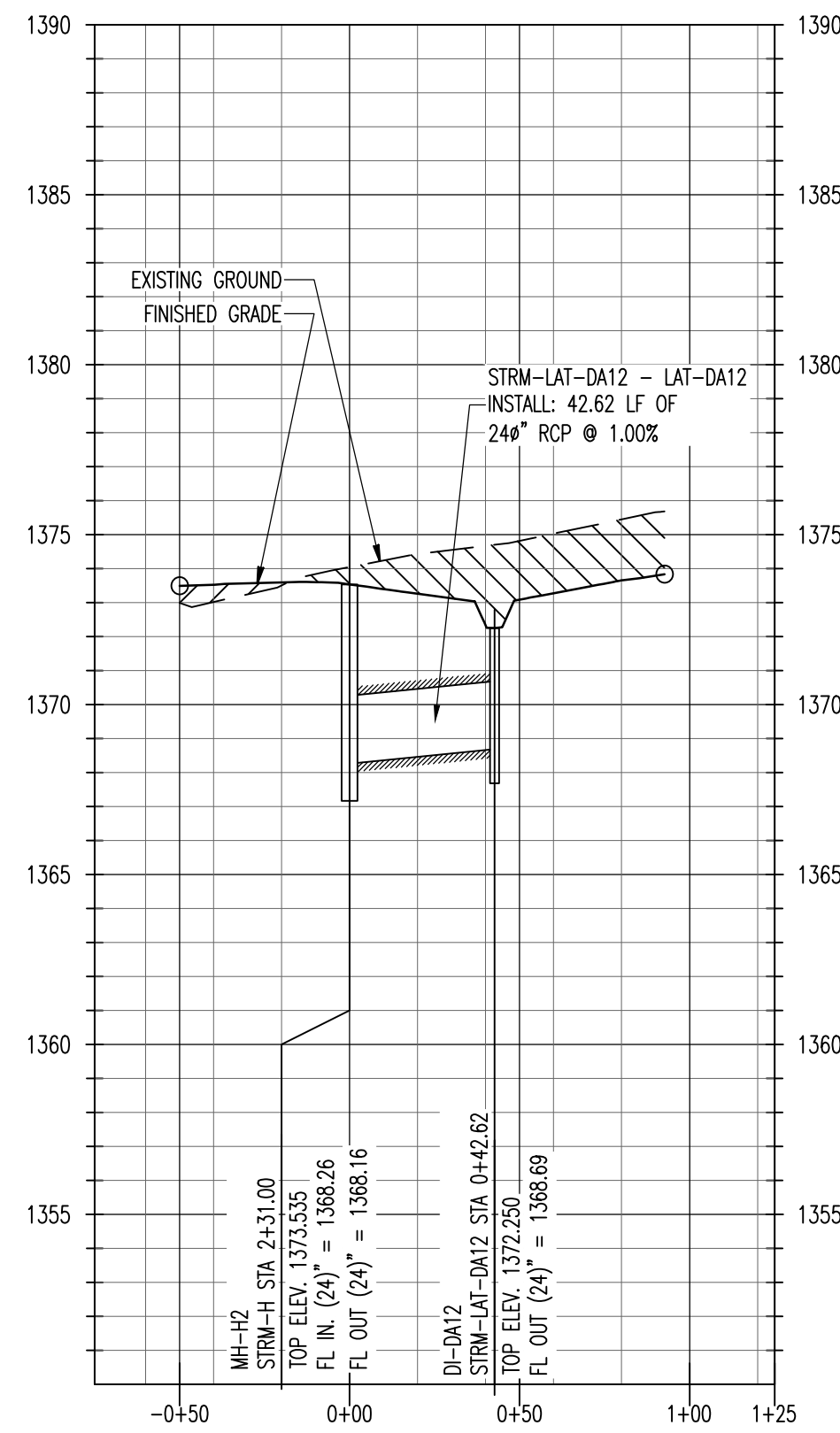
Carlos I. Cabré P.E.
Development & Engineering Consultant
2201 Long Prairie, Suite 109-202
Frisco, Texas 75034

STORM WATER
DRAINAGE PROFILES

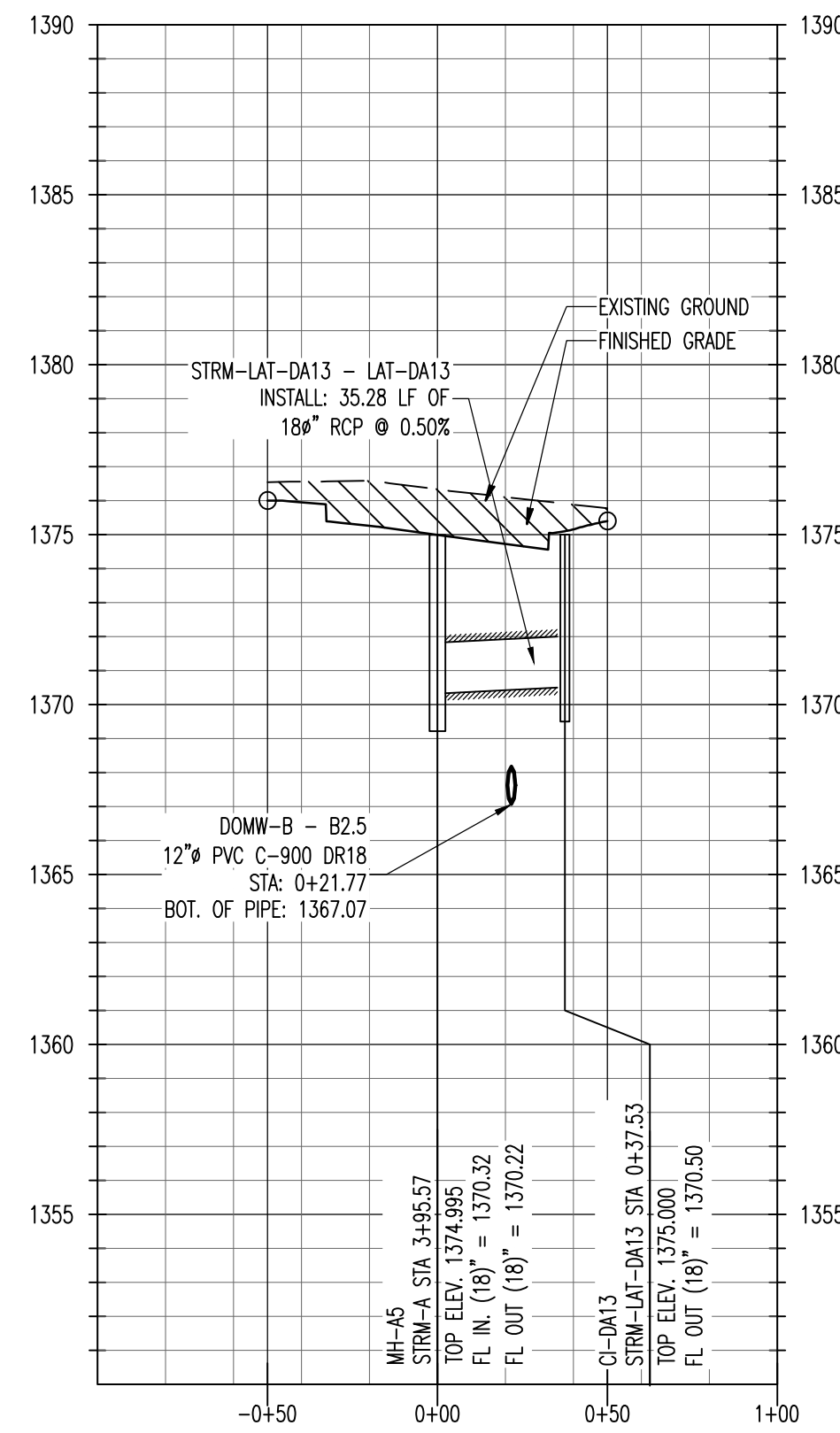
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DATE: AUGUST 11, 2014
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JOB NUMBER: 12-09
DRAWING NUMBER: C-4.12

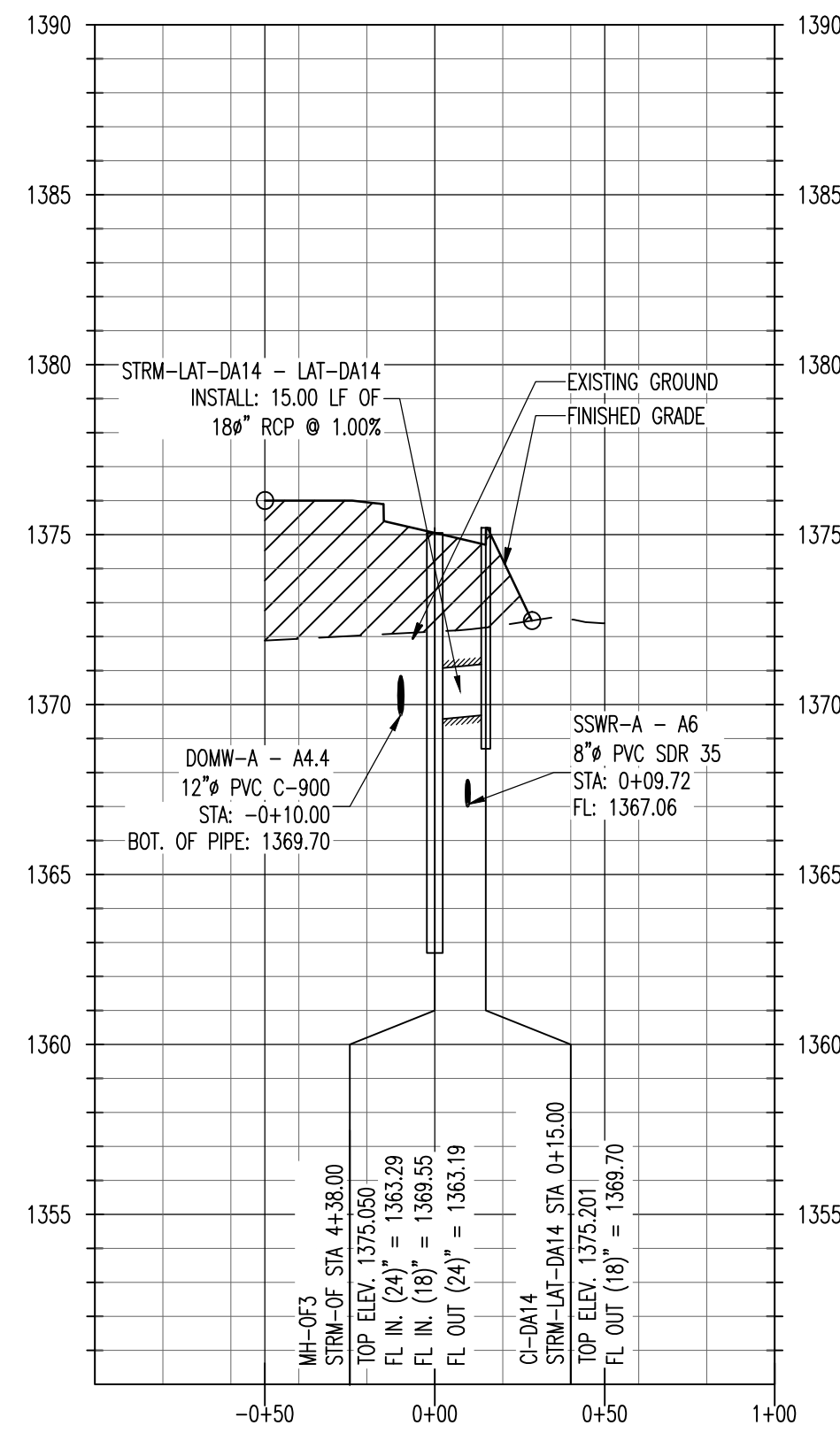
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STORM SEWER LATERAL DA12**



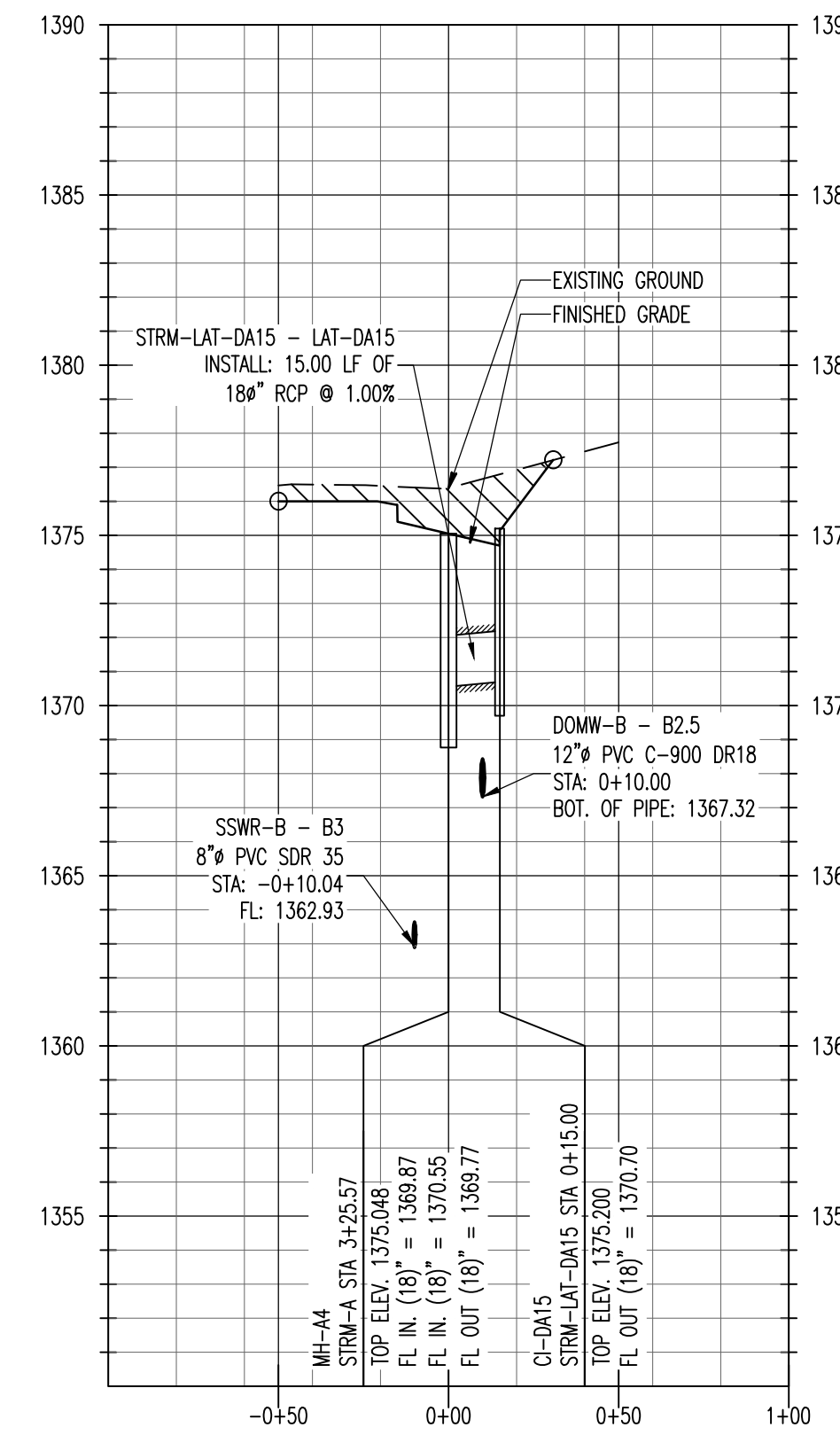
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STORM SEWER LATERAL DA13**



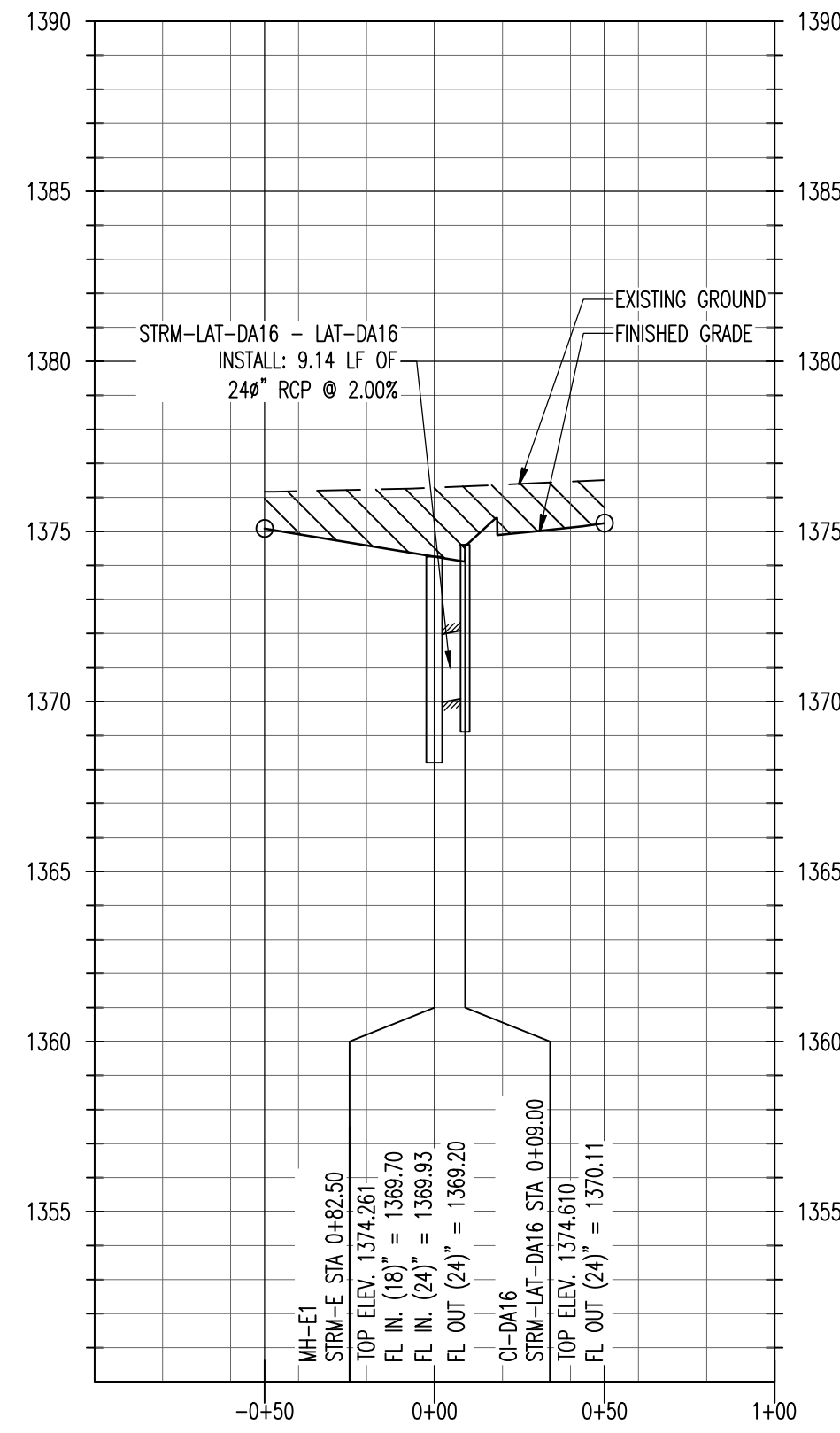
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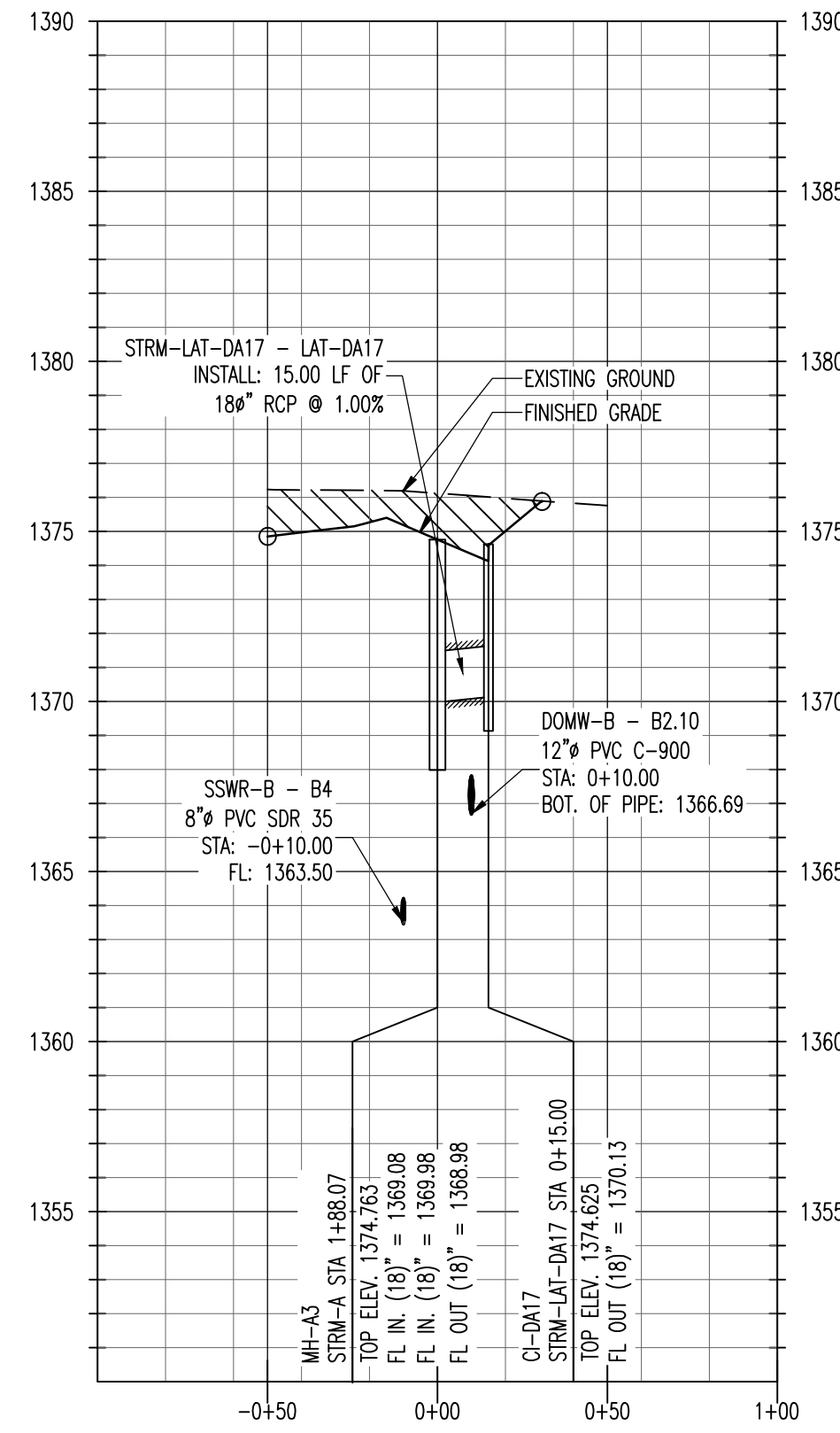
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STORM SEWER LATERAL DA15**



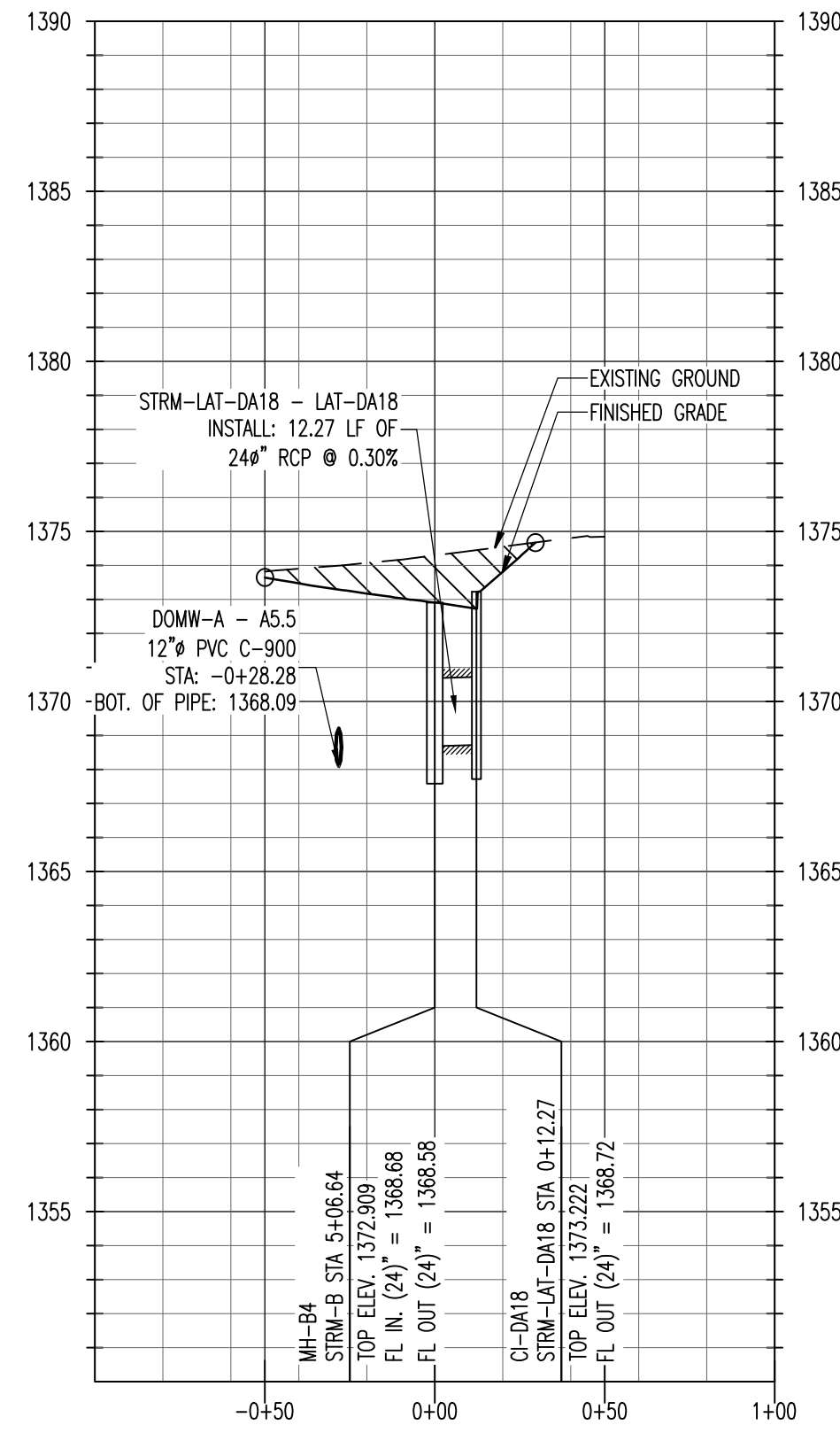
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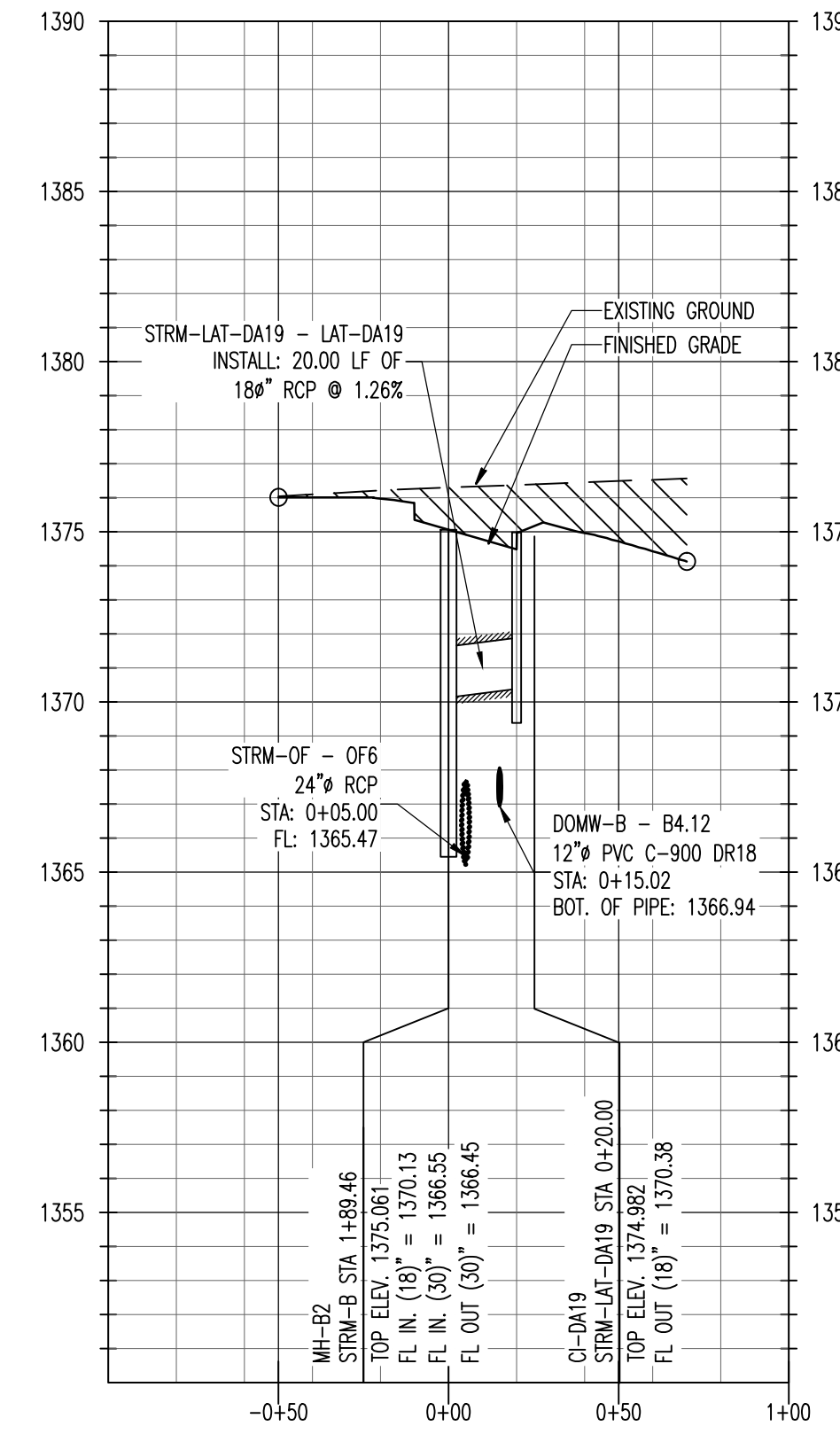
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STORM SEWER LATERAL DA18**



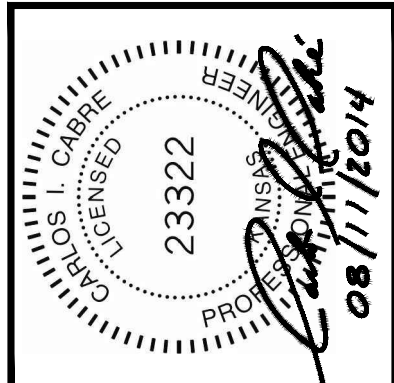
**STRM-LAT-DA19
STORM SEWER LATERAL DA19**



AS-BUILT DRAWINGS
 Contractor: Mccullough Excavation
 Inspector: Dakota Zimmerman
 Ruggles & Bohm
 PDF By: DGZ 04/06/2015

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WICHITA CROSSING
 A PORTION OF LOT 1 AND RESERVE "A",
 KENSINGTON GARDENS
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



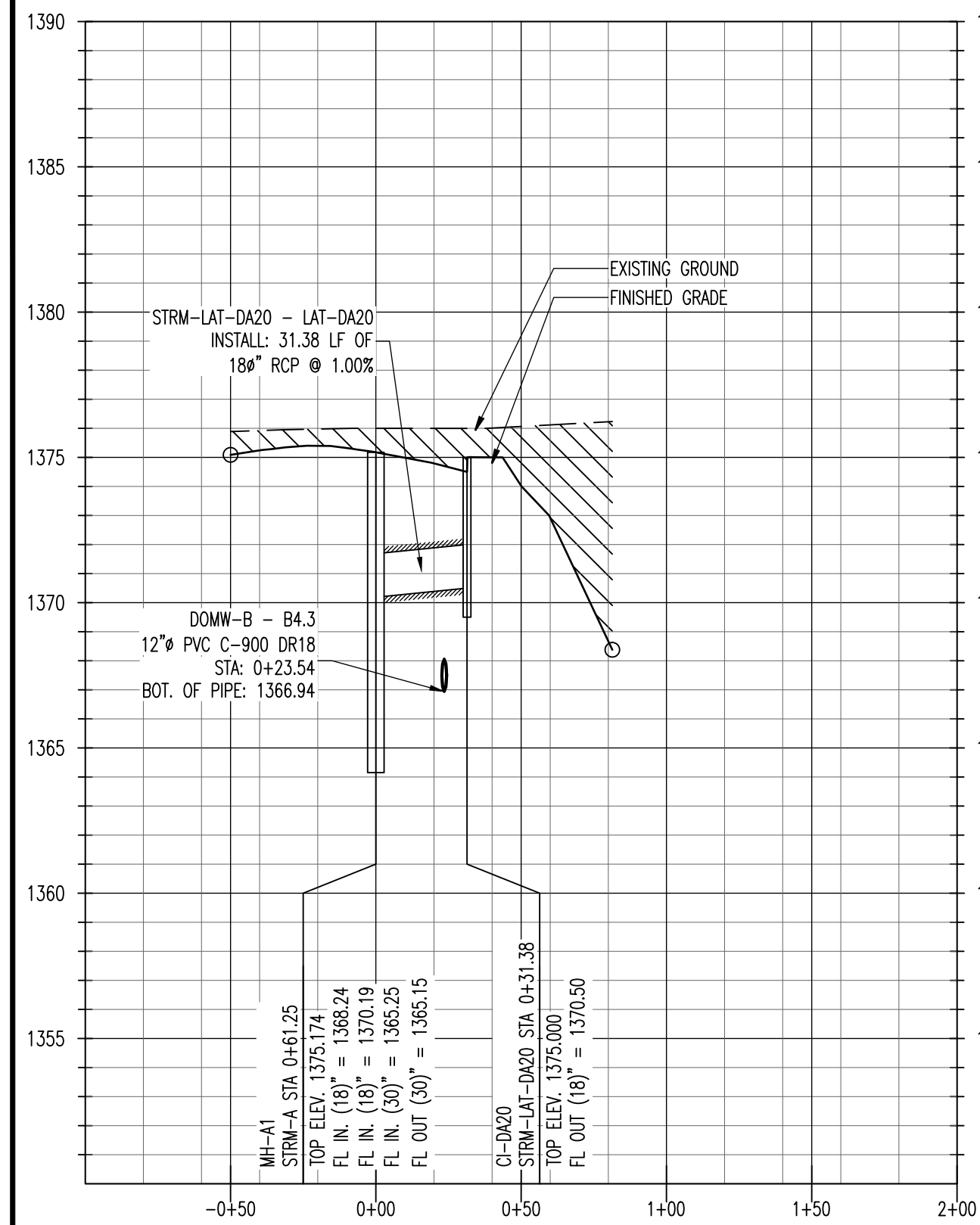
Carlos I. Cabré, P.E.
 Surveyor & Engineering Consultant
 2201 Long Pointe, Suite 100-202
 Flower Mound, Texas 75022
 817-566-6646

STORM WATER DRAINAGE PROFILES
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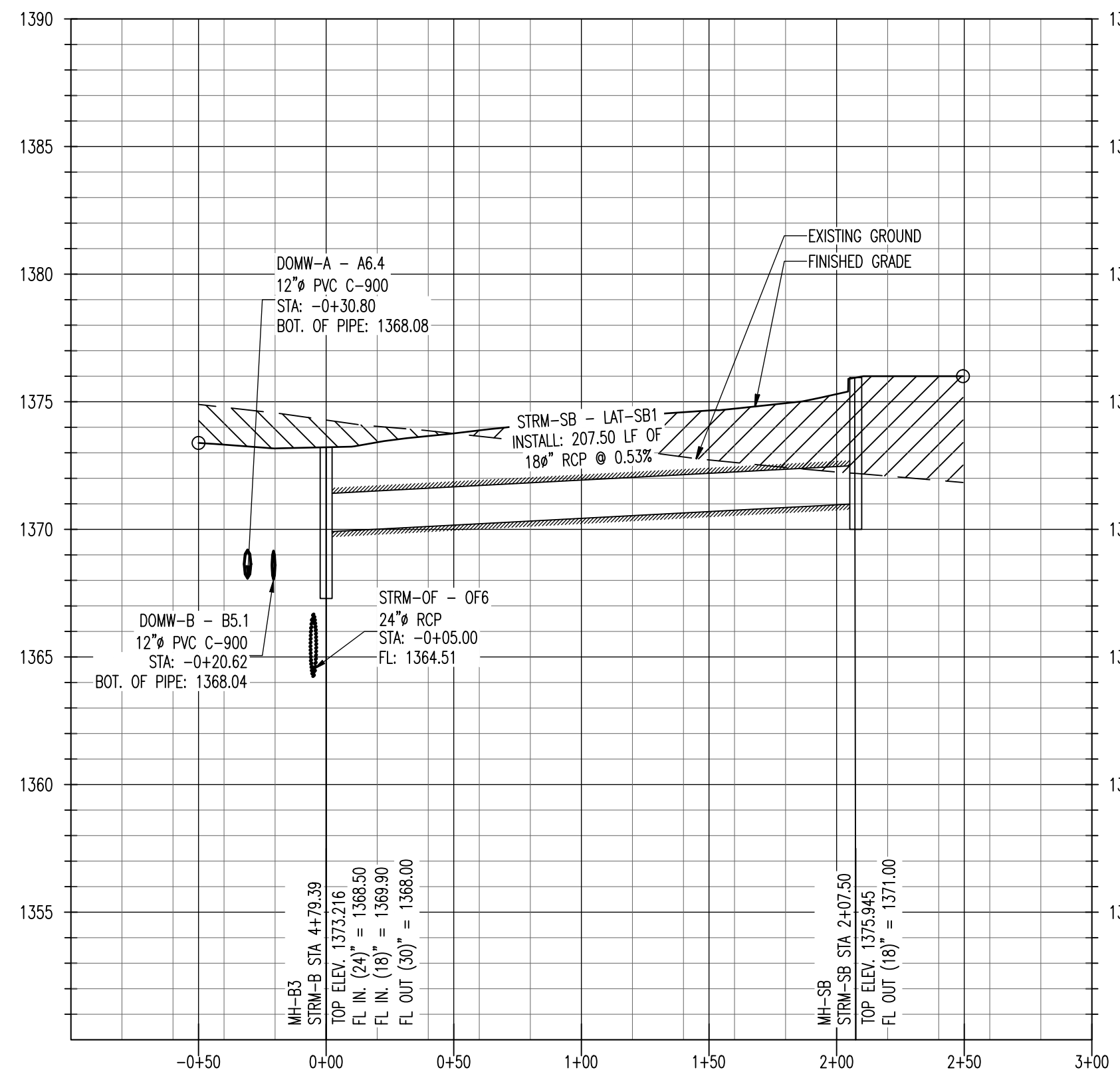
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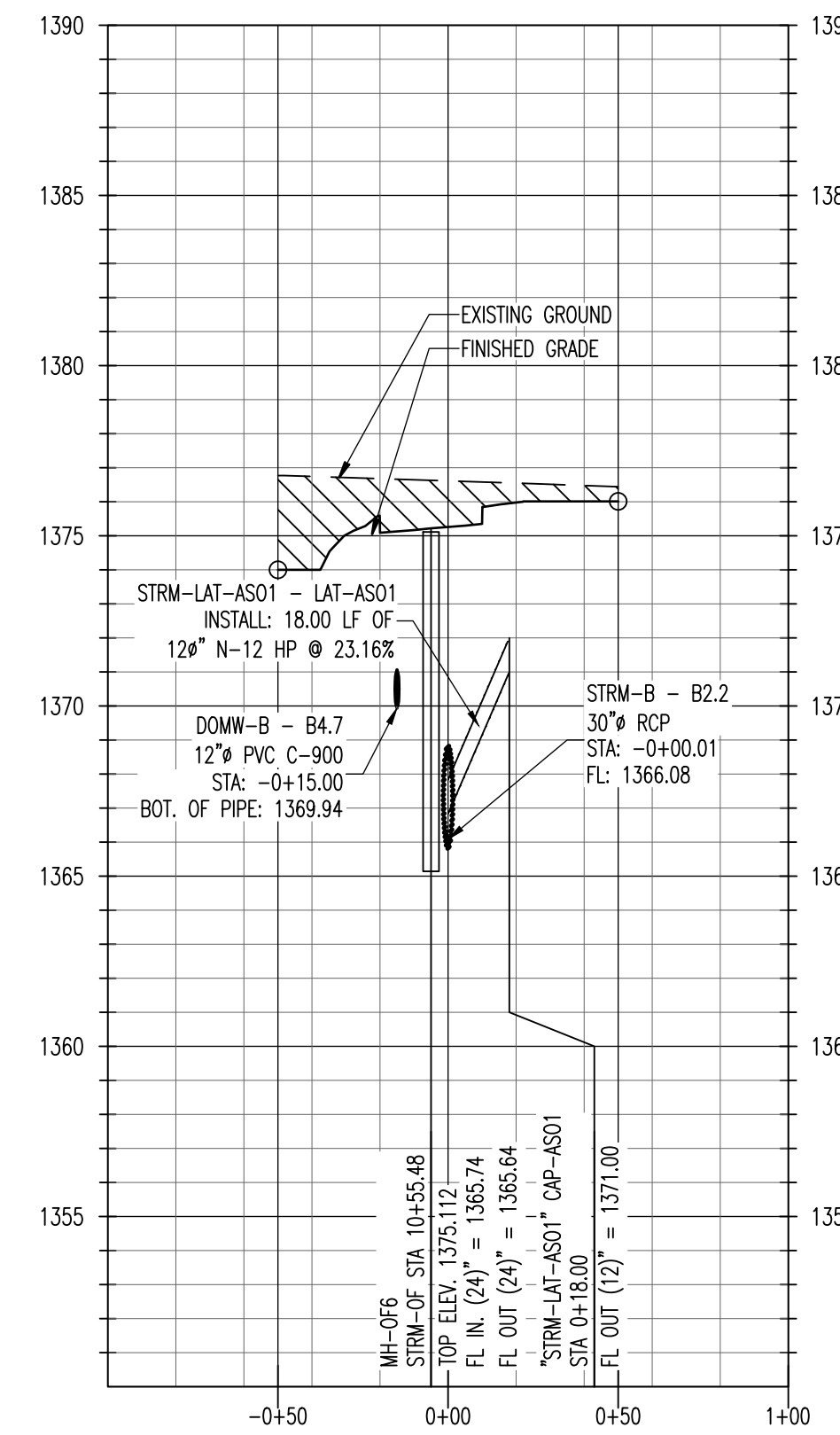
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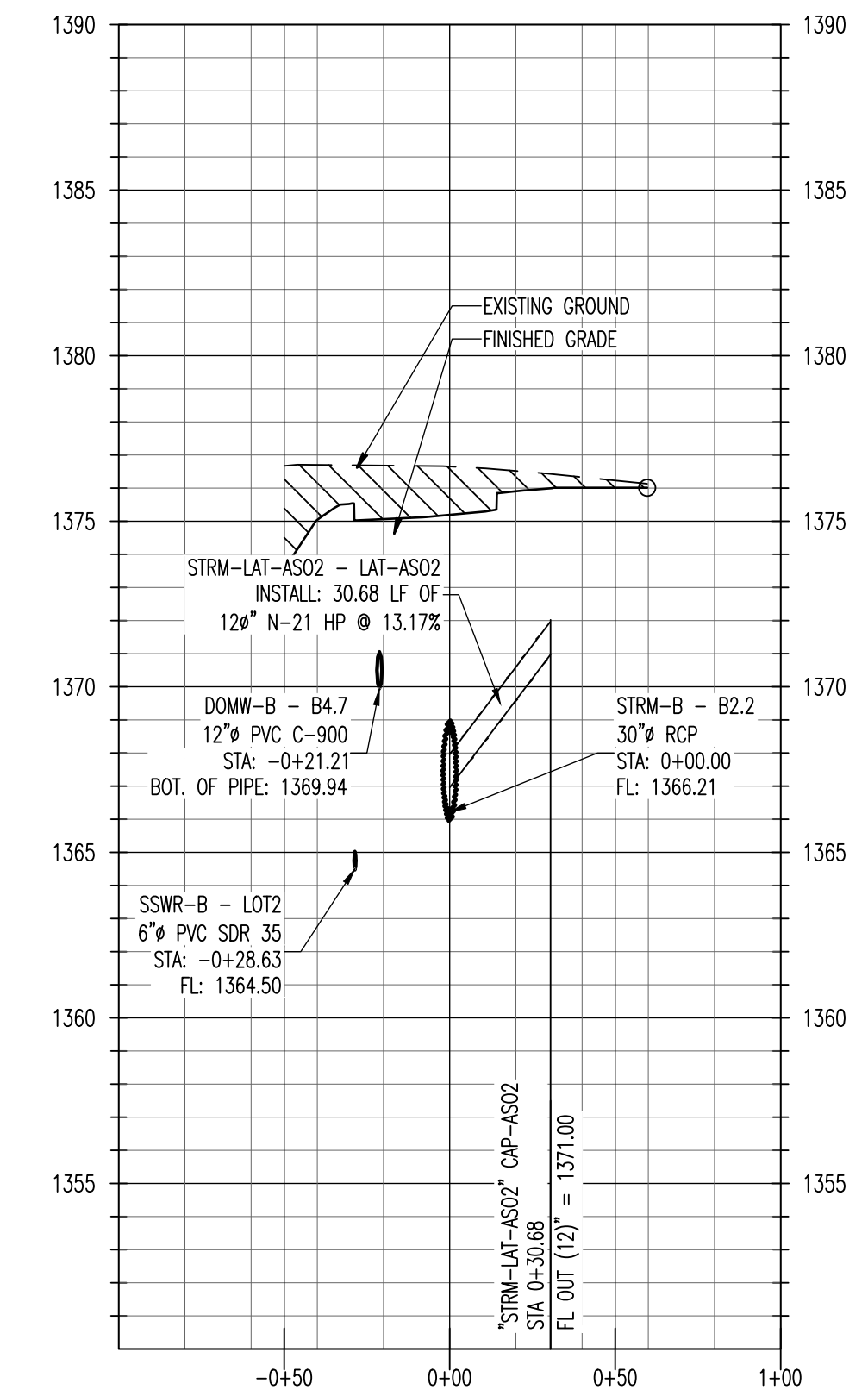
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STORM SEWER LATERAL SB



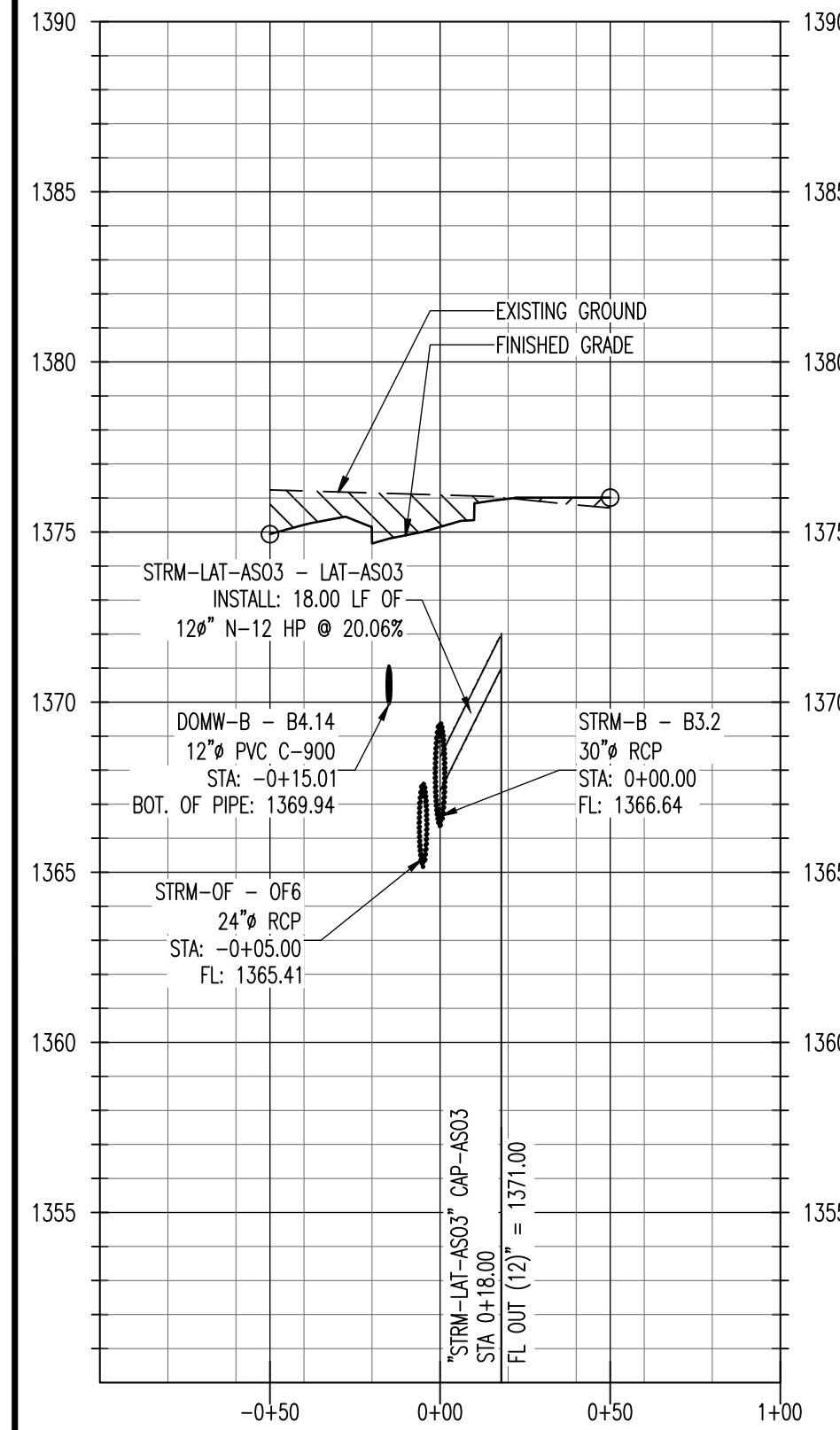
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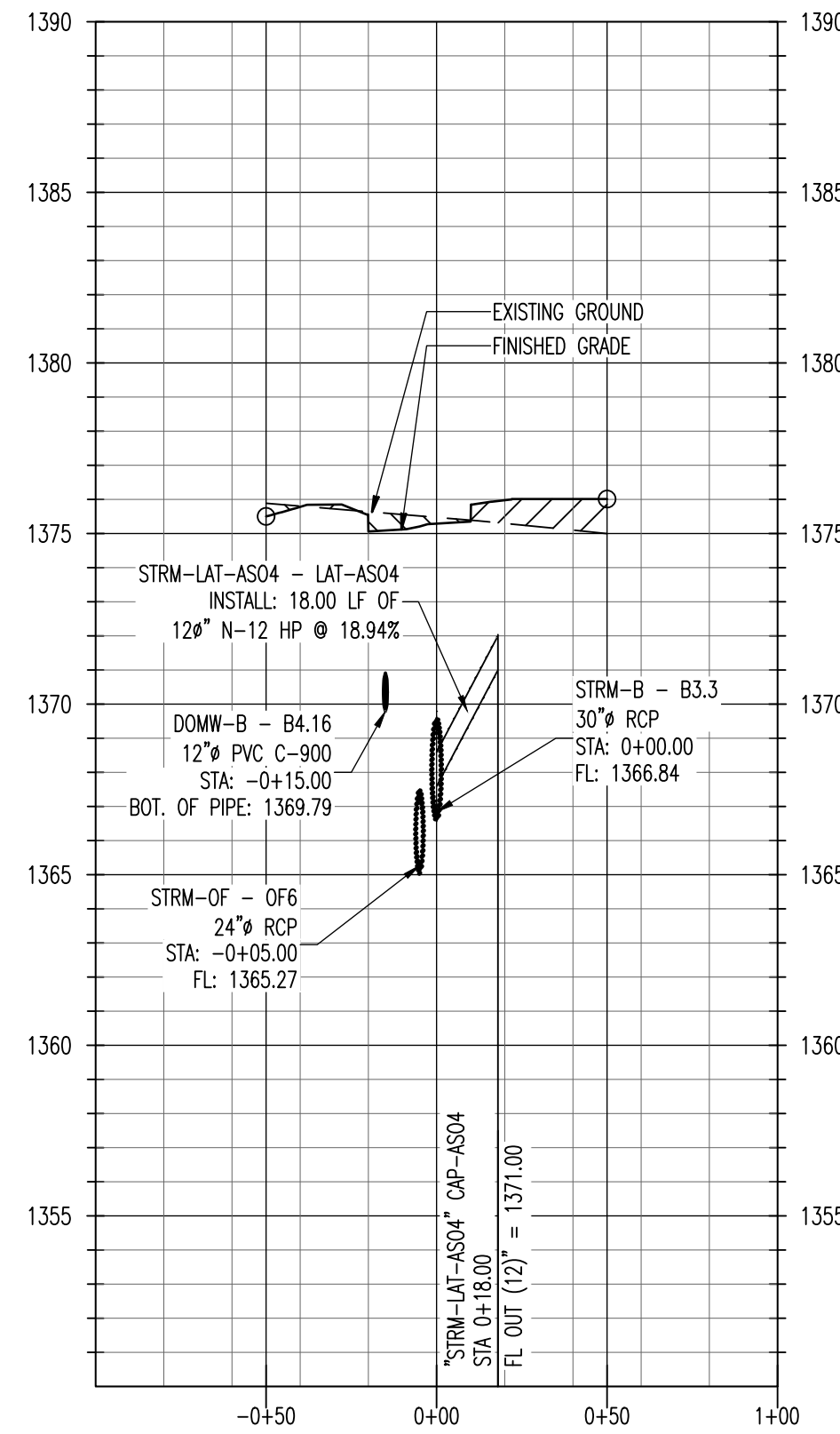
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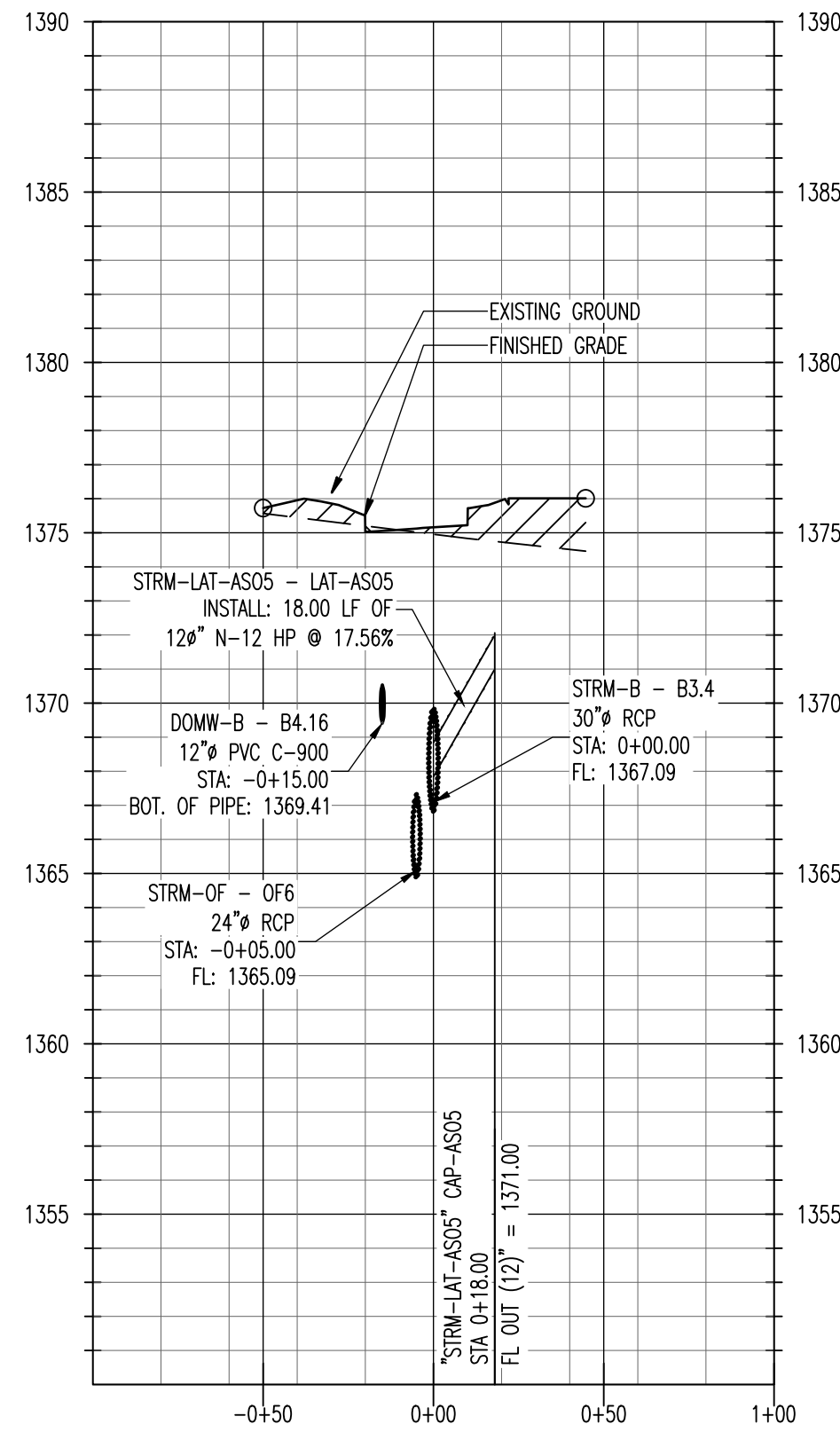
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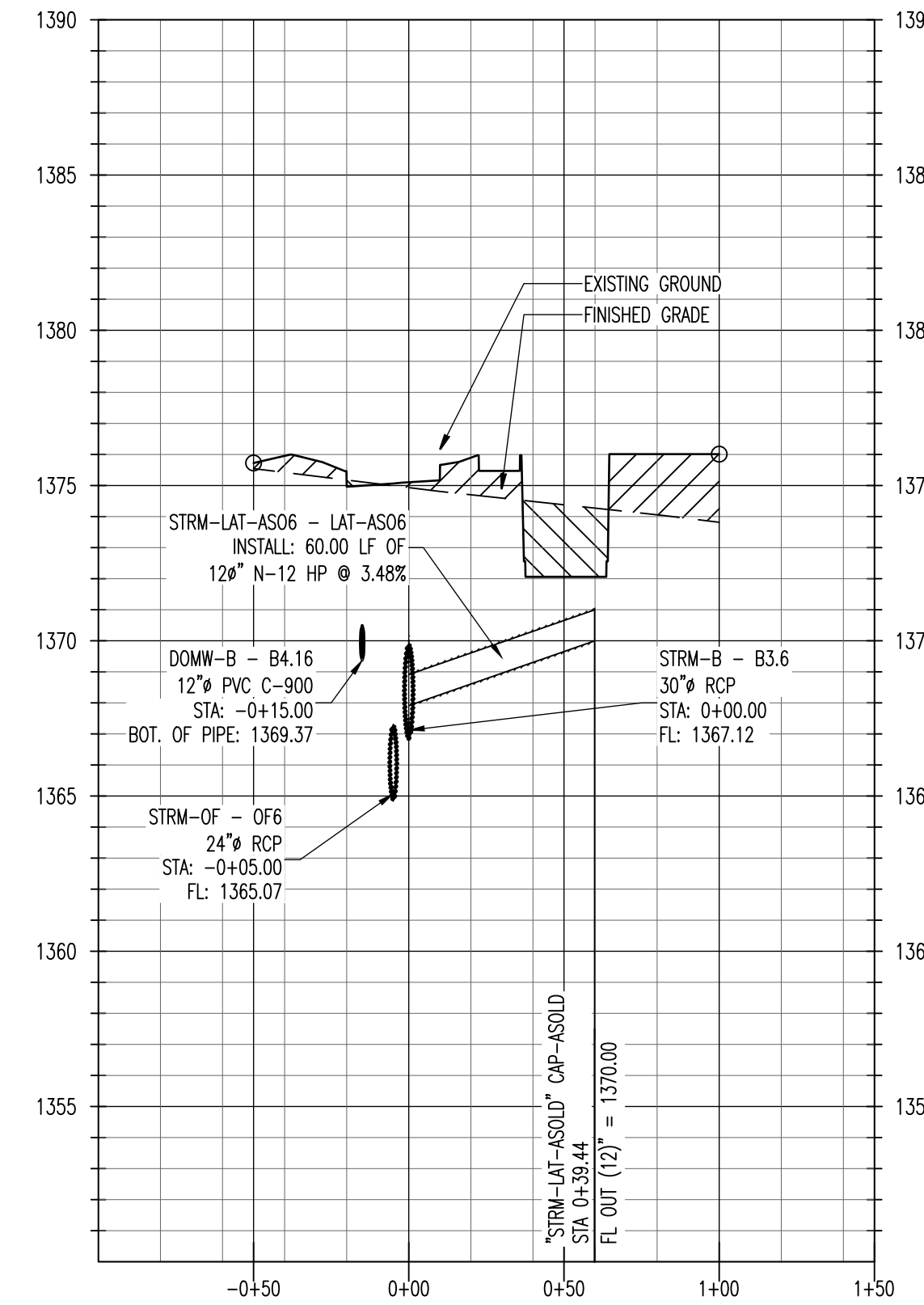
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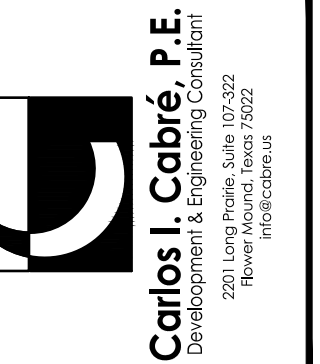
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STORM SEWER LATERAL ASO5



STRM-LAT-ASOLD
STORM SEWER LATERAL ASOLD



AS-BUILT DRAWINGS
Contractor: Mccullough Excavation
Inspector: Dakota Zimmerman
Ruggles & Bohm
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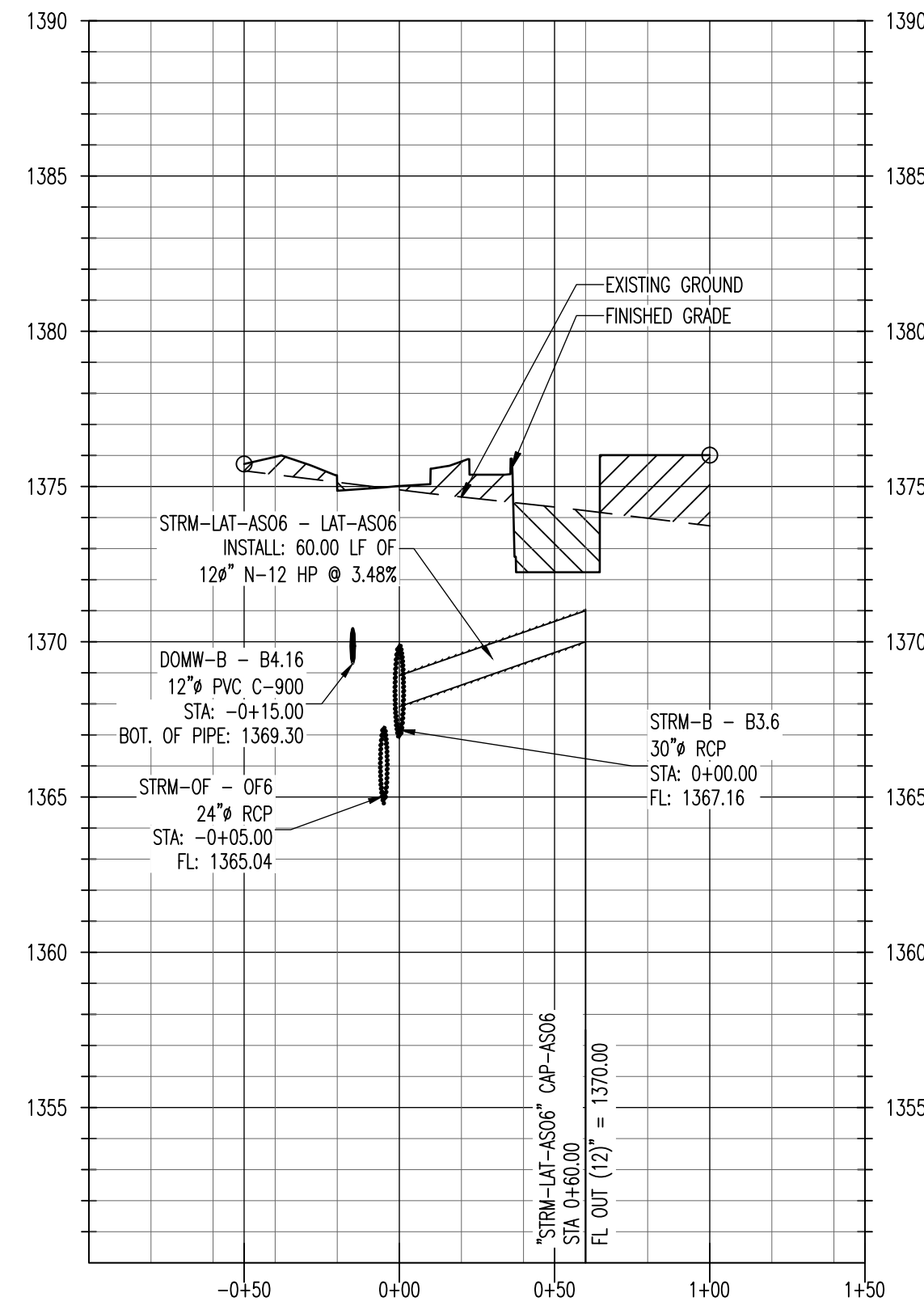
STORM WATER DRAINAGE PROFILES
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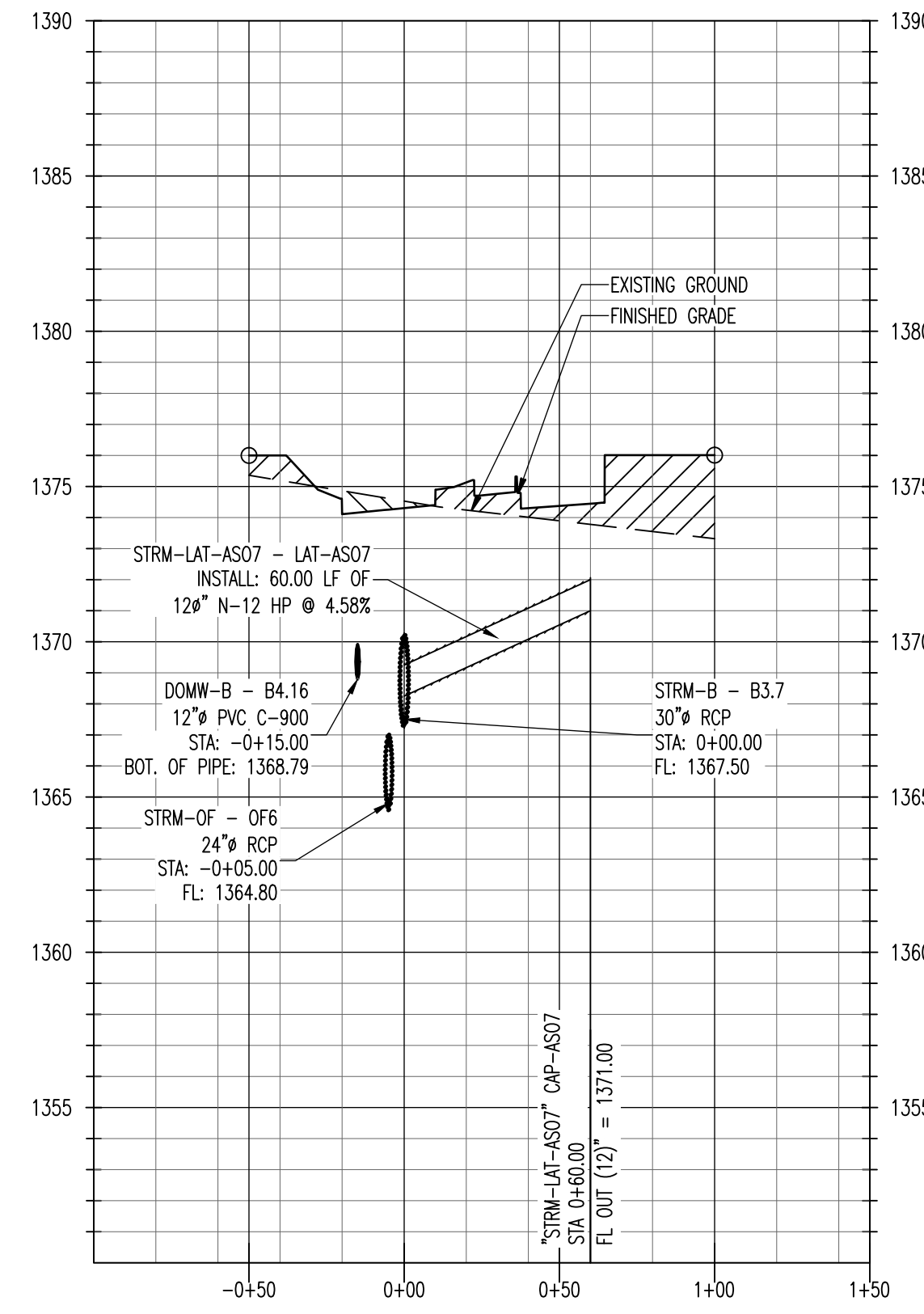
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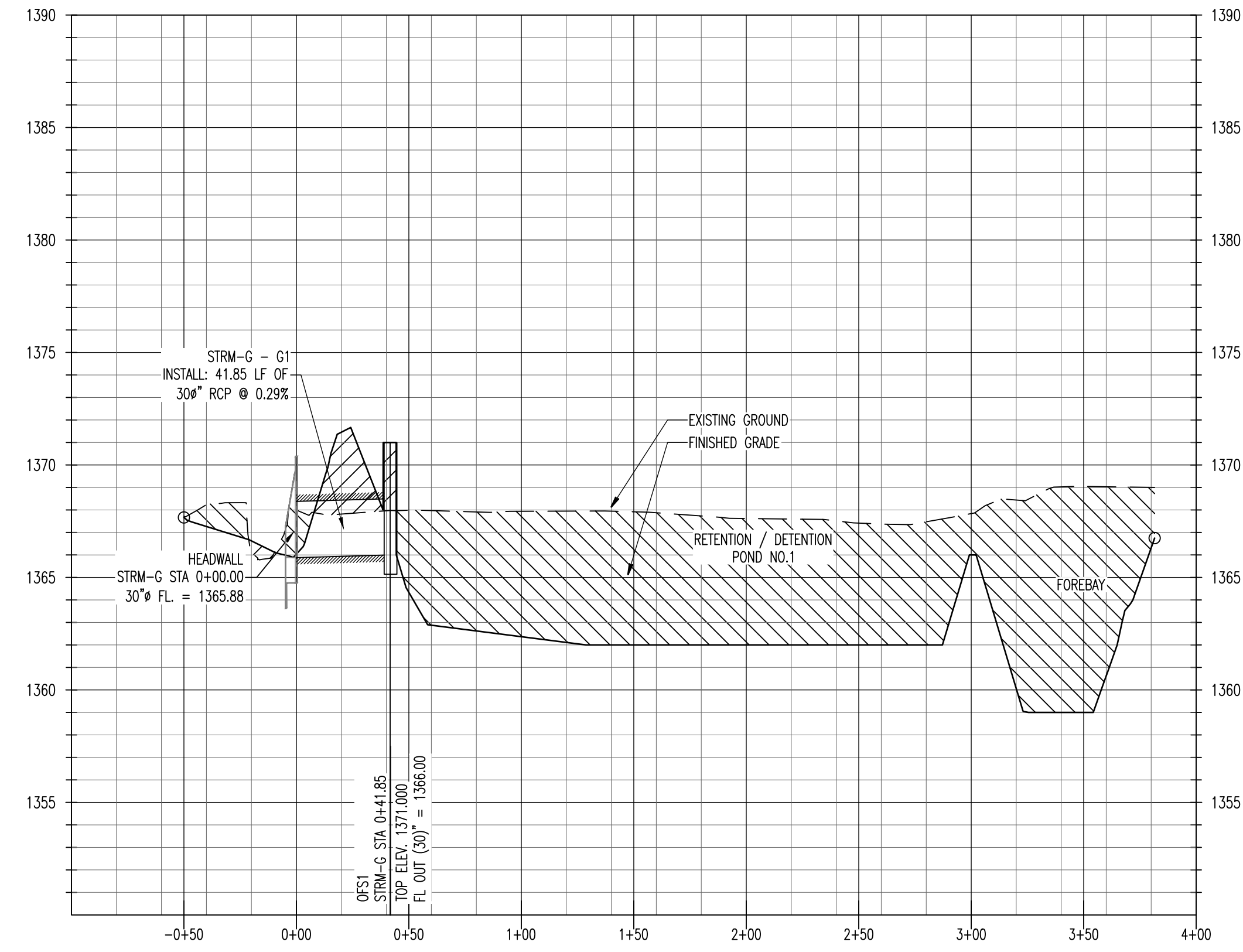
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STRM-LAT-ASO7
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STRM-G - STORM SEWER LINE G

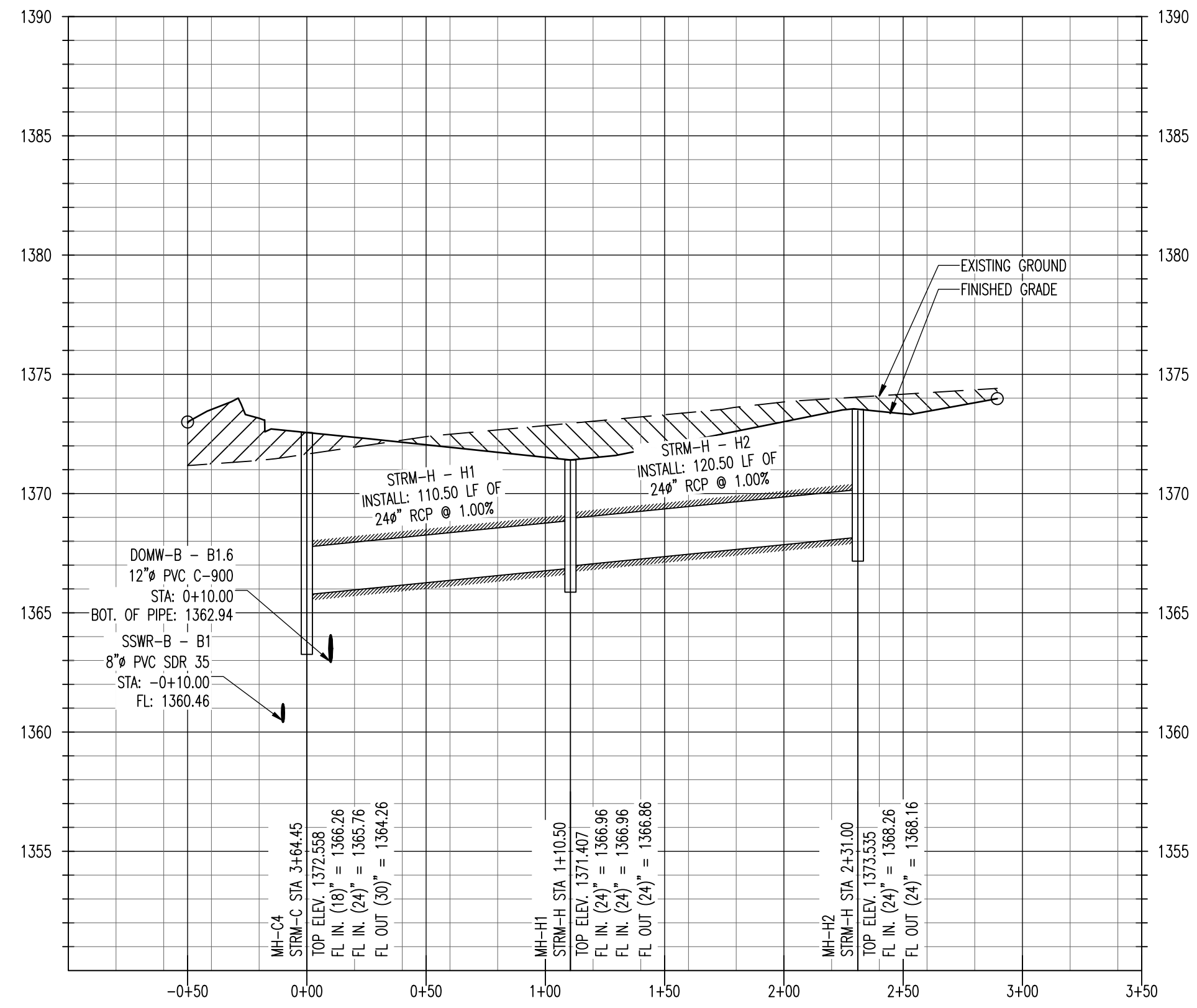


AS-BUILT DRAWINGS
Contractor: Mccullough Excavation
Inspector: Dakota Zimmerman
Ruggles & Bohm
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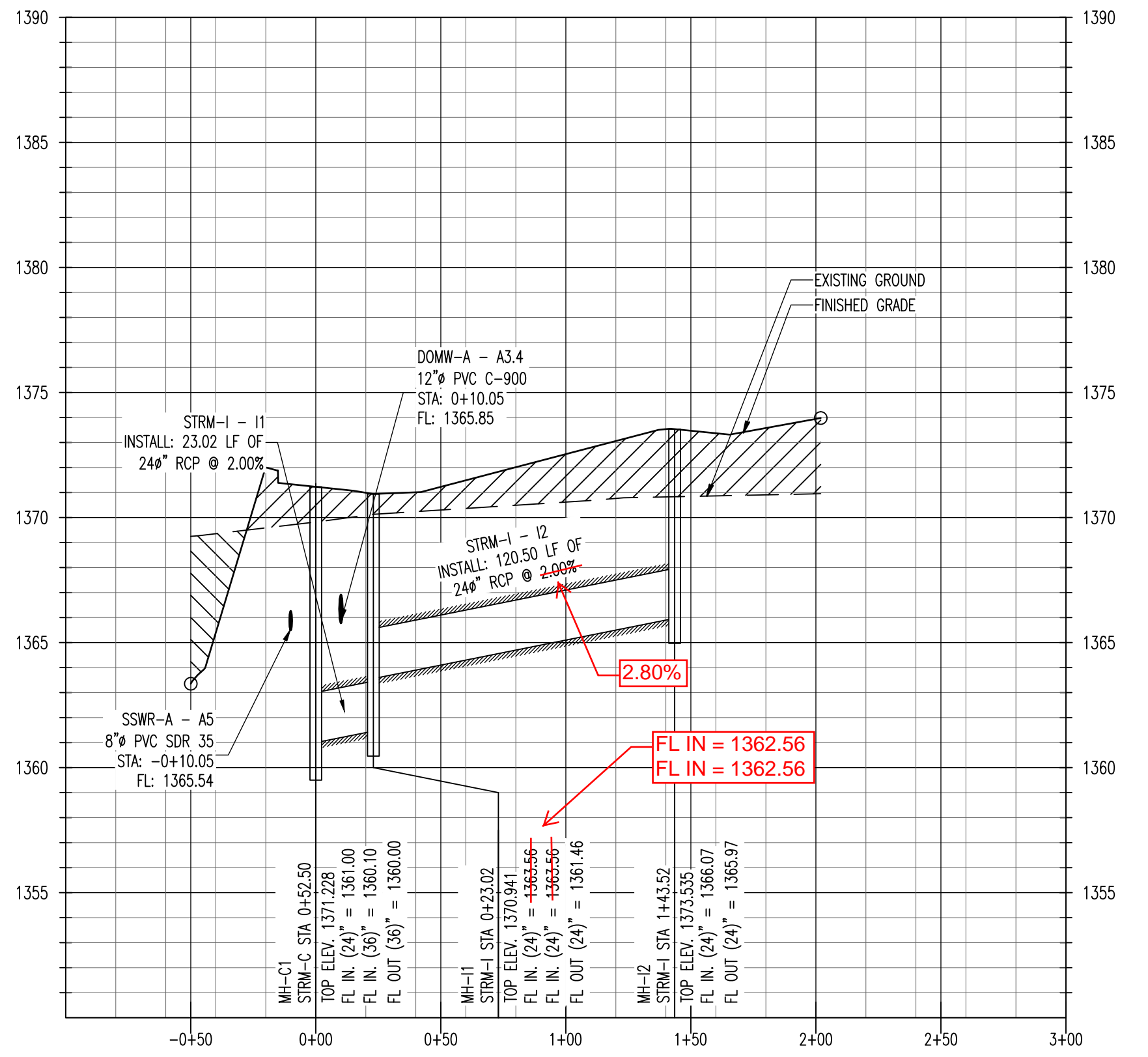
THE SUTZ GROUP
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WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

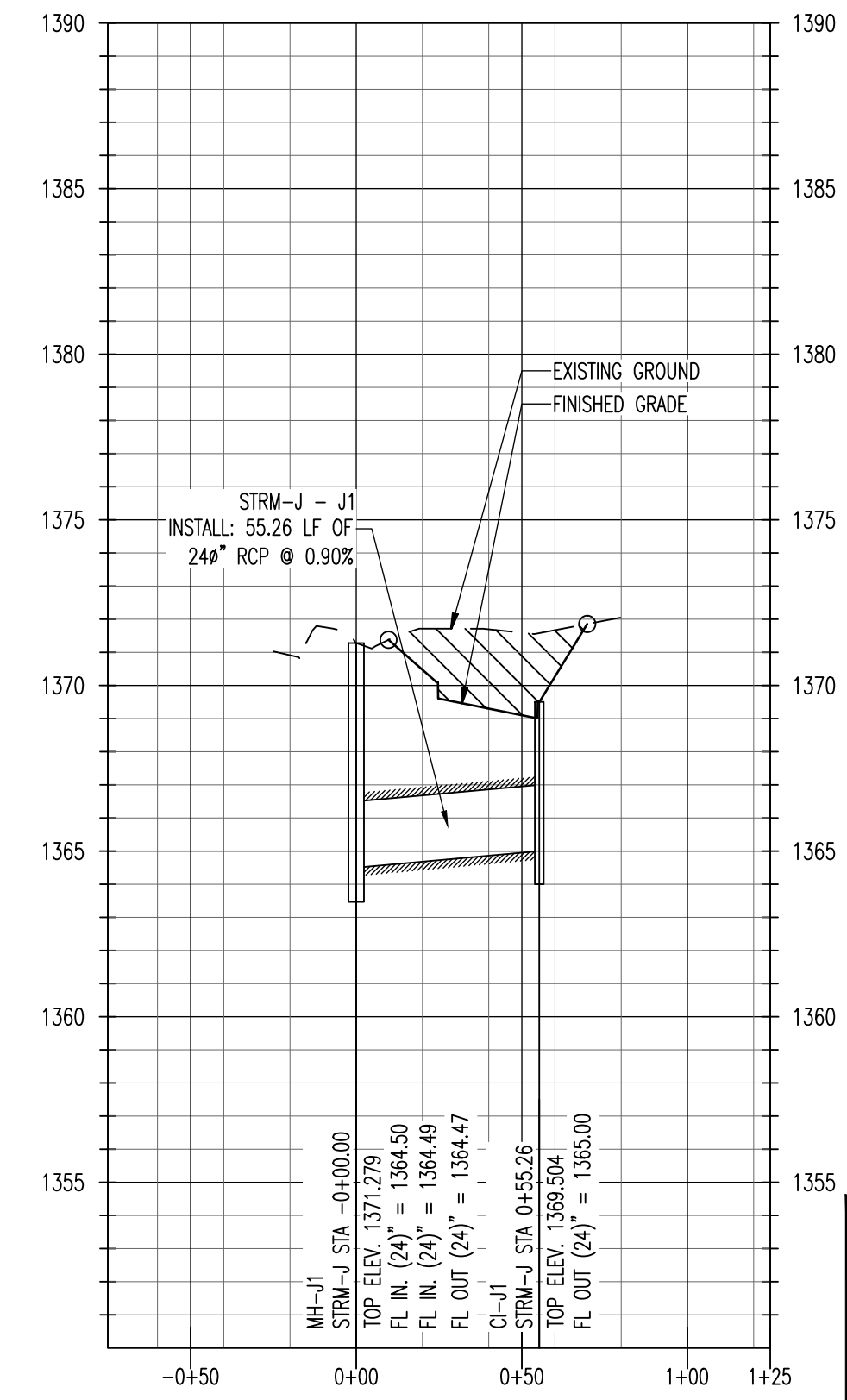
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STRM-H - STORM SEWER LINE I



STRM-J - STORM SEWER LINE J



Professional Engineer
23322
08/11/2014

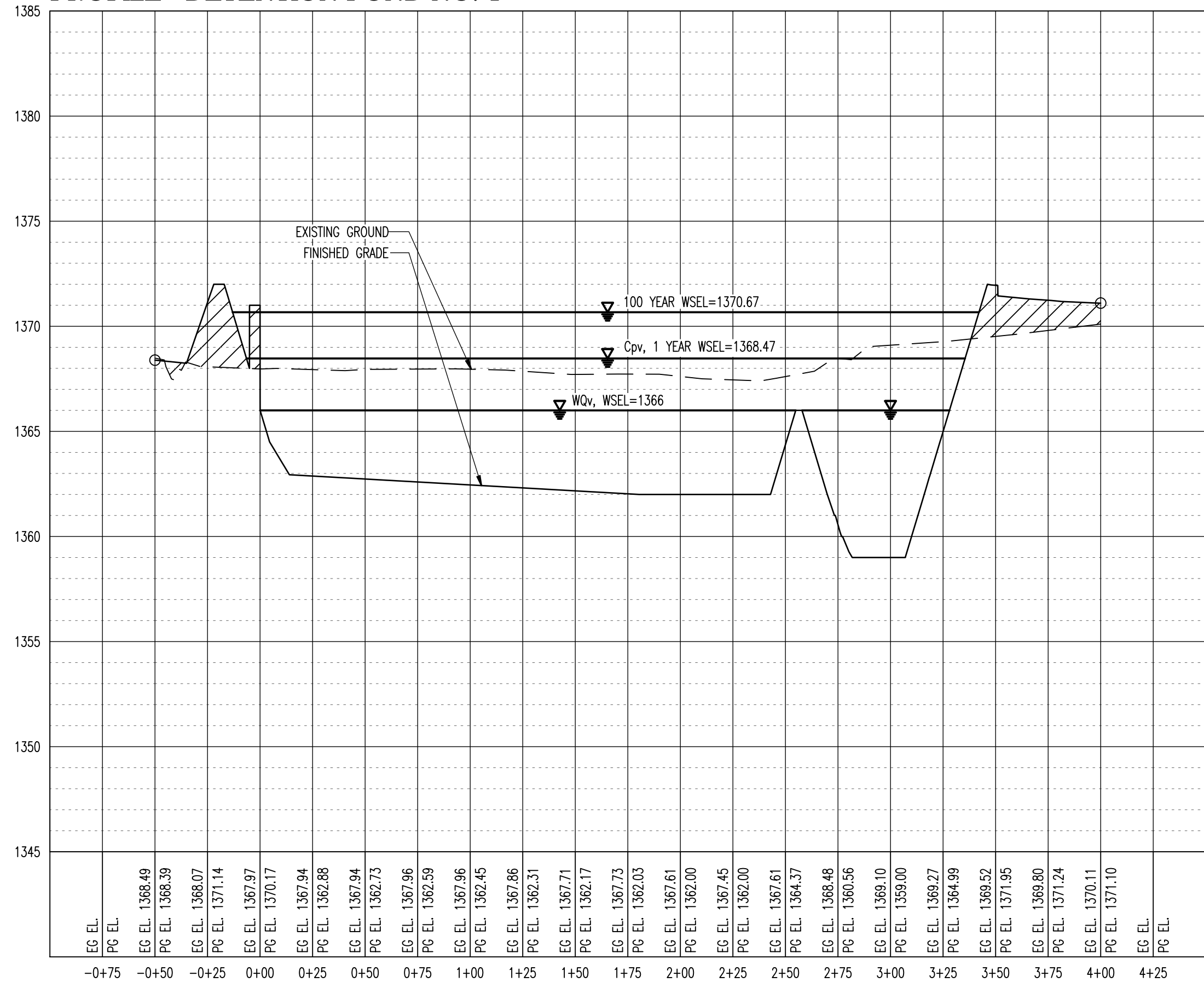
Carlos I. Cabré P.E.
Development & Engineering Consultant
2201 Long Prairie, Suite 100-202
Frisco, Texas 75034

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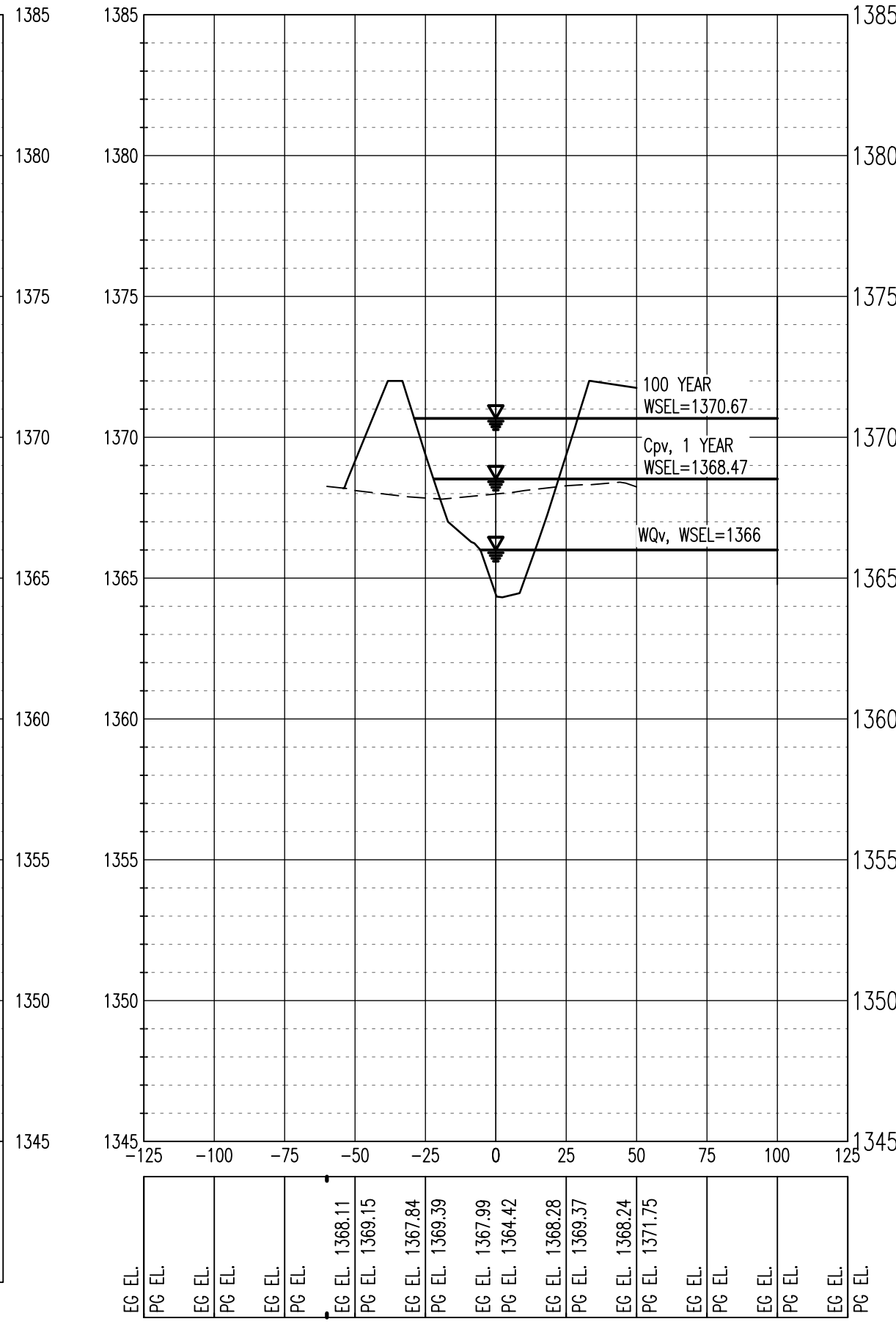
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DATE: AUGUST 11, 2014
SCALE: 1"=50' H.
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DRAWING NUMBER: **C-4.15**

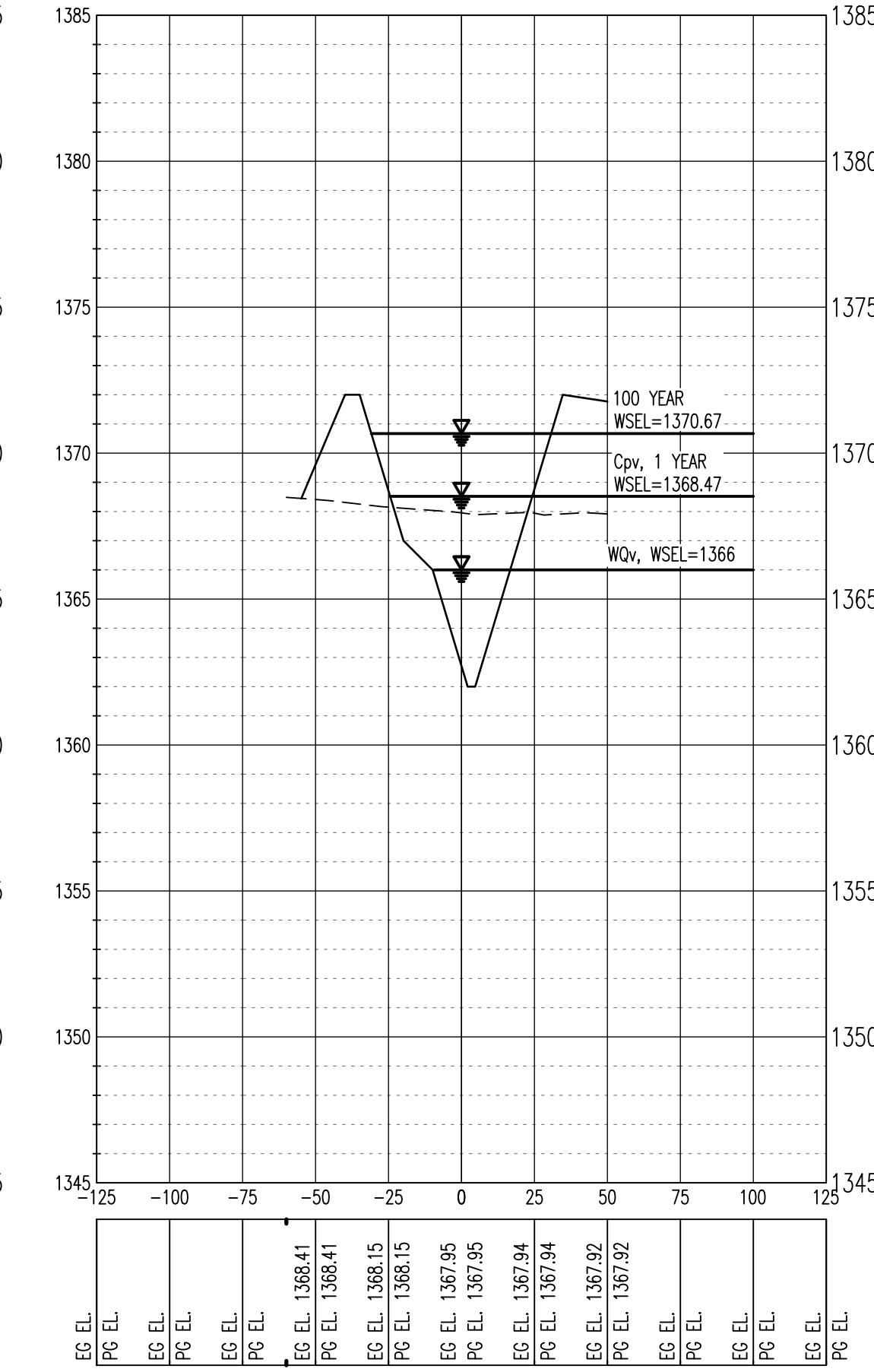
PROFILE - DETENTION POND NO. 1



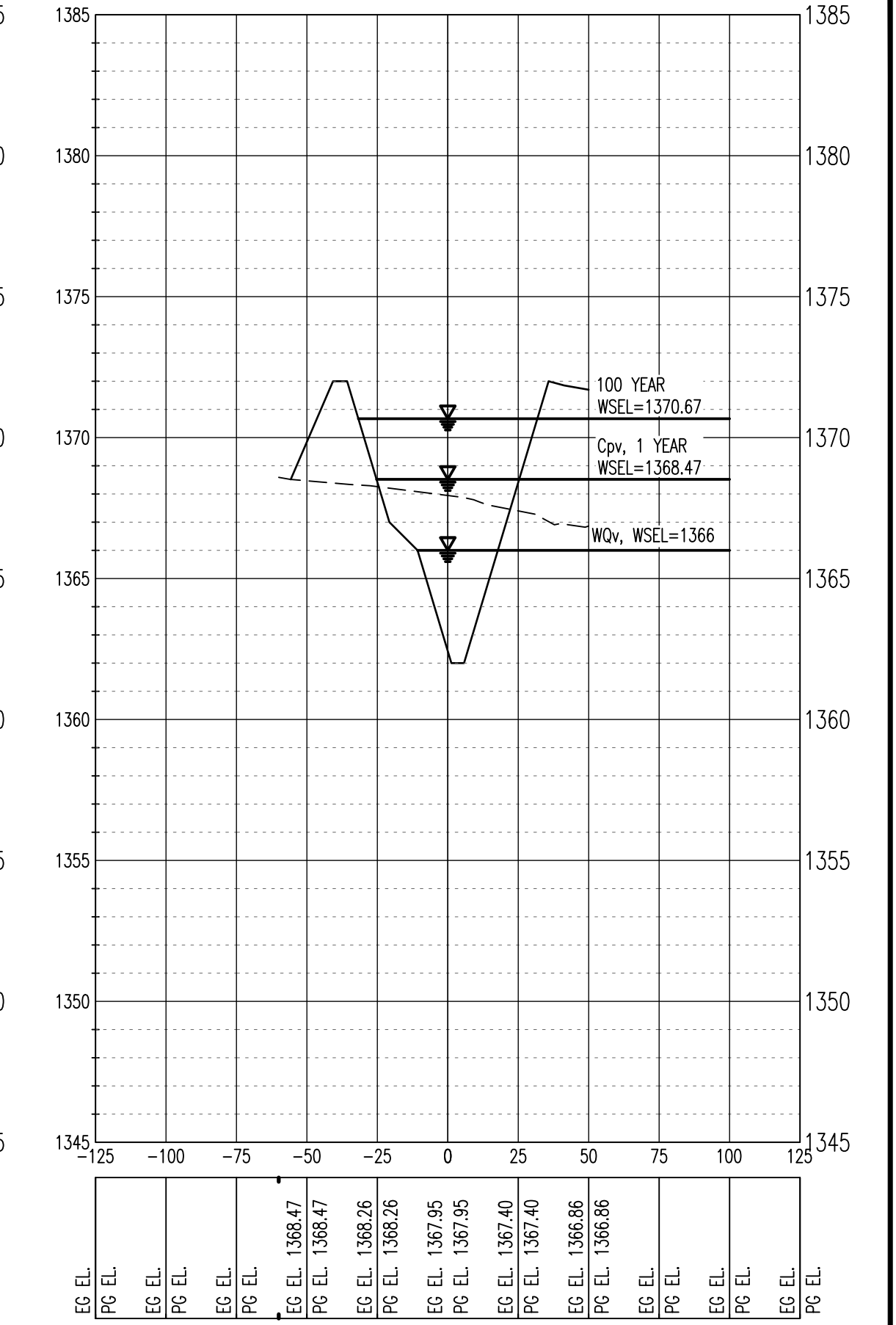
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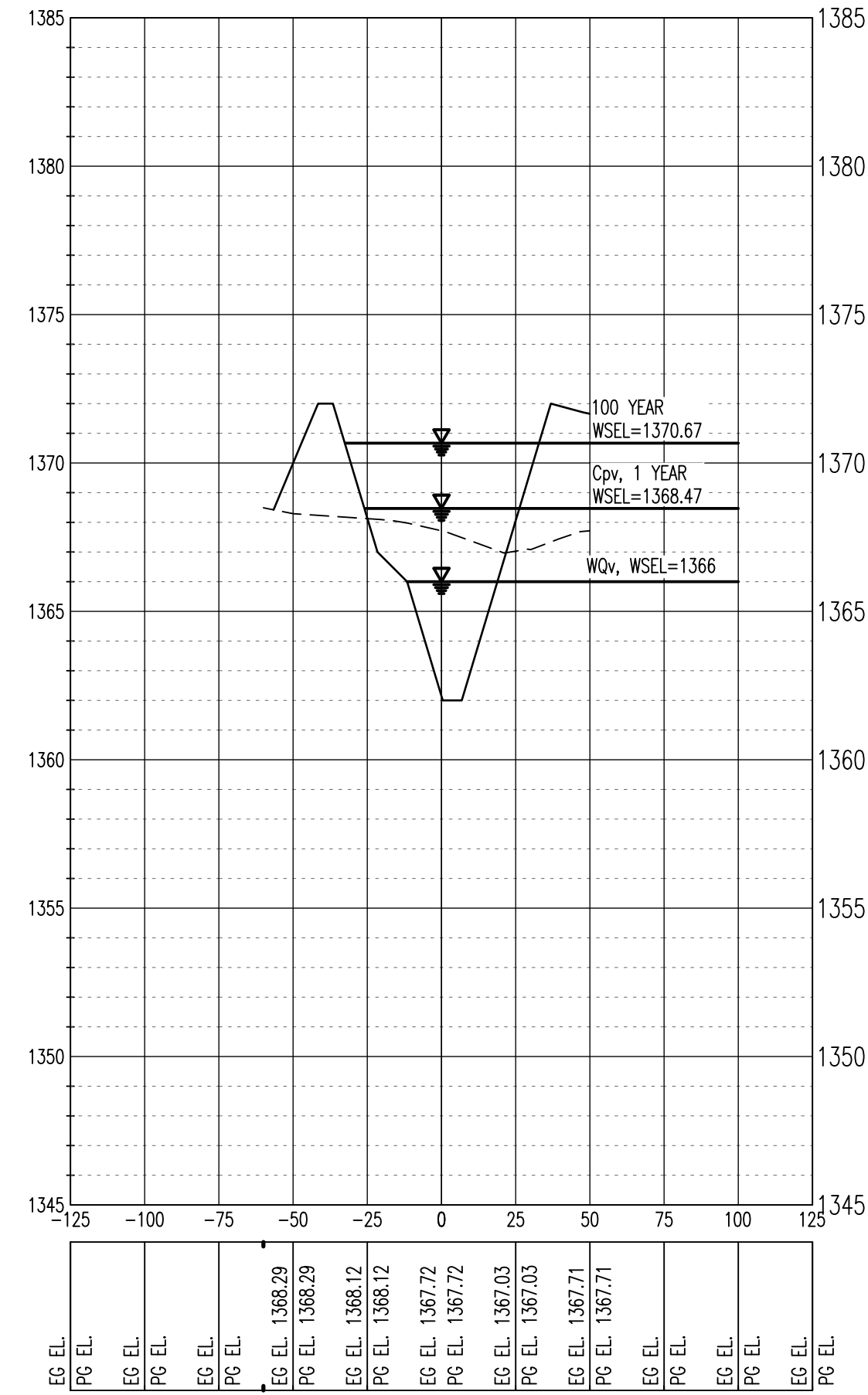
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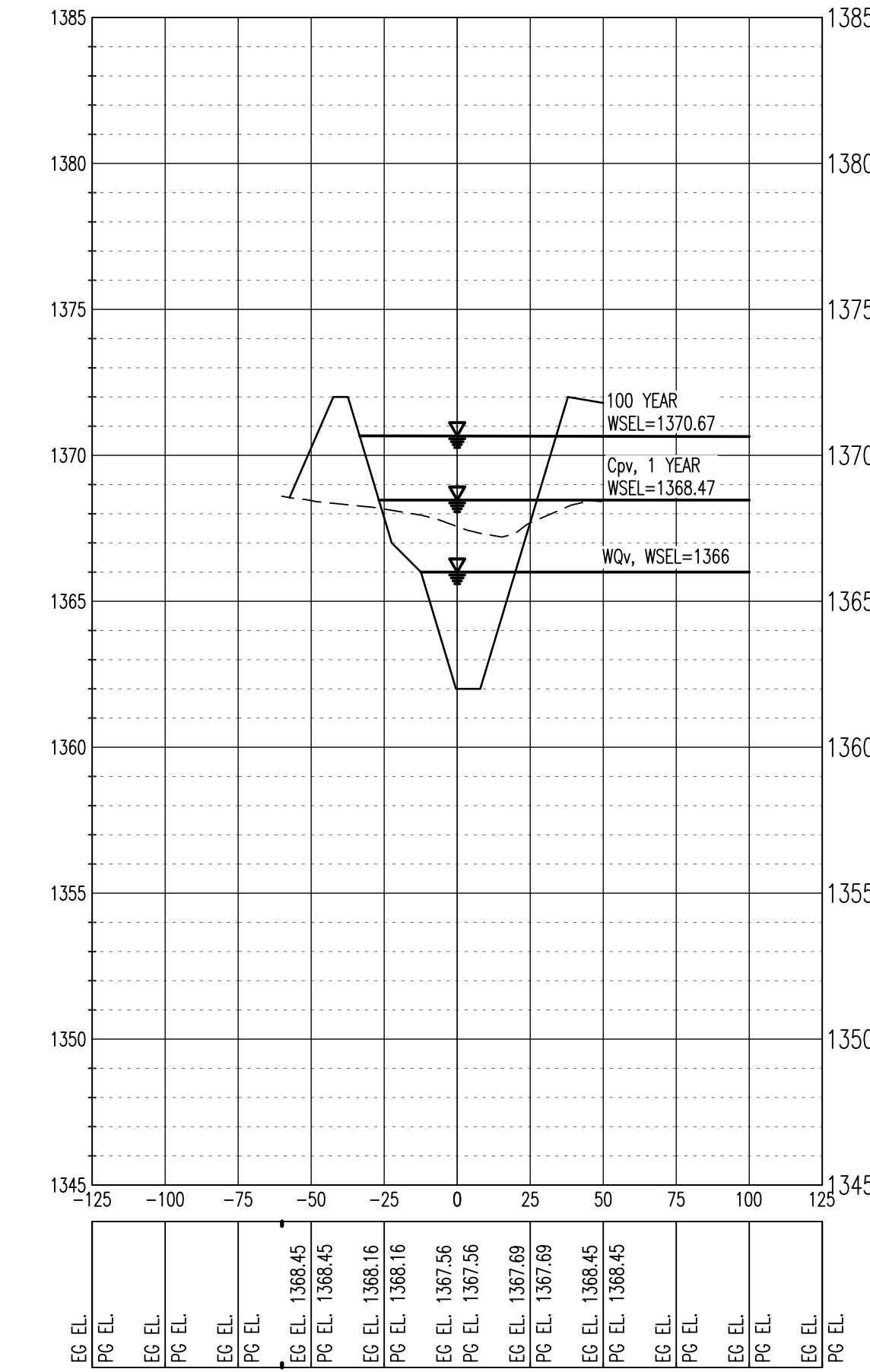
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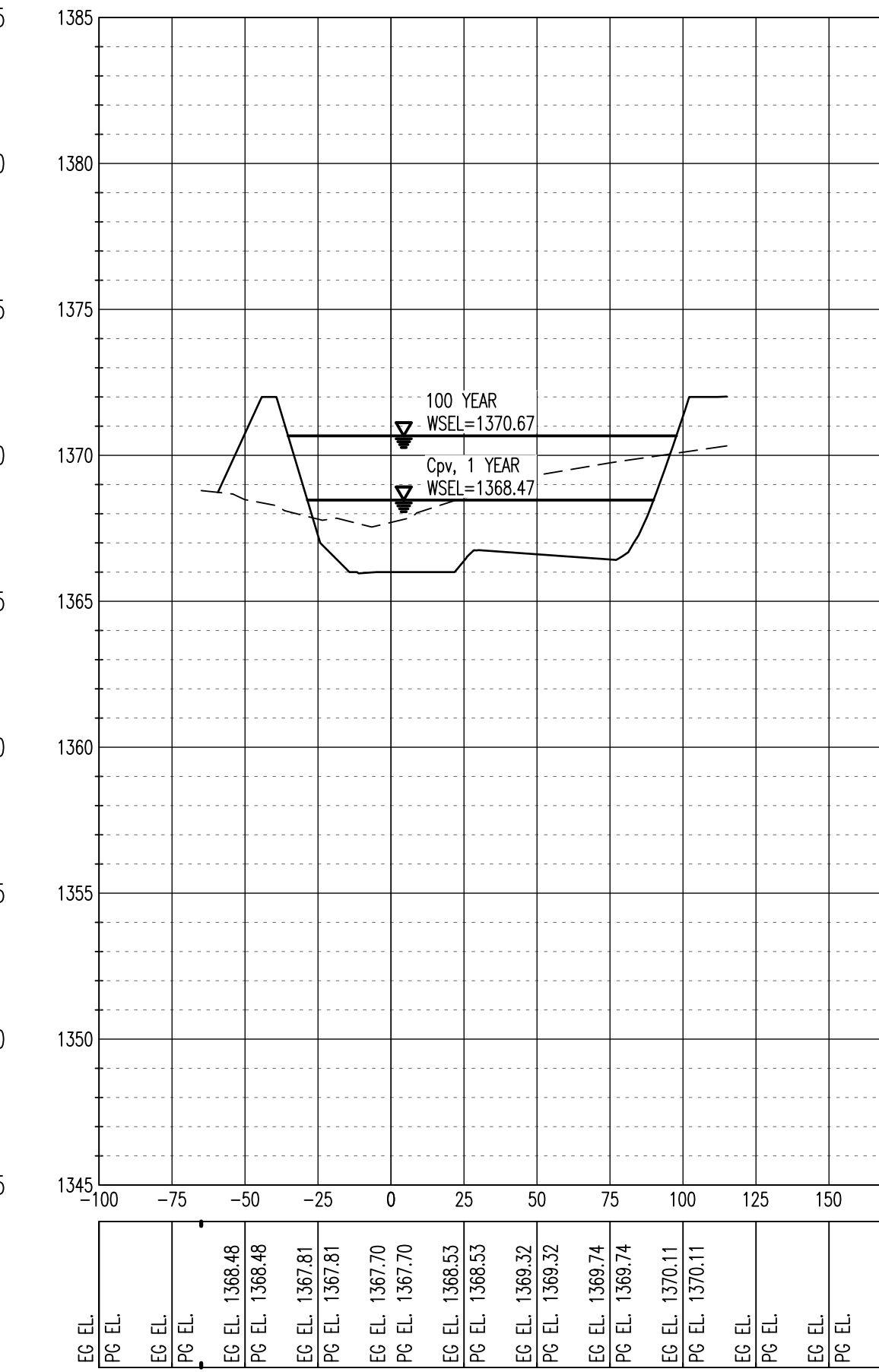
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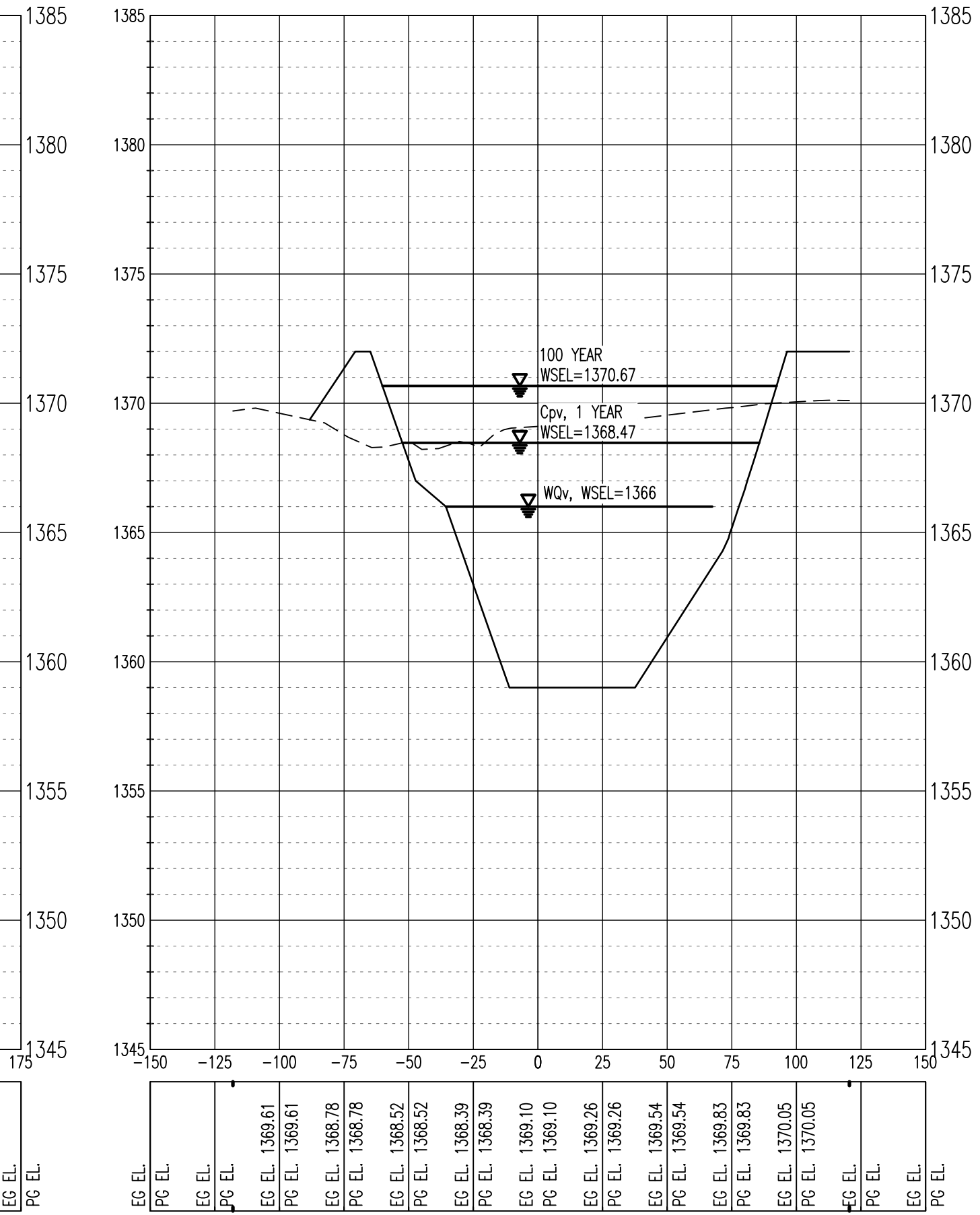
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SECTION @ STA. 2+55.00



SECTION @ STA. 3+00.00



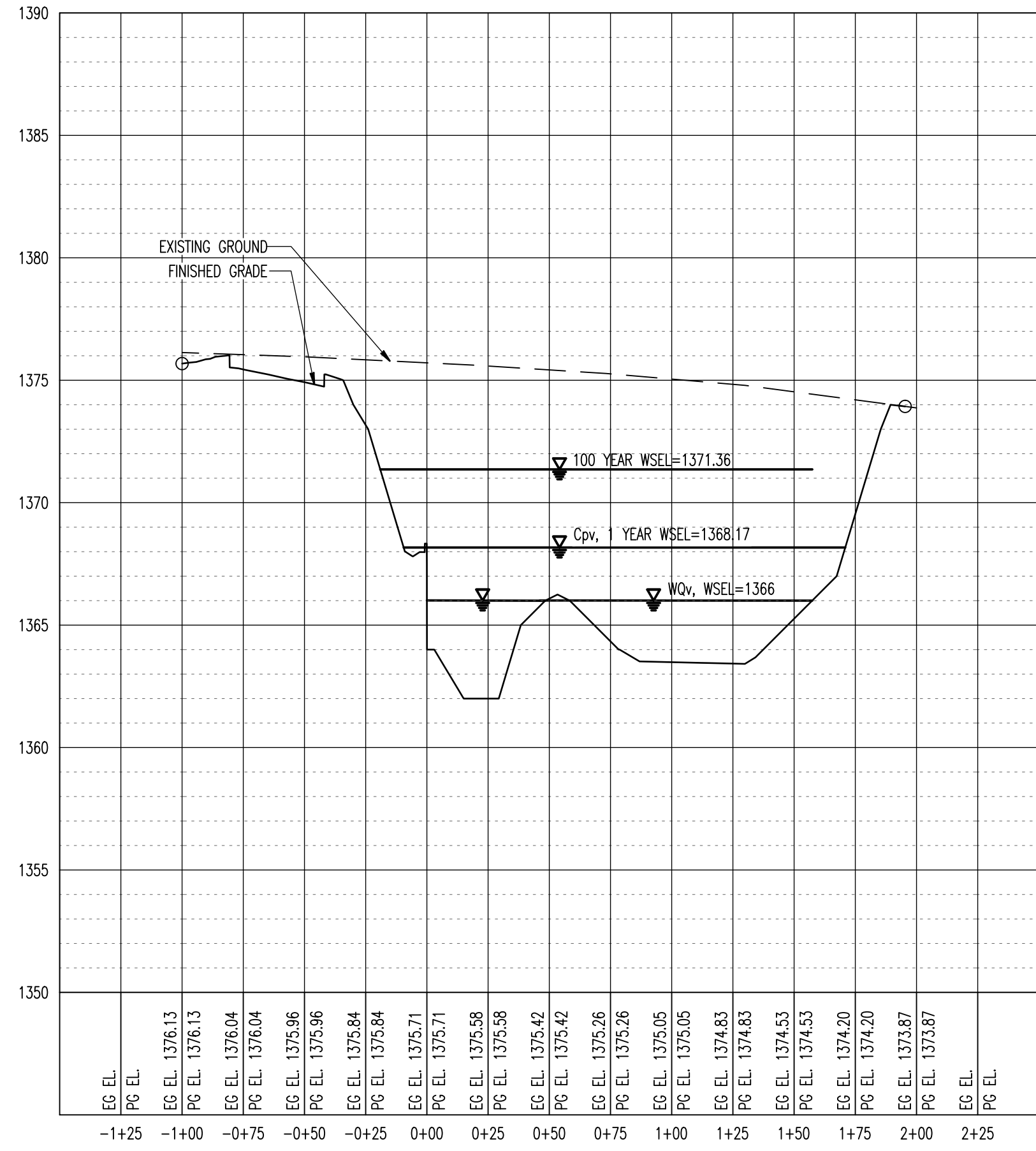
DETENTION POND NO. 1
PROFILE AND SECTIONS

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CARLOS I. CABRÉ, P.E. IN HIS CAPACITY AS A CONSULTANT TO THE PROJECT. CARLOS I. CABRÉ, P.E. RETAINS TITLE AND OWNERSHIP OF THIS PROJECT. CARLOS I. CABRÉ, P.E. IS EXCLUDED OR NOT RESPONSIBLE FOR ANY BEING, REVISIONS, OR EXTENSIONS OF THIS PROJECT OR ANY OTHER PROJECTS, OR EXTENSIONS OF THIS PROJECTS, UNLESS AUTHORIZED IN WRITING BY CARLOS I. CABRÉ, P.E.

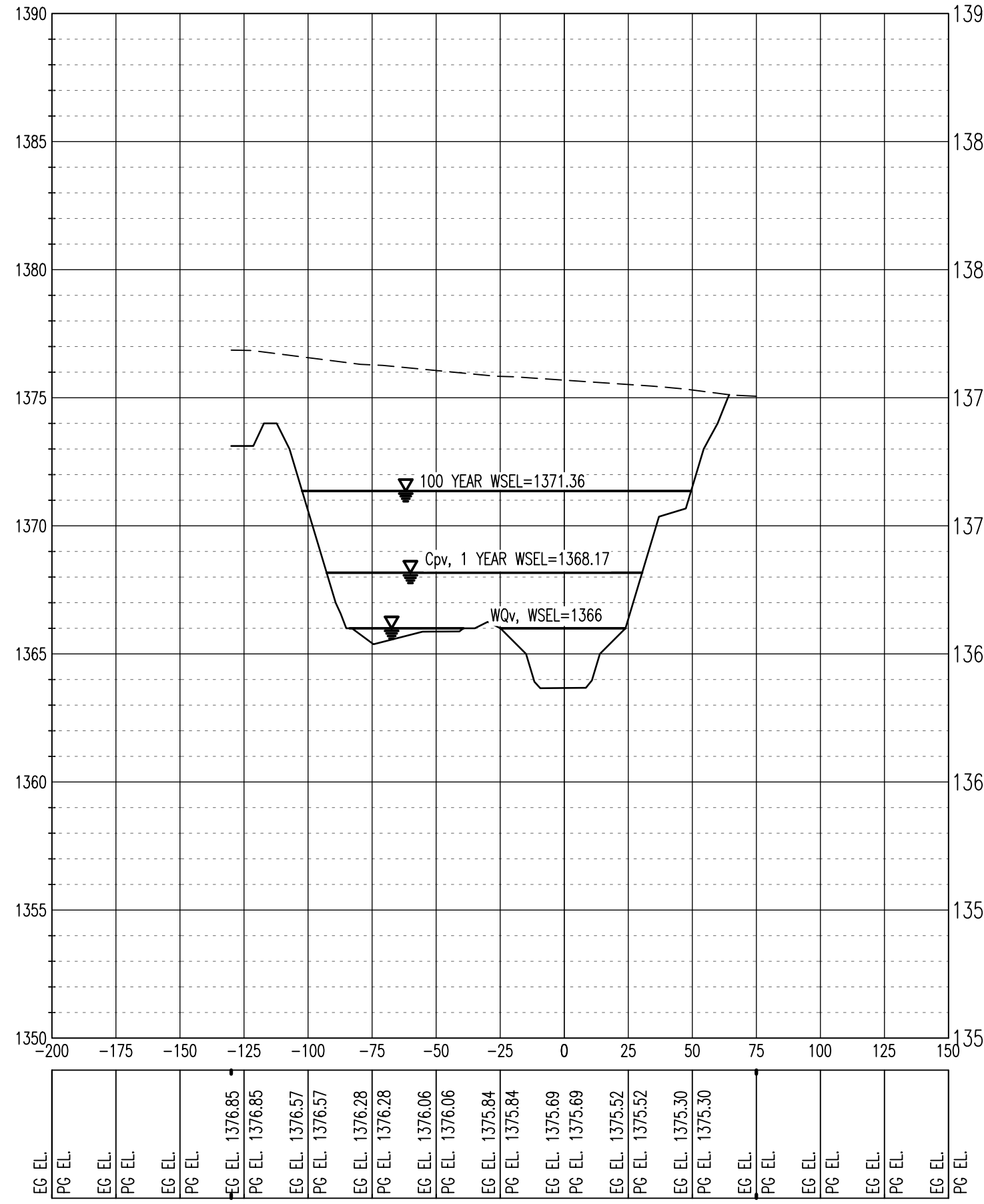
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NO.	DATE	DESCRIPTION
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2	04.23.2014	FOR REVIEW
3	05.27.2014	FOR REVIEW
4	06.13.2014	FOR PERMIT

DATE: JUNE 13, 2014
 SCALE: 1"=50' H.
 JOB NUMBER: 12-09
 DRAWING NUMBER: **C-4.16**

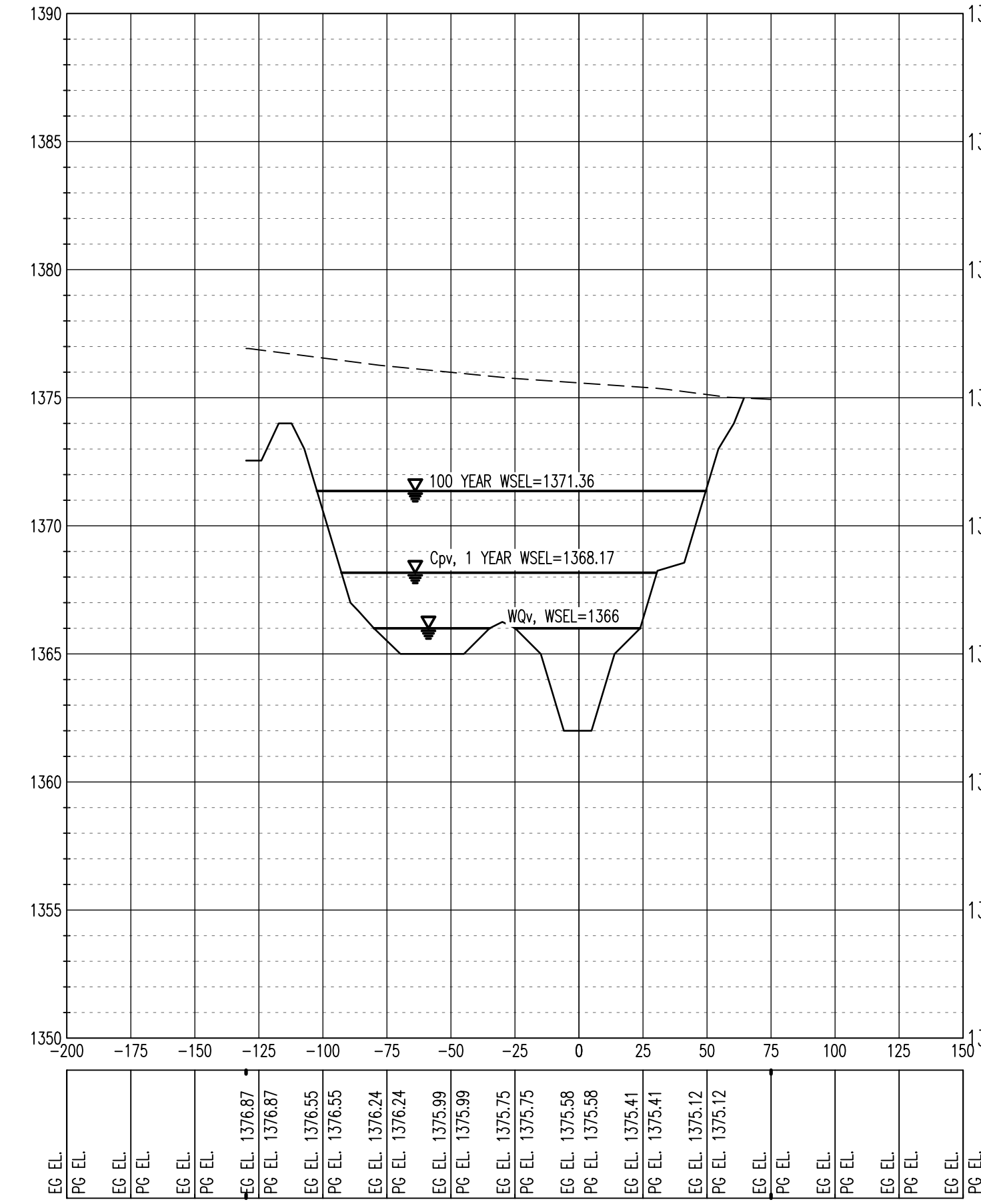
PROFILE - DETENTION POND NO. 2



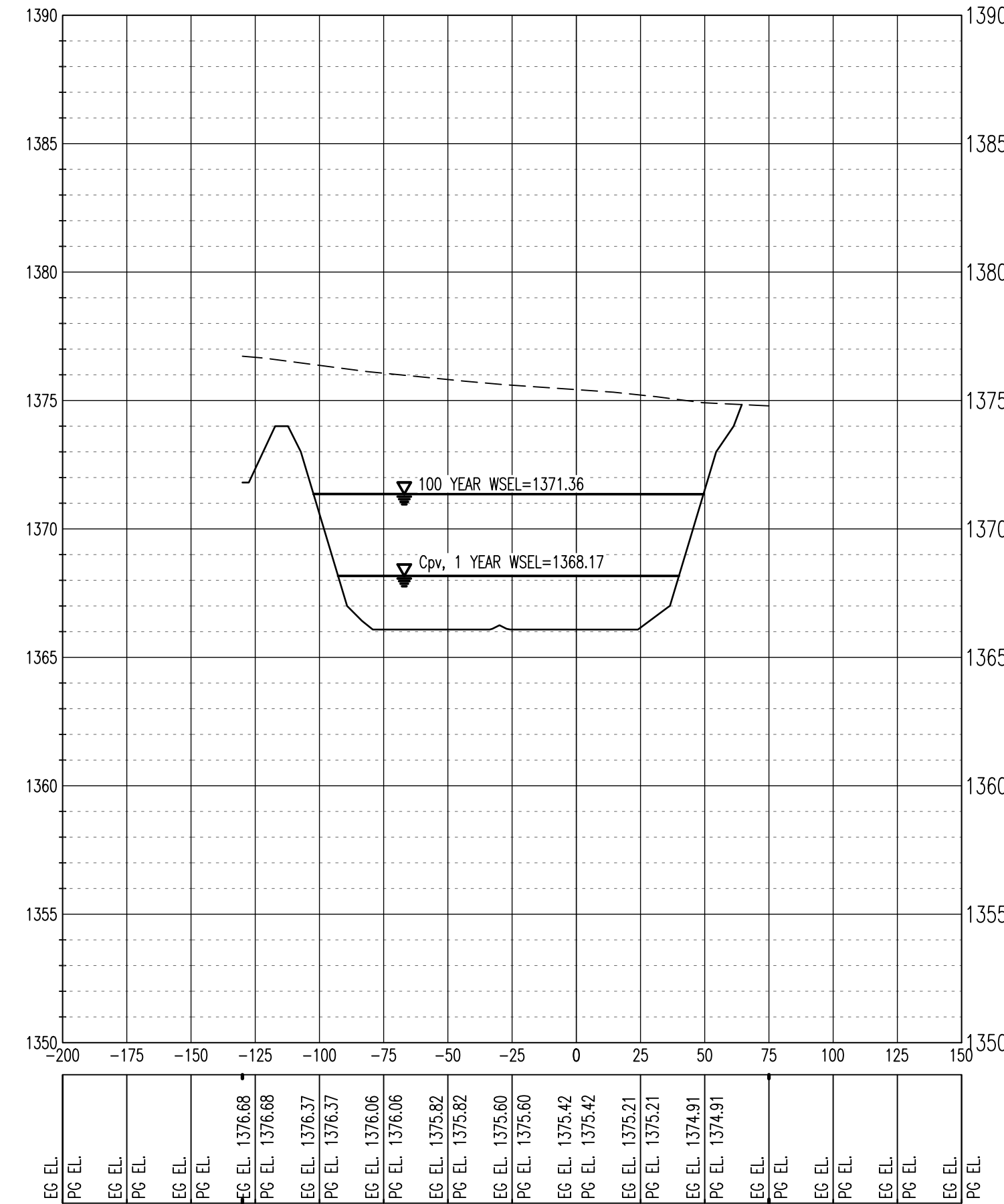
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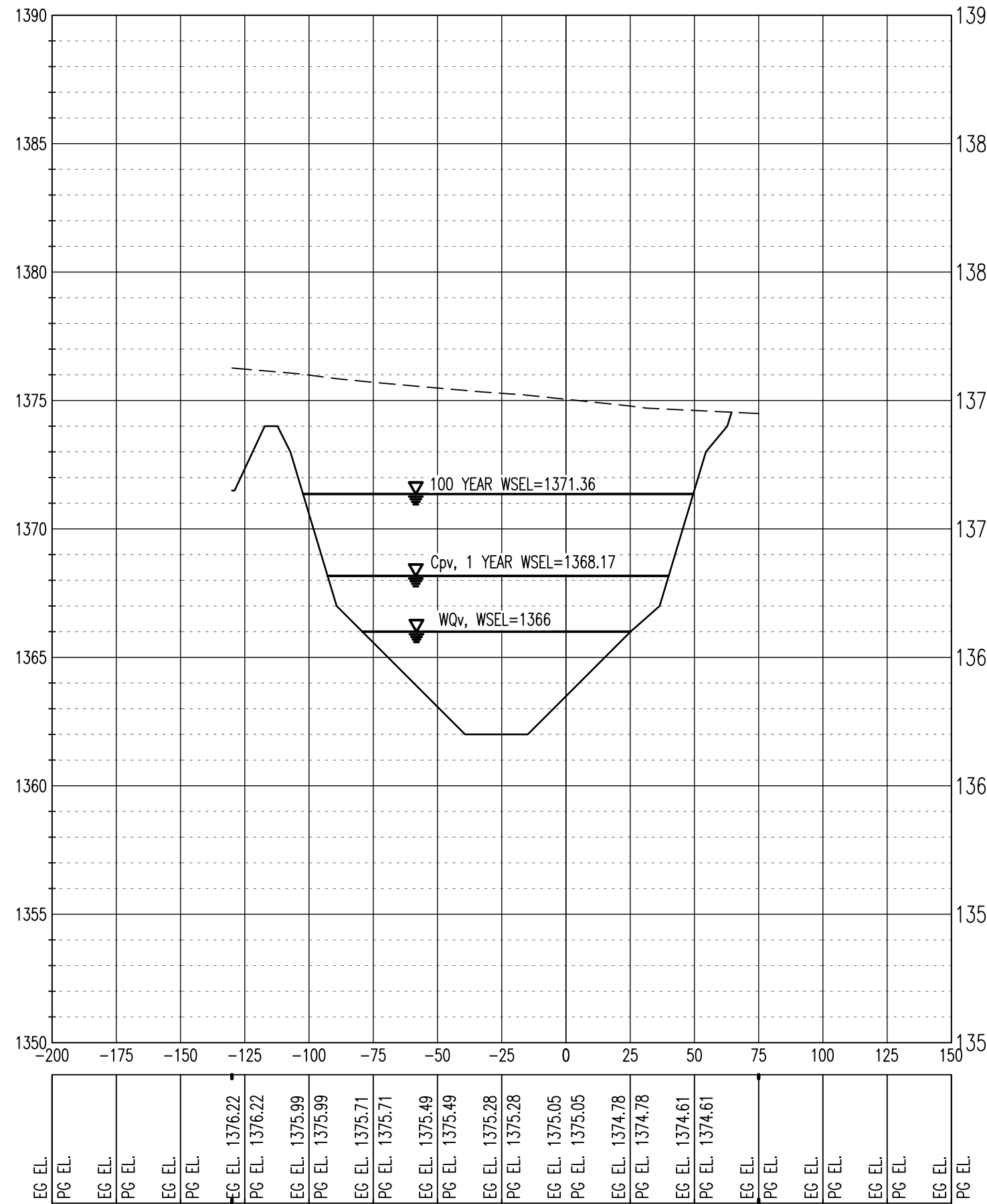
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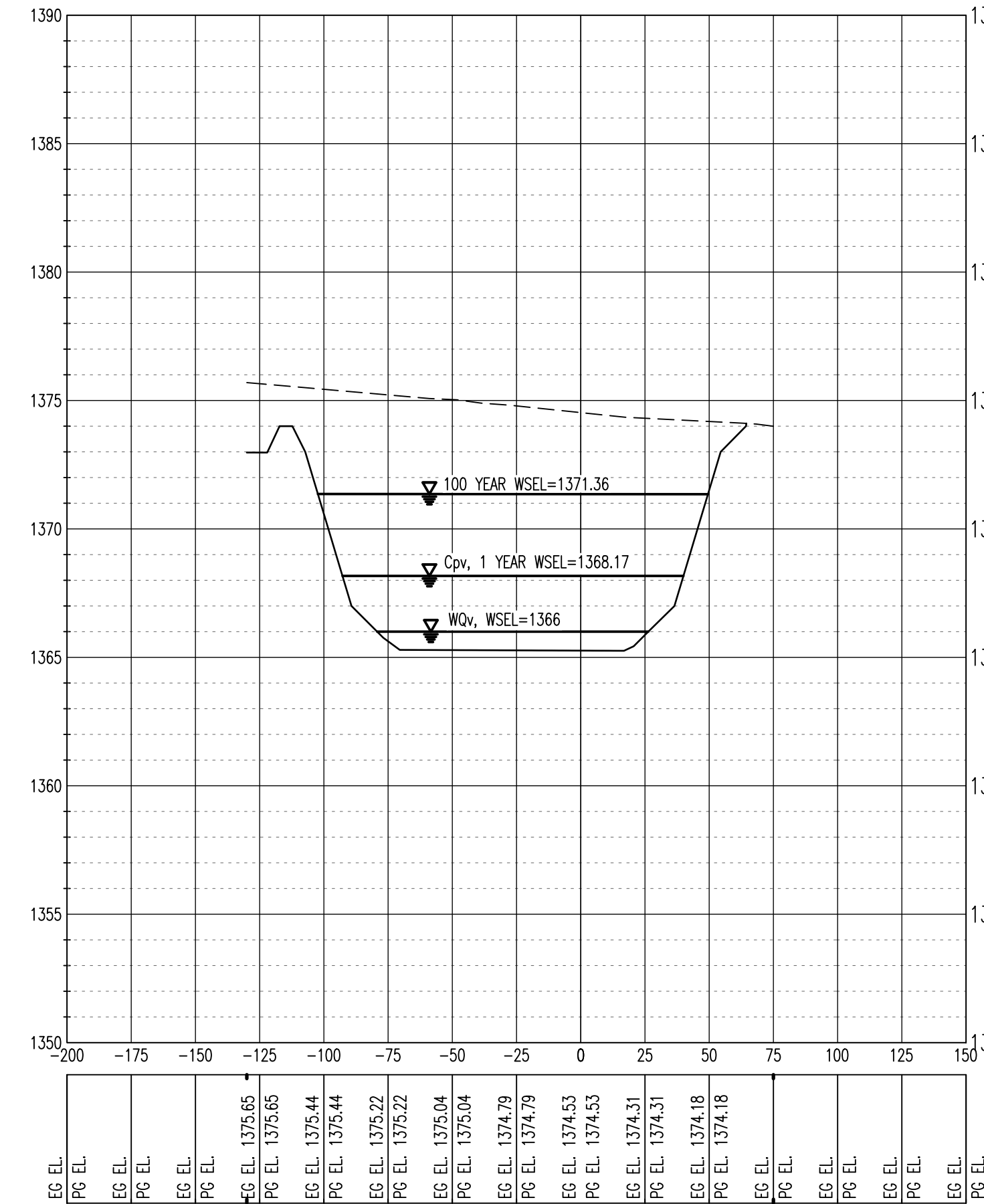
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SECTION @ STA. 1+00.00



SECTION @ STA. 1+50.00



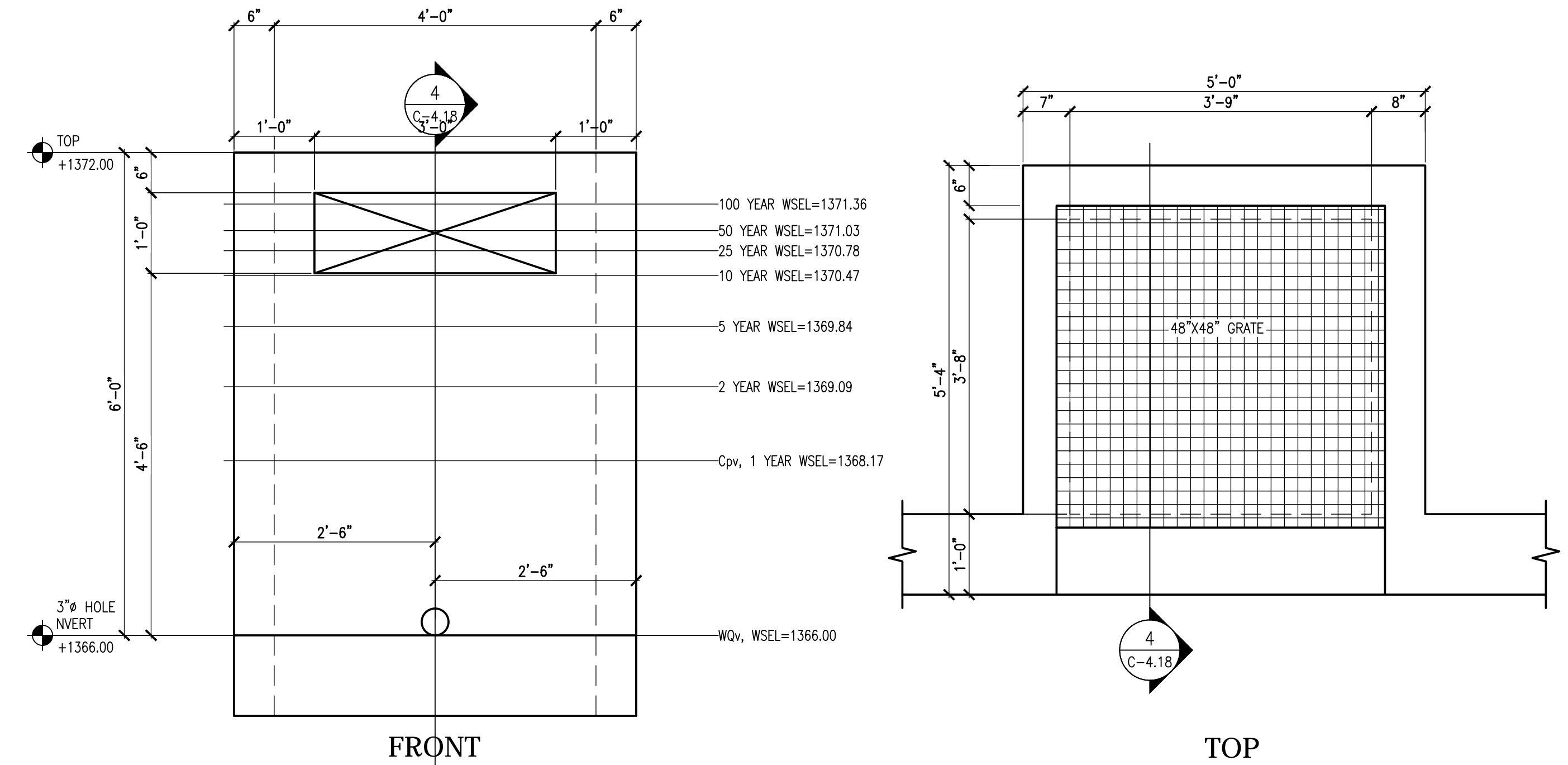
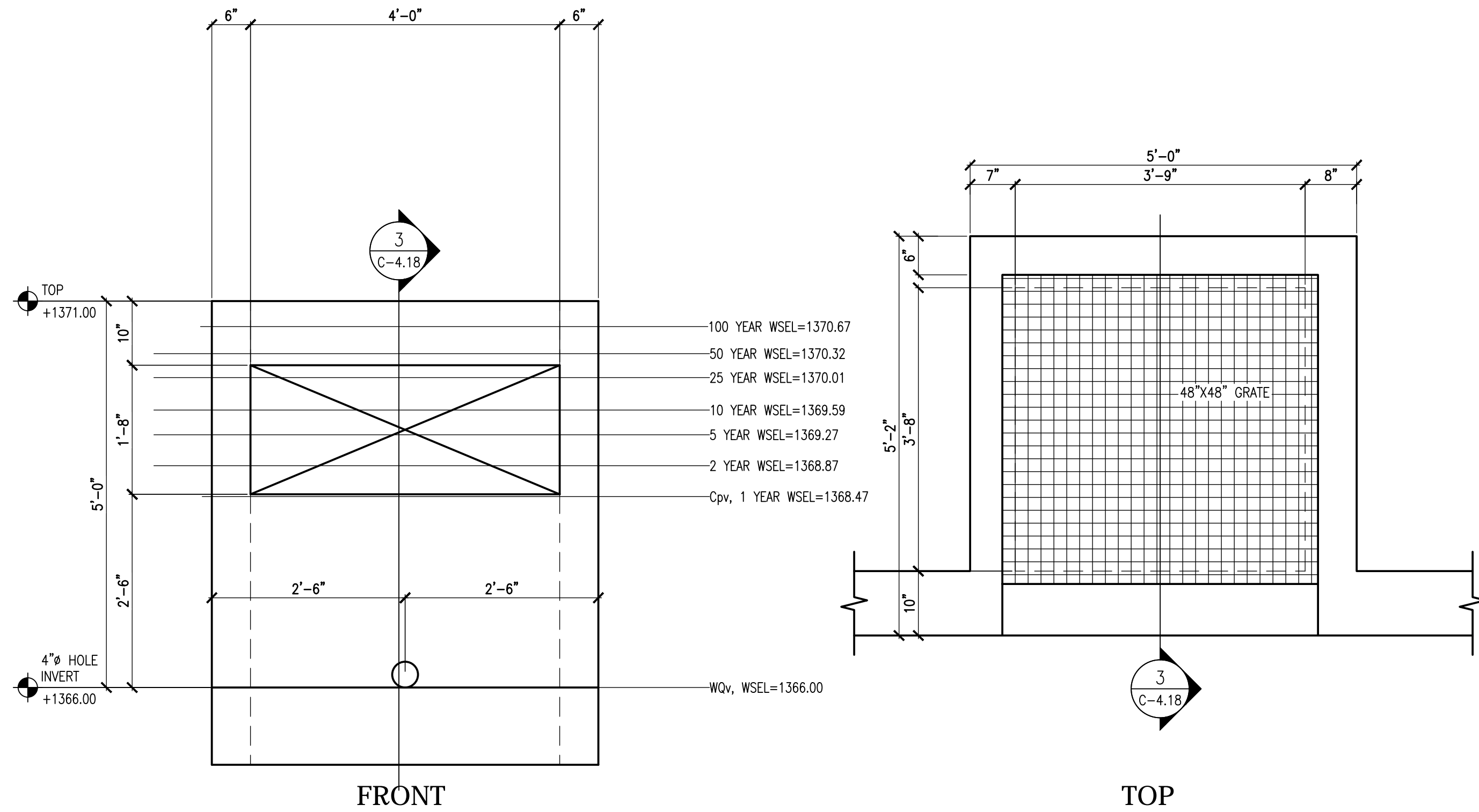
DETENTION POND NO. 2
PROFILE AND SECTIONS

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CARLOS I. CABRÉ, P.E. IN CONNECTION WITH THE PROJECT. CARLOS I. CABRÉ, P.E. RETAINS TITLE AND OWNERSHIP OF THIS PROJECT. CARLOS I. CABRÉ, P.E. IS EXCLUDED OR NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN ANY INFORMATION, DATA, OR CALCULATIONS PROVIDED BY ANY OTHER PERSONS OR ORGANIZATIONS FOR ANY OTHER PURPOSE, OR USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, UNLESS AUTHORIZED IN WRITING BY CARLOS I. CABRÉ, P.E.

ISSUES		
NO.	DATE	DESCRIPTION
2	04.23.2014	FOR REVIEW
3	05.27.2014	FOR REVIEW
4	06.13.2014	FOR PERMIT

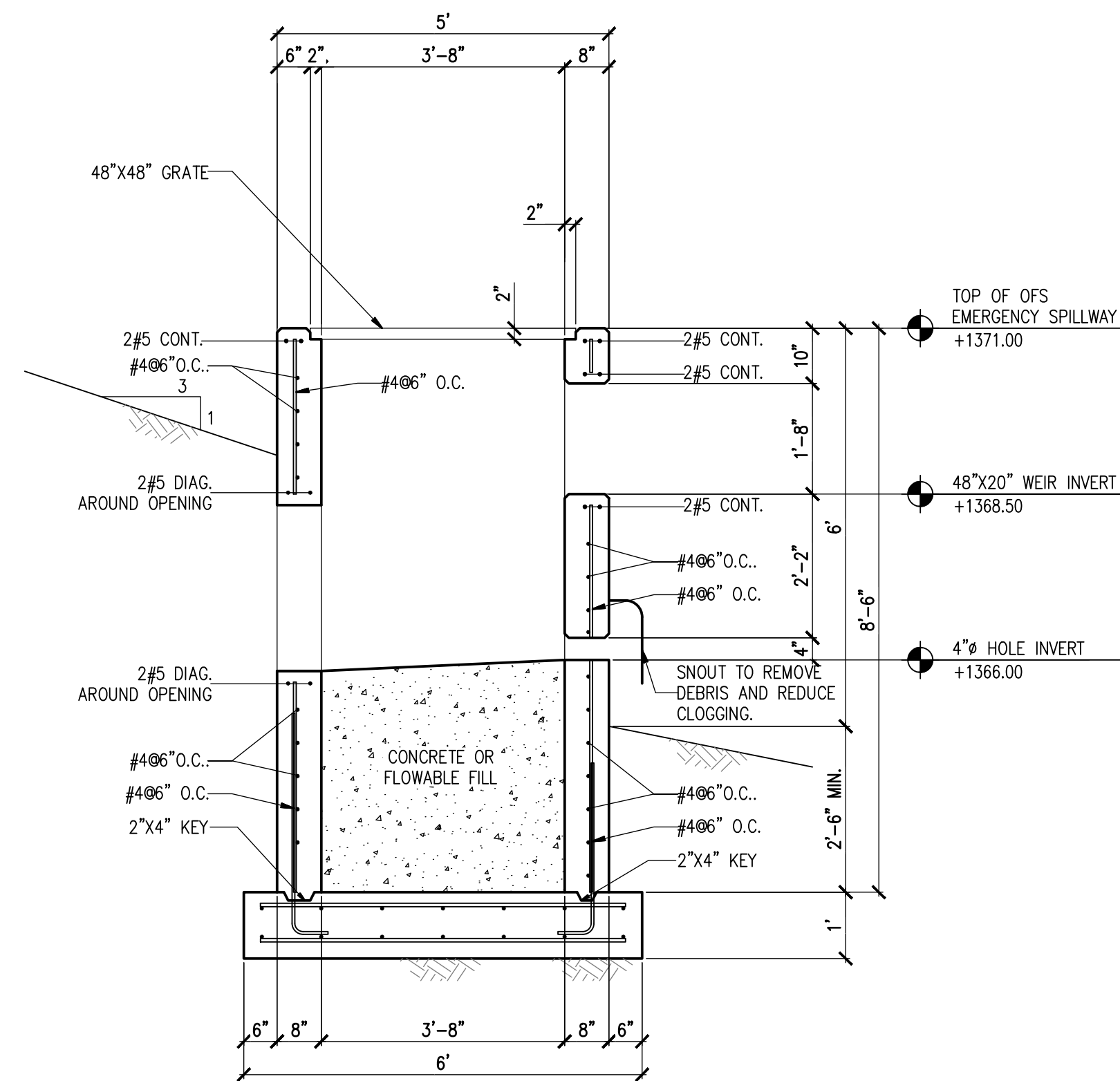
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 JOB NUMBER: 12-09
 DRAWING NUMBER:

C-4.17

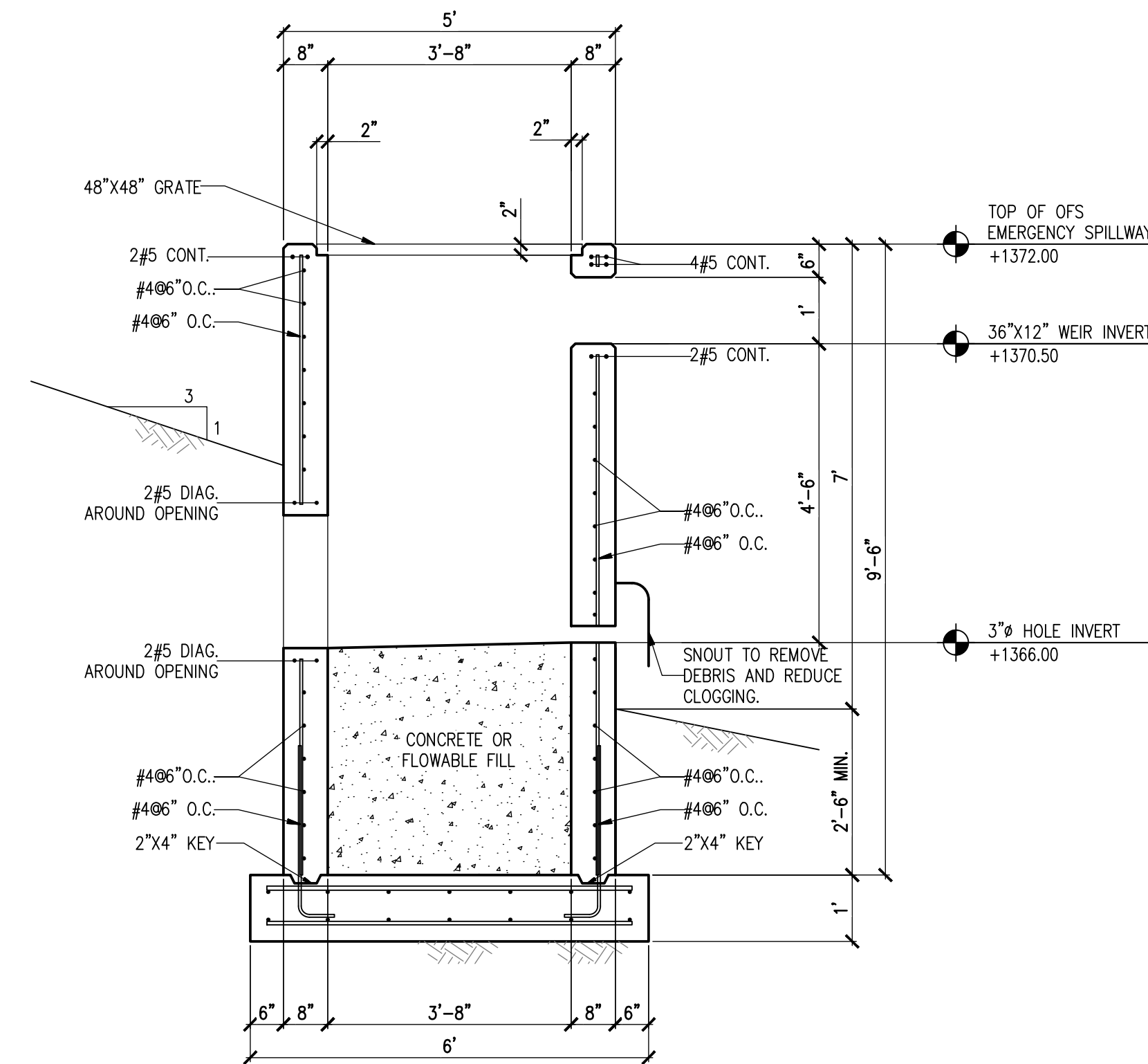


1 REINFORCED CONCRETE OUTFLOW STRUCTURE DETAIL - DETENTION POND 1
SCALE: 3/4"=1'-0"

2 REINFORCED CONCRETE OUTFLOW STRUCTURE DETAIL - DETENTION POND 2
SCALE: 3/4"=1'-0"



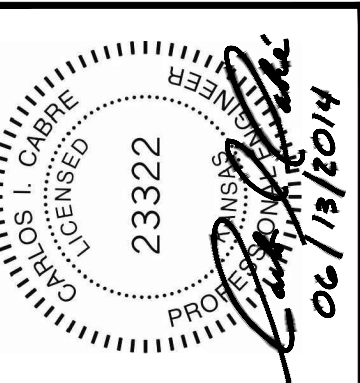
3 SECTION
SCALE: 1/2"=1'-0"



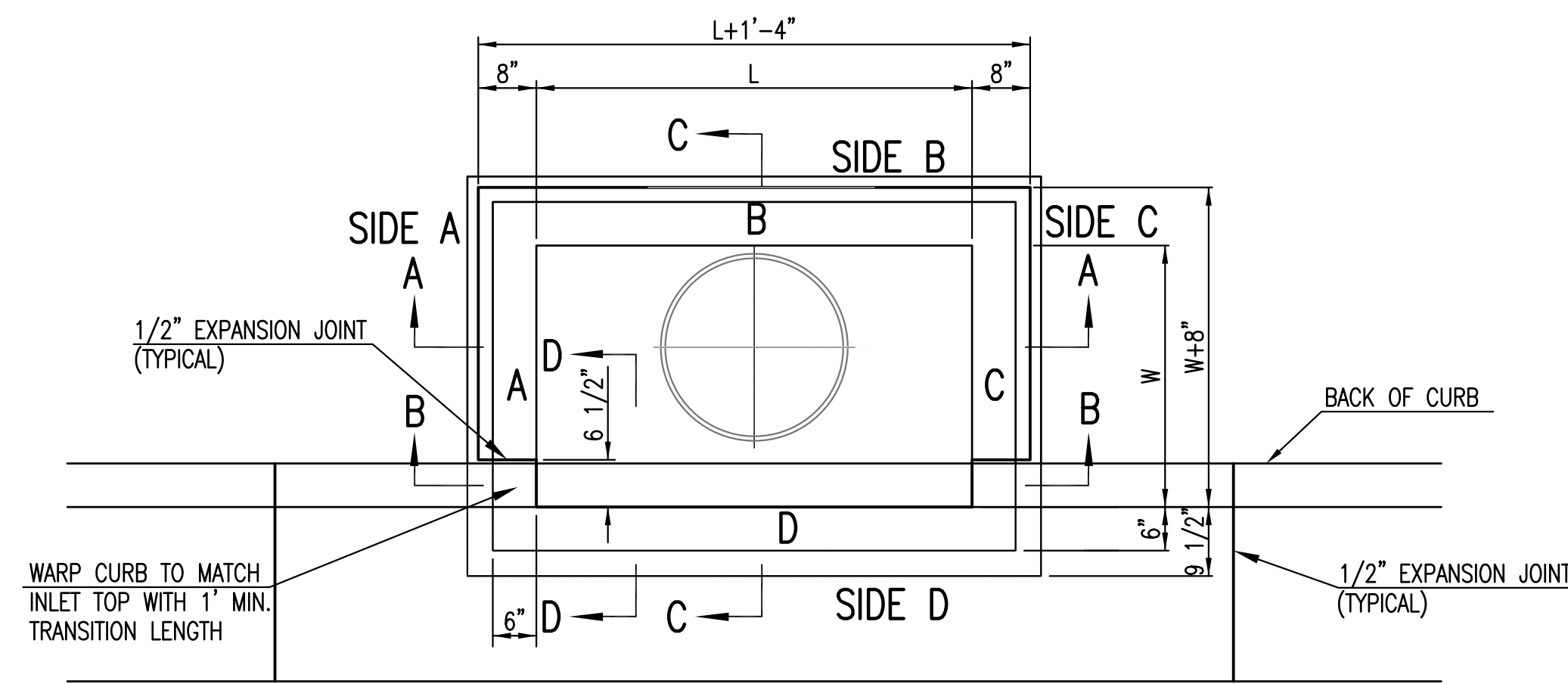
4 SECTION
SCALE: 1/2"=1'-0"

ISSUES		
NO.	DATE	DESCRIPTION
2	04.23.2014	FOR REVIEW
3	05.27.2014	FOR REVIEW
4	06.13.2014	FOR PERMIT

DATE: JUNE 13, 2014
SCALE: AS SHOWN
JOB NUMBER: 12-09
DRAWING NUMBER: C-4.18



OUTFLOW STRUCTURES SECTIONS AND DETAILS
THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CARLOS I. CABRÉ, P.E. IN HIS CAPACITY AS CONSULTANT TO THE PROJECT. CARLOS I. CABRÉ, P.E. RETAINS TITLE AND OWNERSHIP OF THIS PROJECT. CARLOS I. CABRÉ, P.E. IS NOT TO BE HELD RESPONSIBLE FOR ANY OTHER PURPOSE, OR USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, UNLESS AUTHORIZED IN WRITING BY CARLOS I. CABRÉ, P.E.



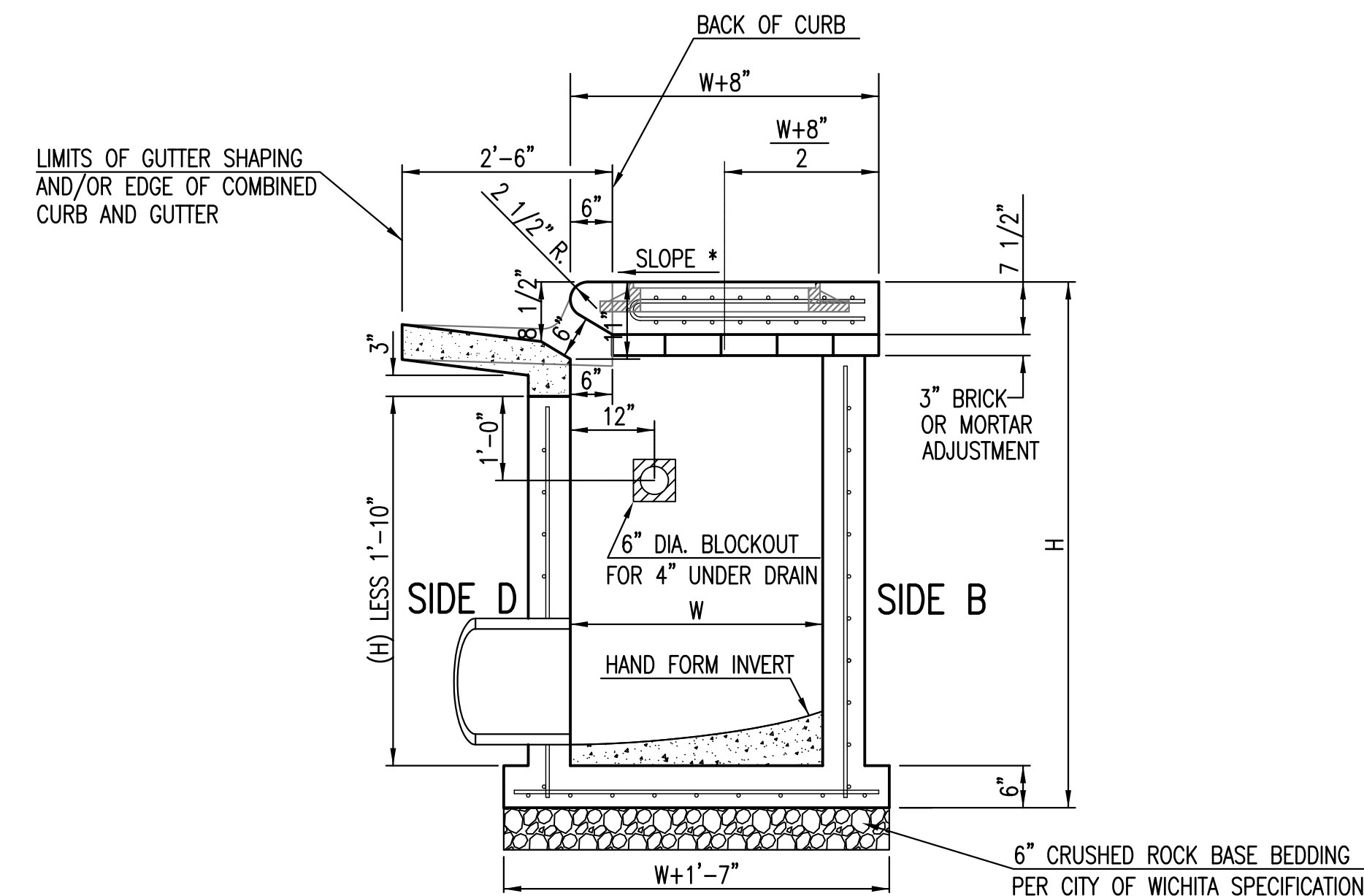
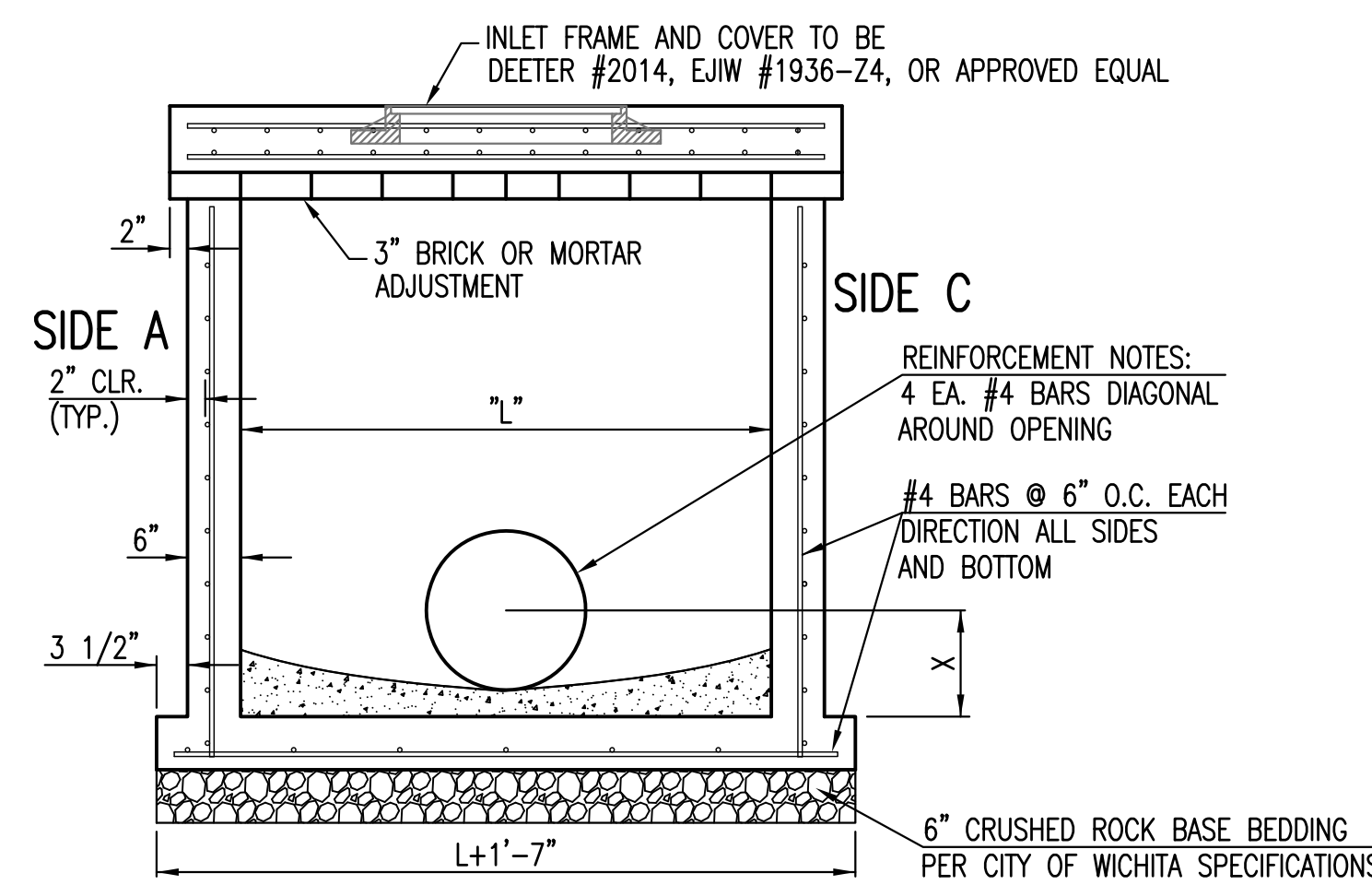
BAR SCHEDULE		
INLET OPENING	B1 BARS	SPACING
5'-0"	#4	4"
10'-0"	#6	3.5"

W	PRE-CAST TOP SIZE			PIPE DIA.**
	WIDTH	LENGTH	TOP	
3'-0"	W+8"	L+1'-4"	7 1/2"	21" & SMALLER
4'-0"	W+8"	L+1'-4"	7 1/2"	24" & 30"
5'-0"	W+8"	L+1'-4"	7 1/2"	36" & 42"
6'-0"	W+8"	L+1'-4"	7 1/2"	48" & 54"
7'-0"	W+8"	L+1'-4"	7 1/2"	60" & 66"

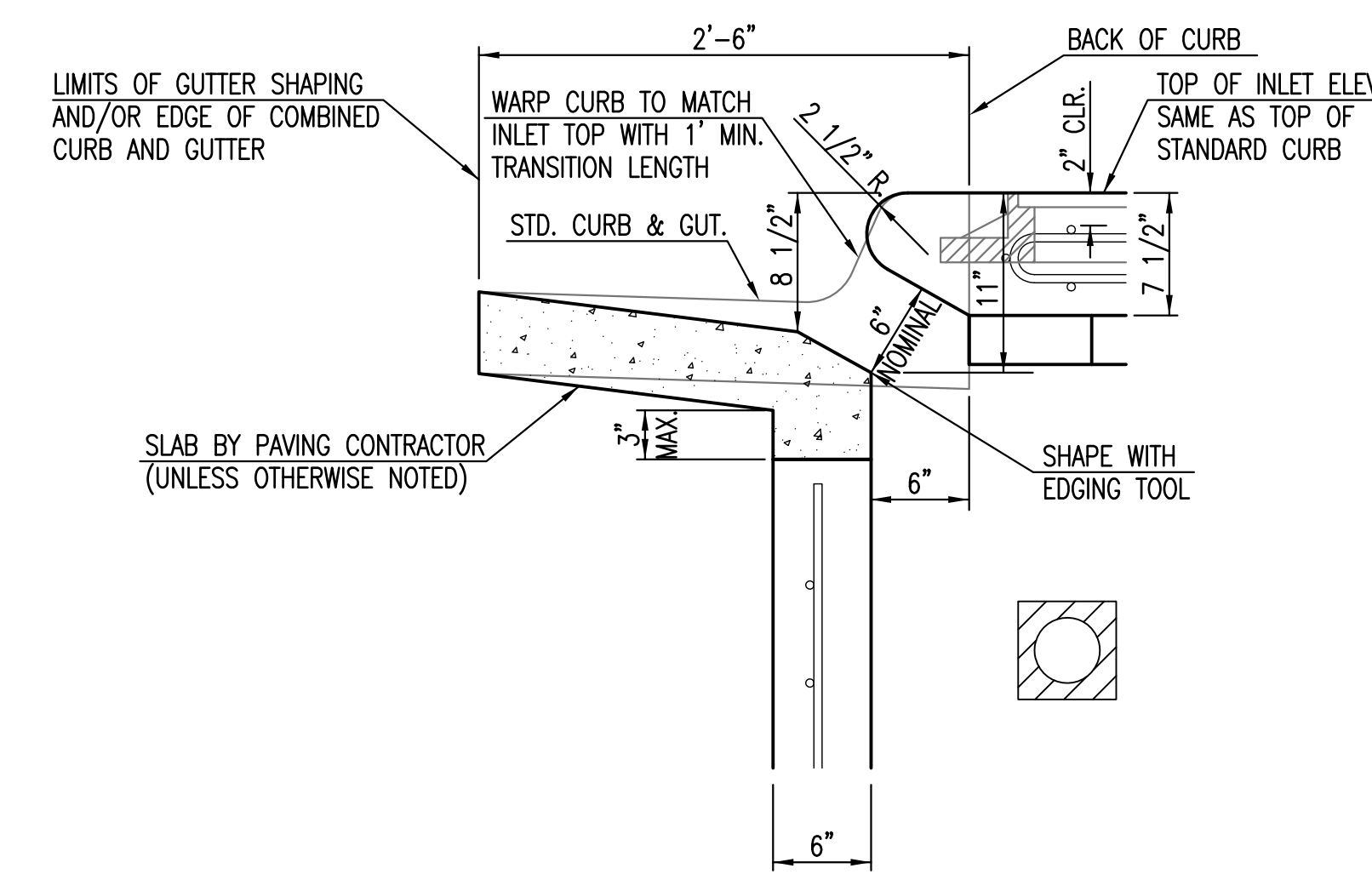
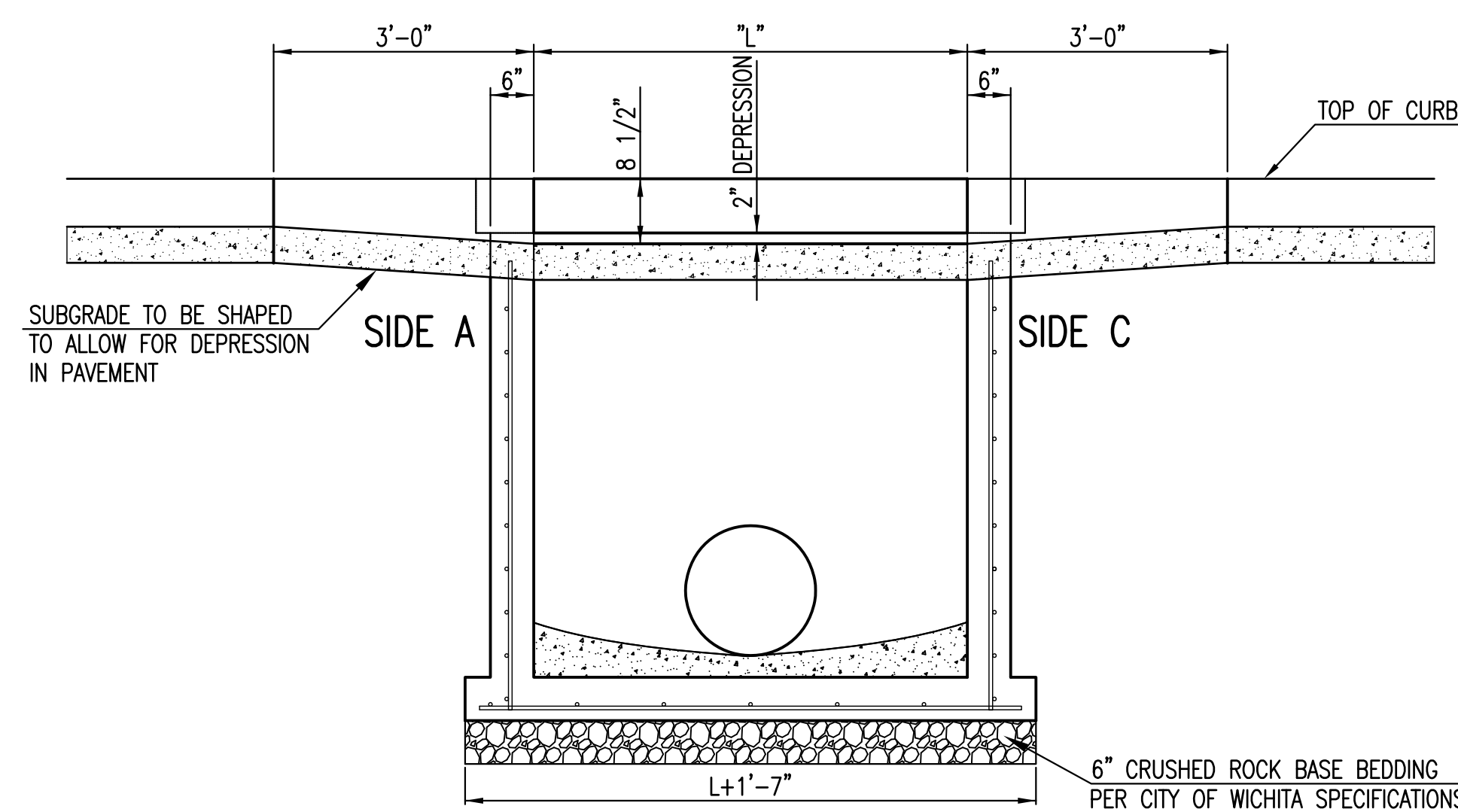
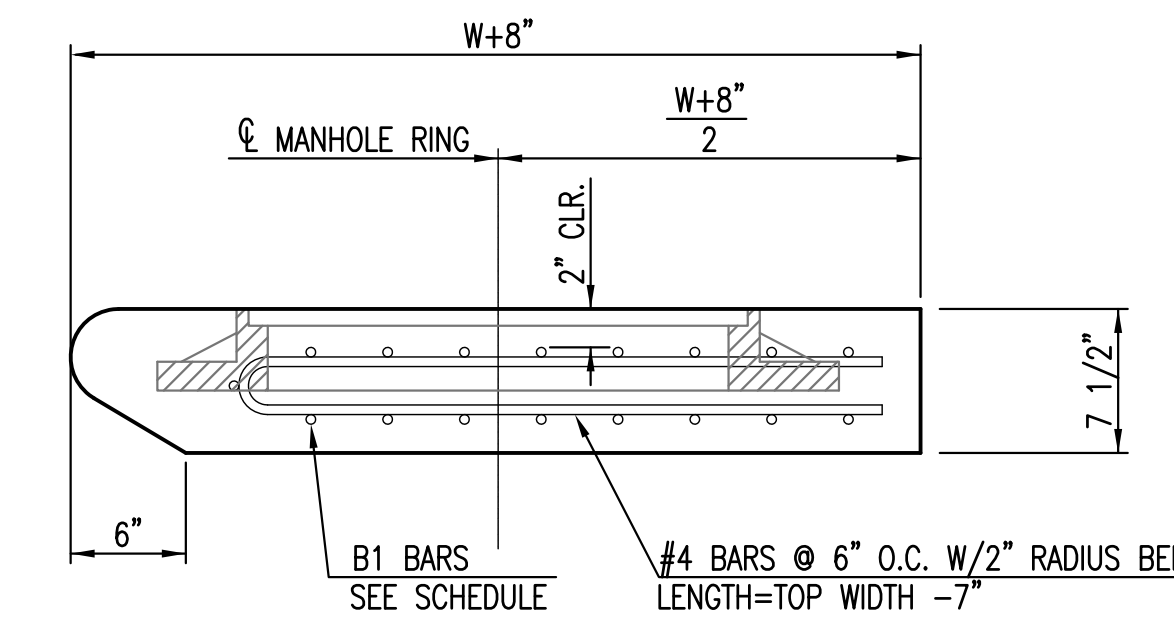
** FOR PIPES PERPENDICULAR TO INLET WALL

GENERAL NOTES

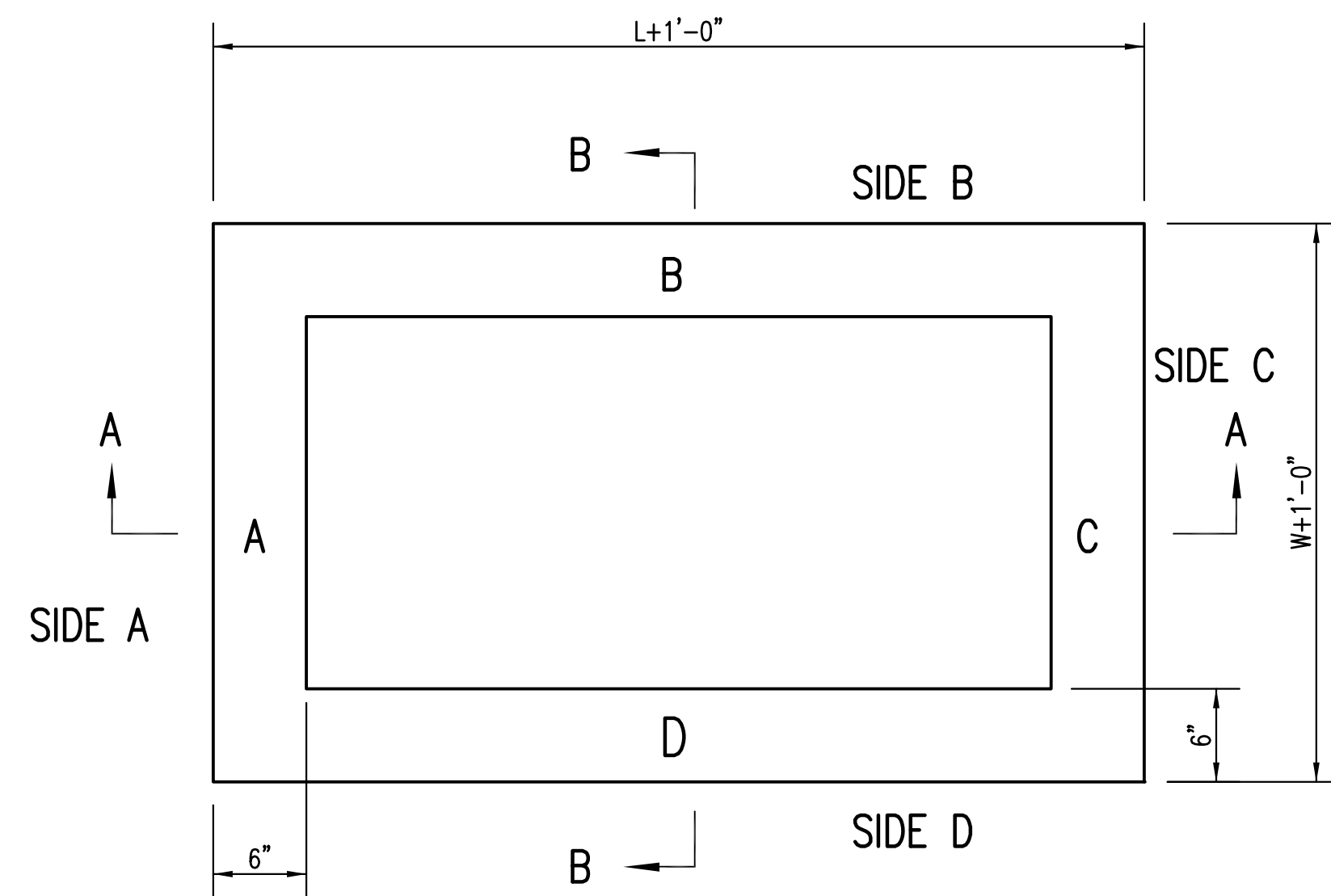
1. CONCRETE TOPS TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK. CONCRETE TOPS MAY BE CAST IN PLACE OR PRECAST. CONCRETE USED FOR INLET CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
2. CONTRACTOR SHALL HAVE THE OPTION OF CONSTRUCTING 8" BRICK MASONRY WALLS BETWEEN THE CONCRETE INLET BASE AND TOP OF THIS INLET WHEN W=5'-0" AND H=7'-0" OR LESS.
3. 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.
4. THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL.
5. INLET FRAME AND COVER TO BE DEETER #2014, EJIW #1936 Z4, OR APPROVED EQUAL, SEE SW-303.
6. CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN INLET WALL SHALL BE GROUDED FLUSH TO THE INLET WALL WITH HYDRAULIC CEMENT AFTER THE INLET IS IN PLACE. LIFTING HOLES THRU THE INLET WALL WILL NOT BE ACCEPTED.



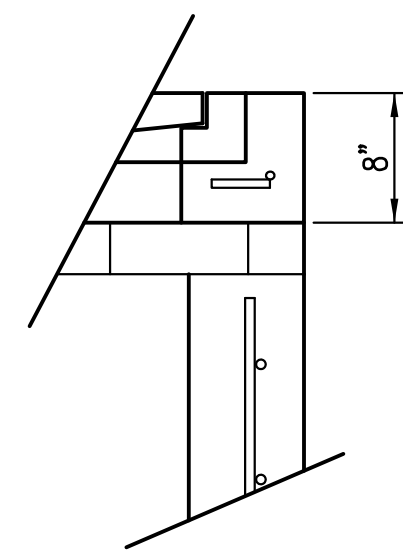
NOTES:
* SLOPE OF INLET TOP TO MATCH SIDEWALK OR PARKING SLOPES WITHIN LIMITS INDICATED.



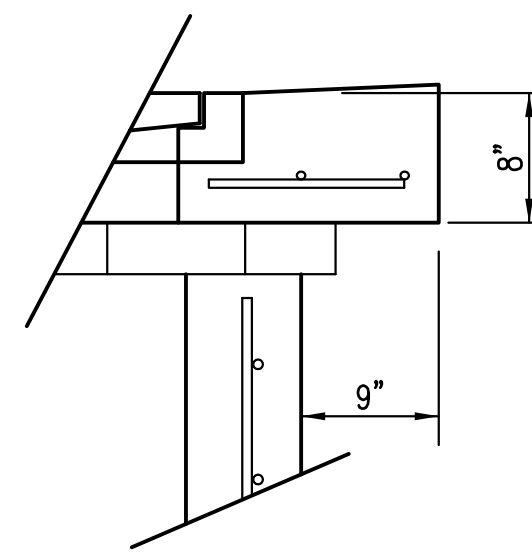
STANDARD TYPE 1 CURB INLET 5'-0" OR 10'-0" OPENING		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE 11/2010
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET



TOP VIEW

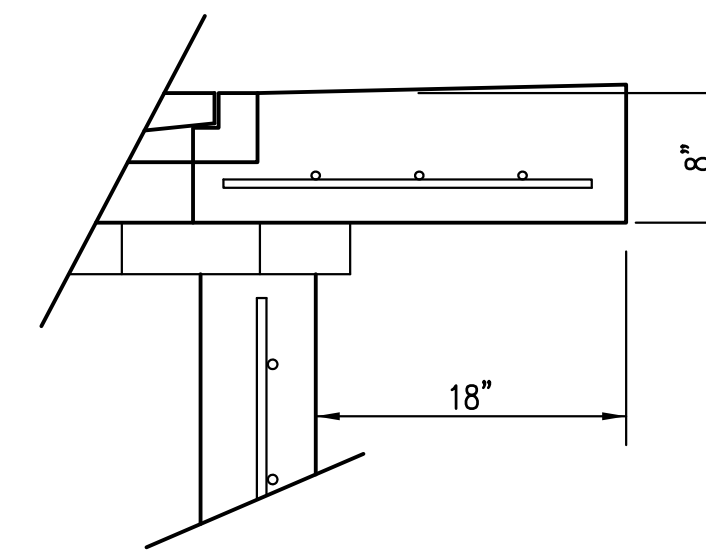


FLUSH STYLE TOP
NO APRON



9" APRON

* APRON TO EXTEND ON ALL 4 SIDES OF INLET.
DESIGNER TO DESIGNATE APRON SIZE.



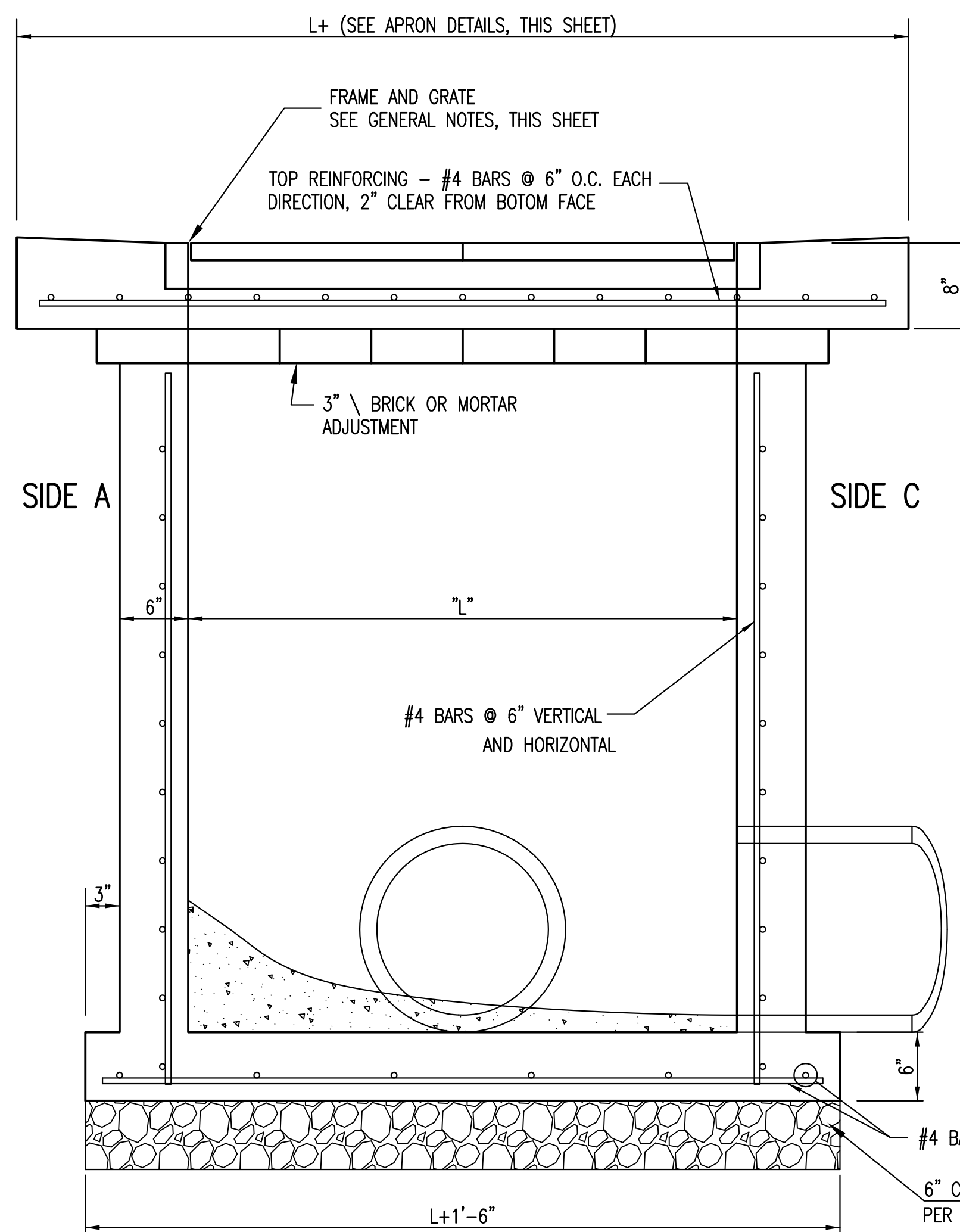
18" APRON

W=2' and L=2' for SINGLE DROP INLET
W=2' and L=4' for DOUBLE DROP INLET

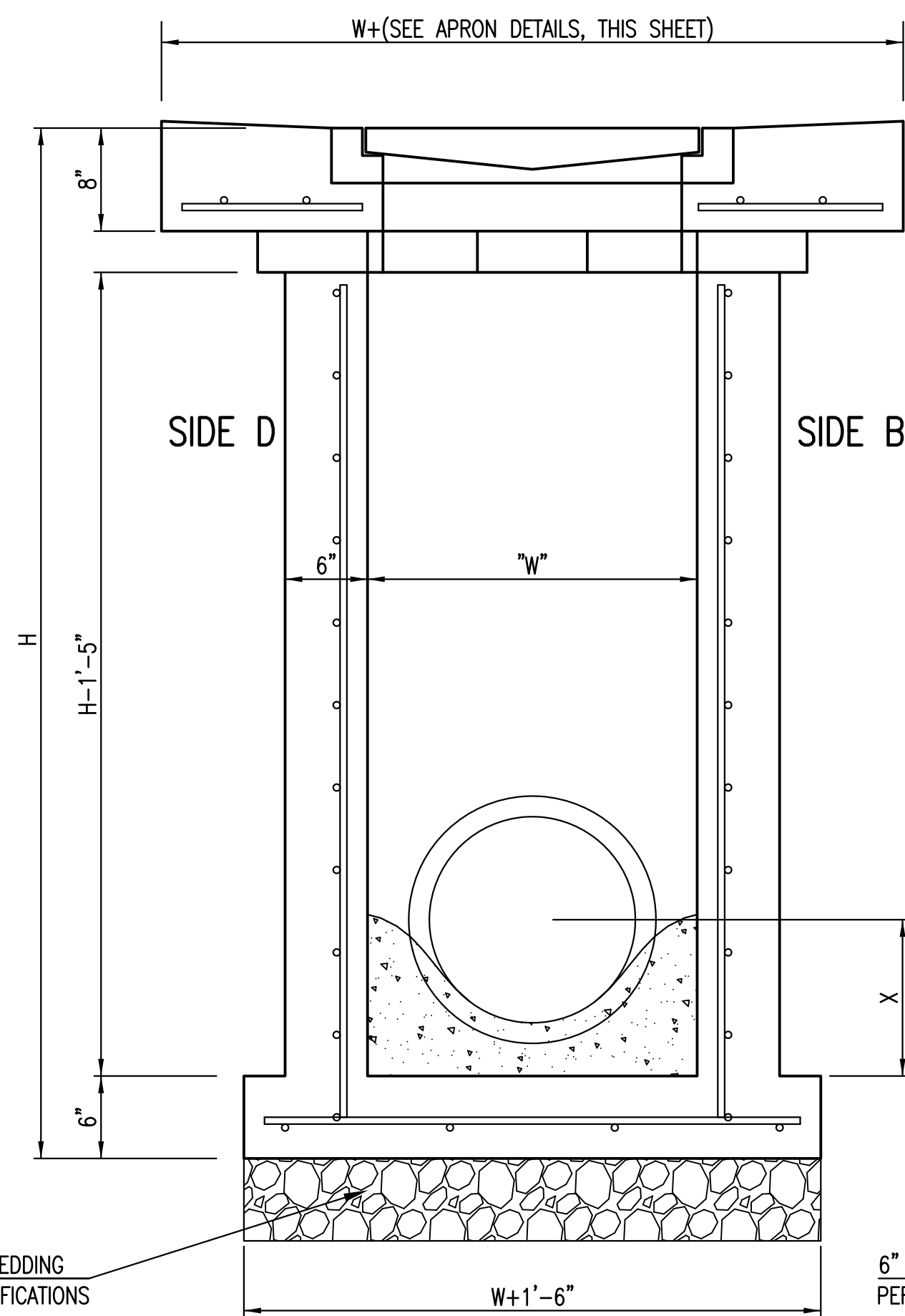
The structure(s) on this detail sheet are designed for HS-20 loading at these specific dimensions only.
If larger dimensions are required, the ENGINEER shall provide a project specific structure design for approval by the City Engineer's office.

GENERAL NOTES

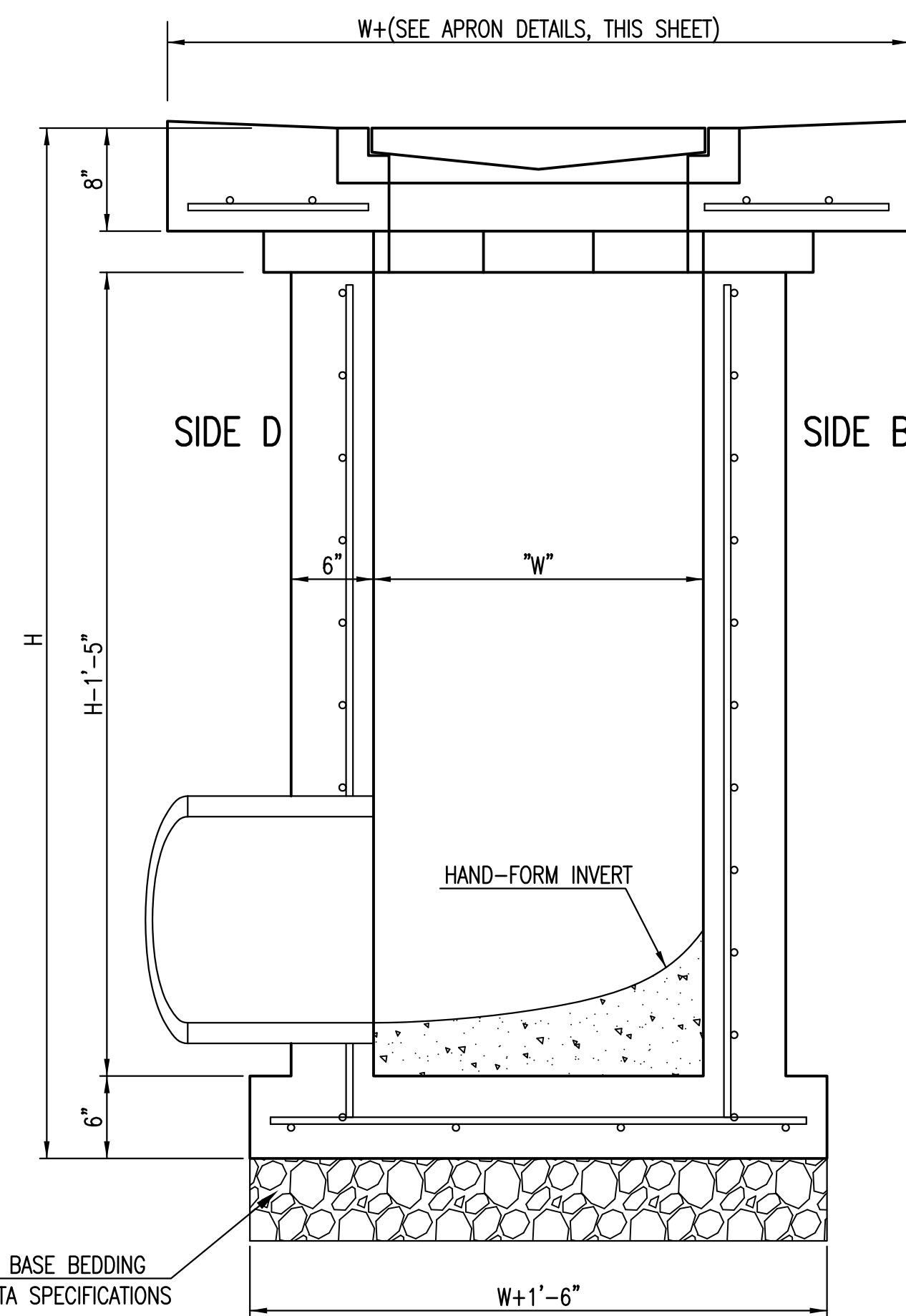
1. GRATE FRAME TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK. CONCRETE USED FOR INLET CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
2. INLET INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE INLET WILL BE SELF CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.
3. THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL.
4. INLET FRAME AND GRATE TO BE DEETER #2433, EJIW #5391-Z1 OR APPROVED EQUAL FOR 2'x2' SINGLE DROP INLET AND DEETER #2434, EJIW #5391 Z3 OR APPROVED EQUAL FOR 2'x4' DOUBLE DROP INLET.
5. CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN INLET WALL SHALL BE GROUTED FLUSH TO THE INLET WALL WITH HYDRAULIC CEMENT AFTER THE INLET IS IN PLACE. LIFTING HOLES THRU THE INLET WALL WILL NOT BE ACCEPTED.



SECTION "A-A"



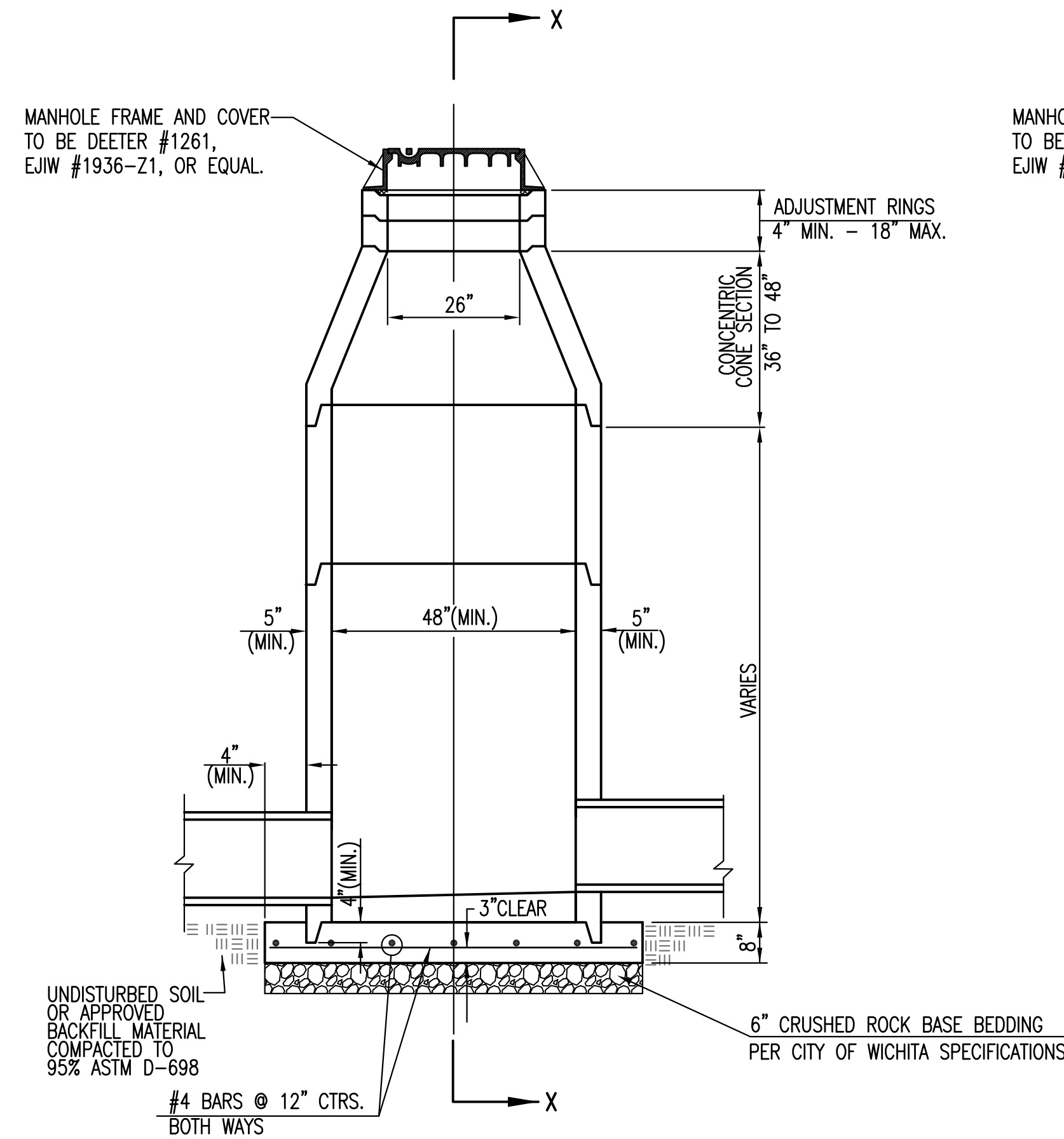
SECTION "B-B"
END OUTLET



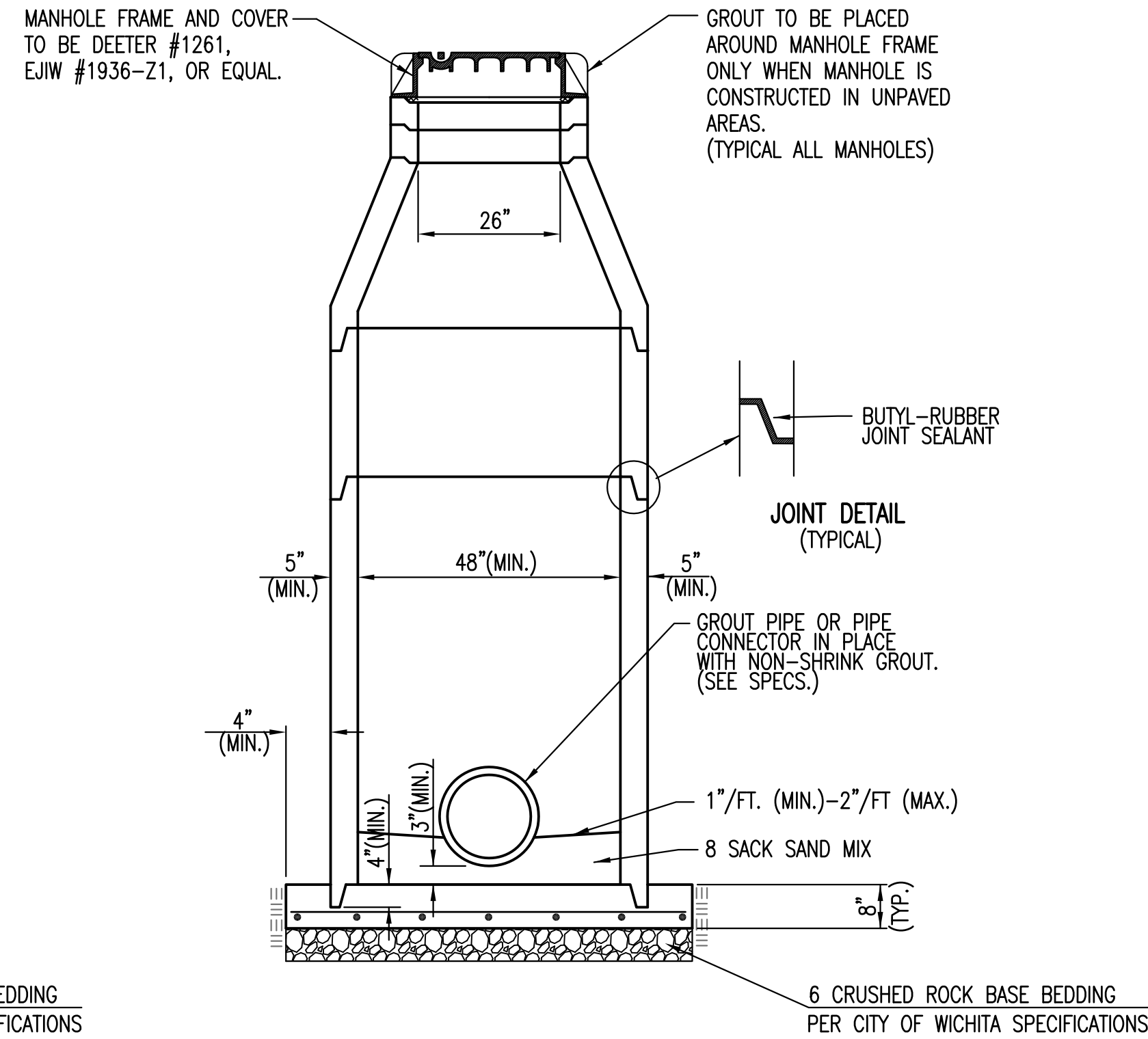
SECTION "B-B"
SIDE OUTLET



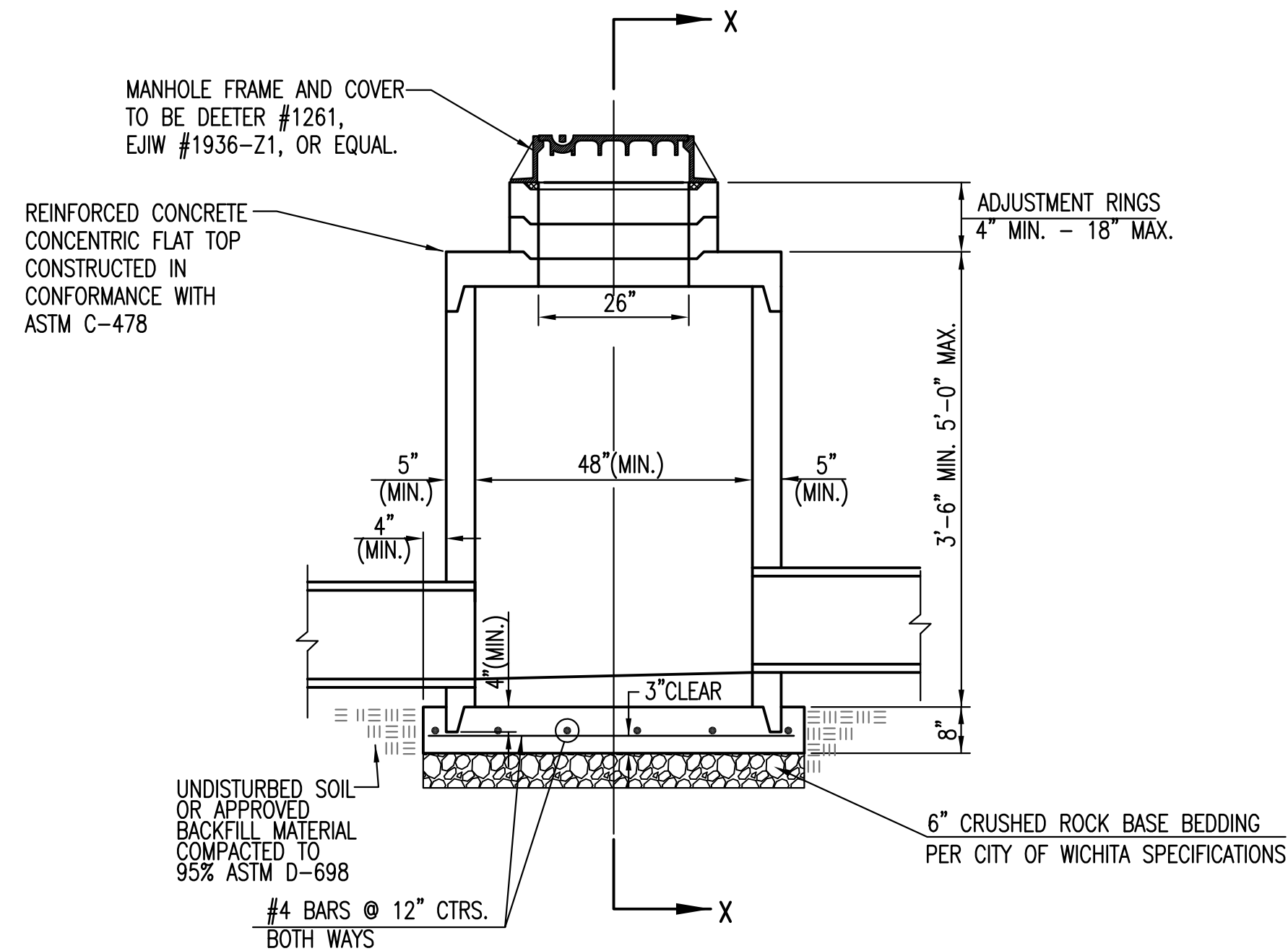
SINGLE/DOUBLE DROP INLET		
CITY ENGINEER GRAY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE
		05/2011
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET



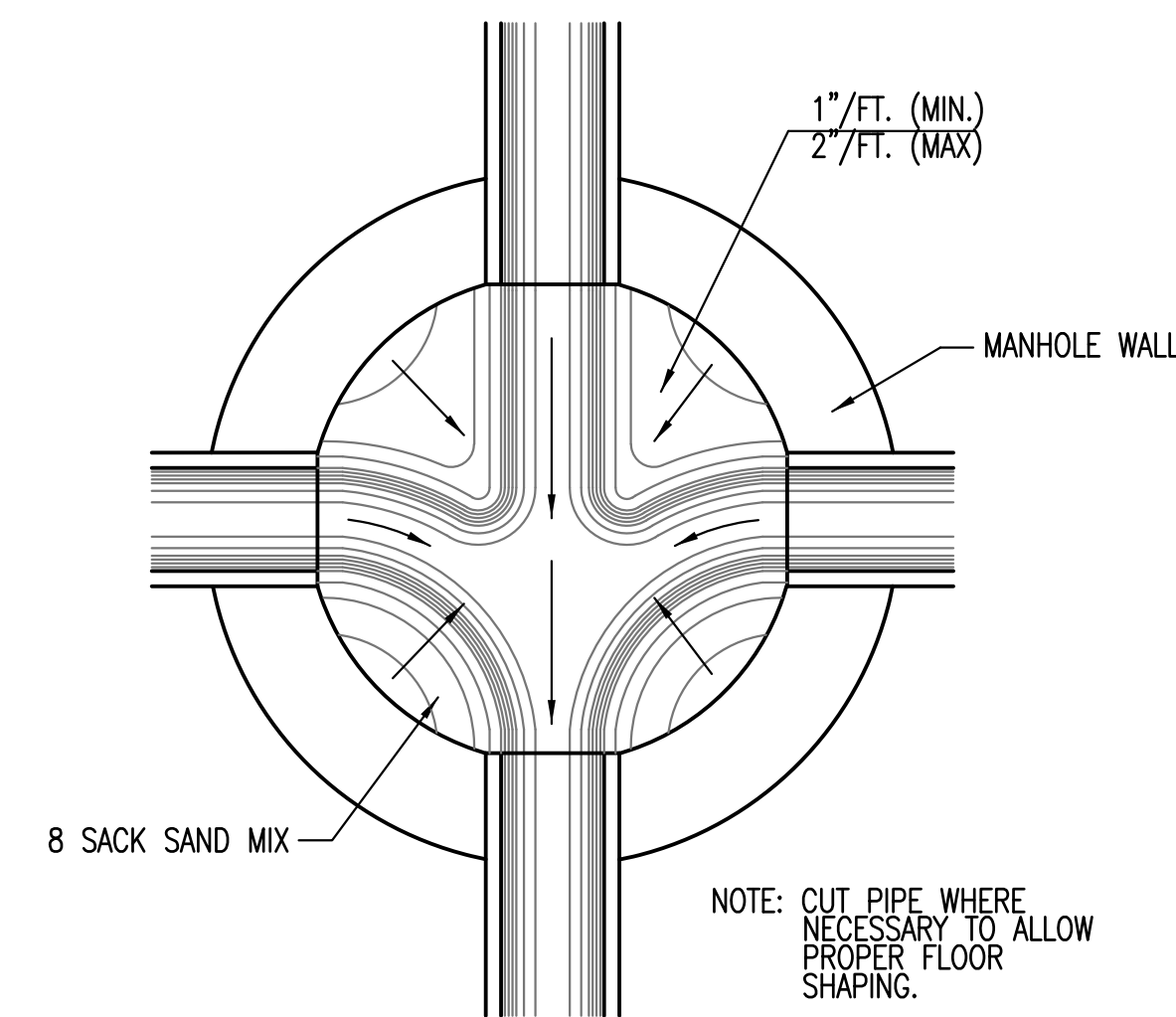
PRECAST STANDARD MANHOLE TYPE "A"



SECTION X-X (TYPICAL)



PRECAST SHALLOW MANHOLE TYPE "B"



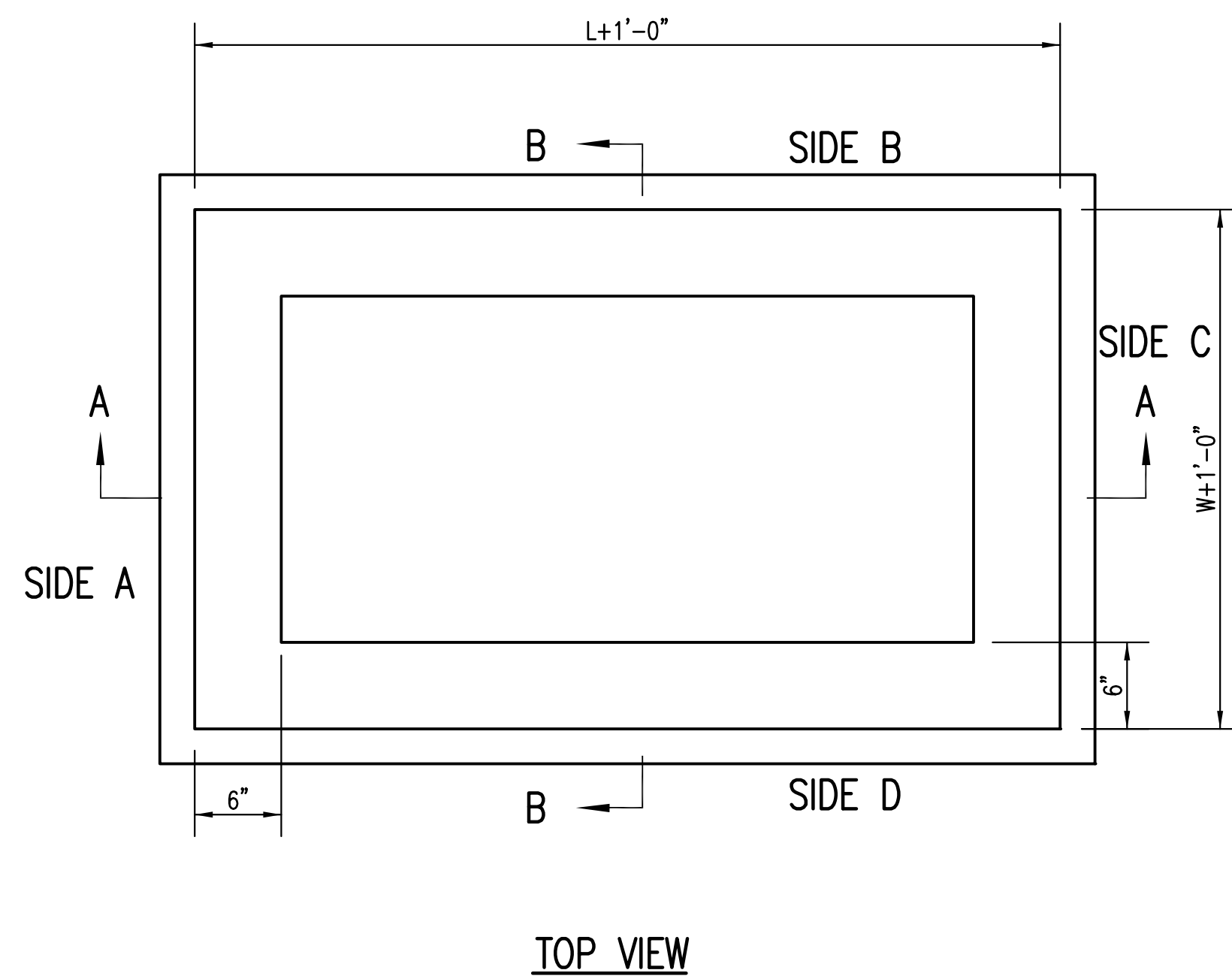
TYPICAL MANHOLE FLOOR SHAPING

GENERAL NOTES

- IF, IN THE OPINION OF THE ENGINEER, THE MANHOLE SUBGRADE APPEARS UNSTABLE, THE CONTRACTOR WILL HAVE THE OPTION TO COMPACT SUBGRADE AS SHOWN OR INCREASE THE THICKNESS OF THE MANHOLE BASE AS DIRECTED BY THE ENGINEER.
- STEEL REINFORCING WILL BE REQUIRED IN ALL MANHOLE BASES.
- ALL MANHOLE CONSTRUCTION SHALL BE WATER TIGHT.
- TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION OF ASTM C-478 AS MODIFIED BY THE SPECIFICATIONS.
- CONCRETE USED FOR MANHOLE CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO MANHOLE BASE.
- MANHOLES WITH PIPE SIZES 24" AND LARGER SHALL HAVE 5 FOOT INSIDE DIAMETER (MIN.)
- MANHOLES WITH PRECAST BASES MAY BE USED AT THE CONTRACTORS OPTION. THESE MANHOLES SHALL HAVE AN 8" MINIMUM BASE THICKNESS AND SHALL BE PLACED ON AN 8" MIN. CRUSHED ROCK BASE. PIPES SHALL BE ENCASED WITH CRUSHED ROCK TO AT LEAST 3 FEET FROM THE MANHOLE WALL.
- CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN MANHOLE WALL SHALL BE GROUTED FLUSH TO THE MANHOLE WALL WITH HYDRAULIC CEMENT AFTER THE MANHOLE IS IN PLACE. LIFTING HOLES THRU THE MANHOLE WALL WILL NOT BE ACCEPTED.
- THE ENDS OF ALL PIPES IN MANHOLES SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE MANHOLE WALL.
- MANHOLE INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE MANHOLE WILL BE SELF CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.
- MANHOLE FRAME AND COVER TO BE DEETER #1261, EJIW #1936-Z1, OR APPROVED EQUAL, SEE SW-303.
- FOR FLAT GRATED INLET APPLICATION, GRATE TO BE DEETER #1933, EJIW #1205 MDI, OR APPROVED EQUAL.
- FOR BEEHIVE GRATE APPLICATION, GRATE TO BE DEETER #4495, EJIW #120545, OR APPROVED EQUAL.

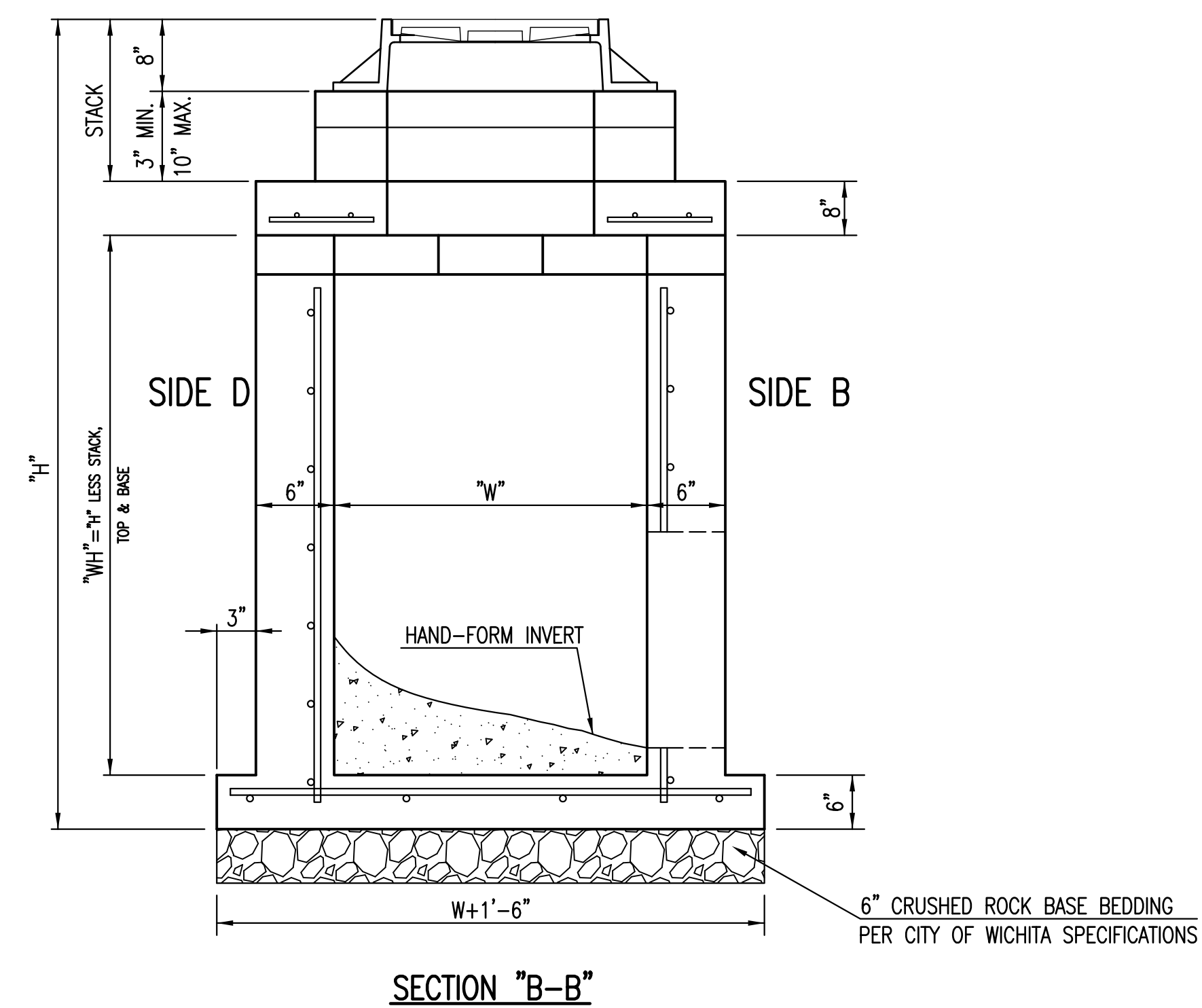
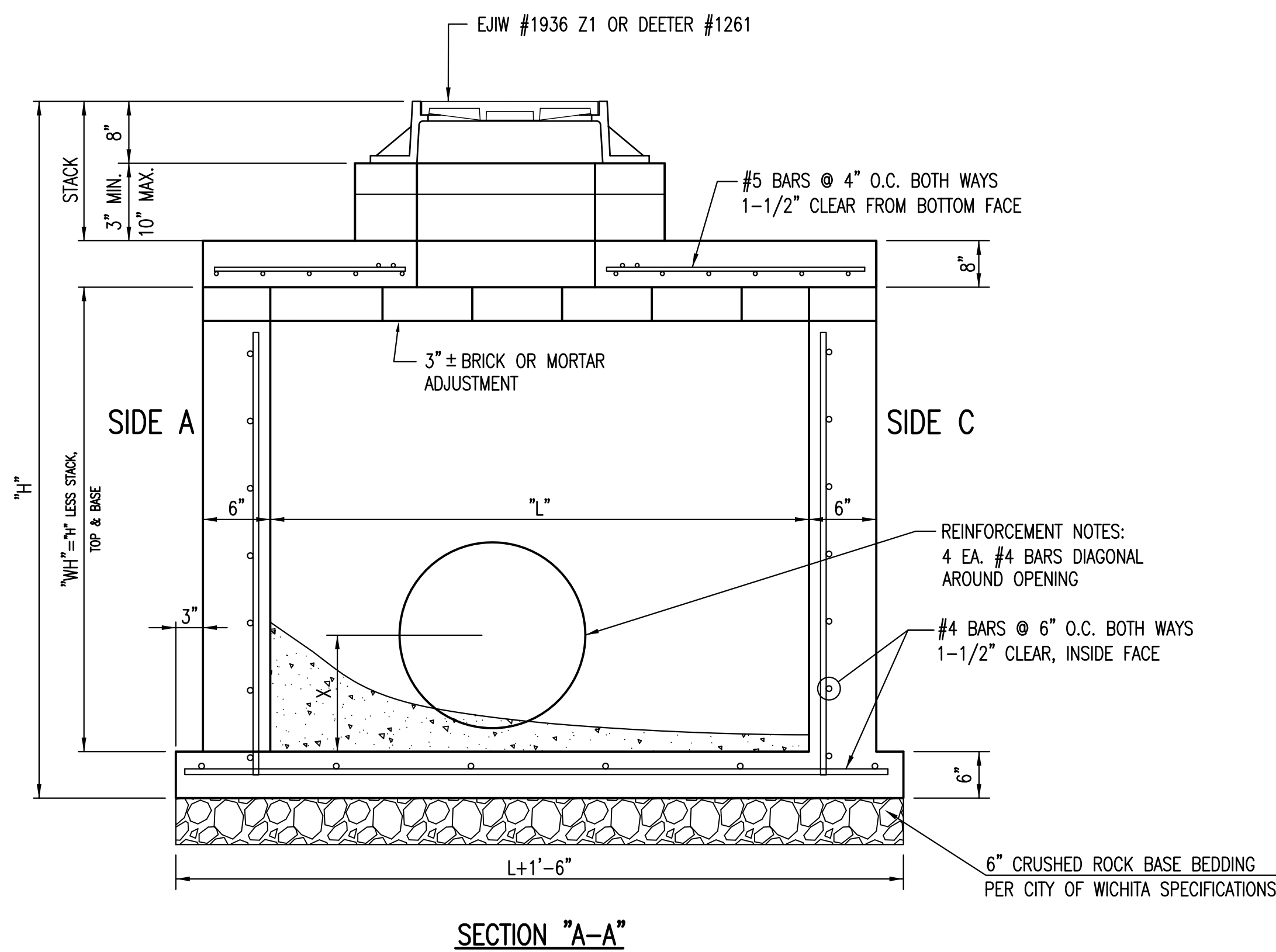
CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

PRECAST CONCRETE MANHOLE (STORM SEWER)		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE 11/2010
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET

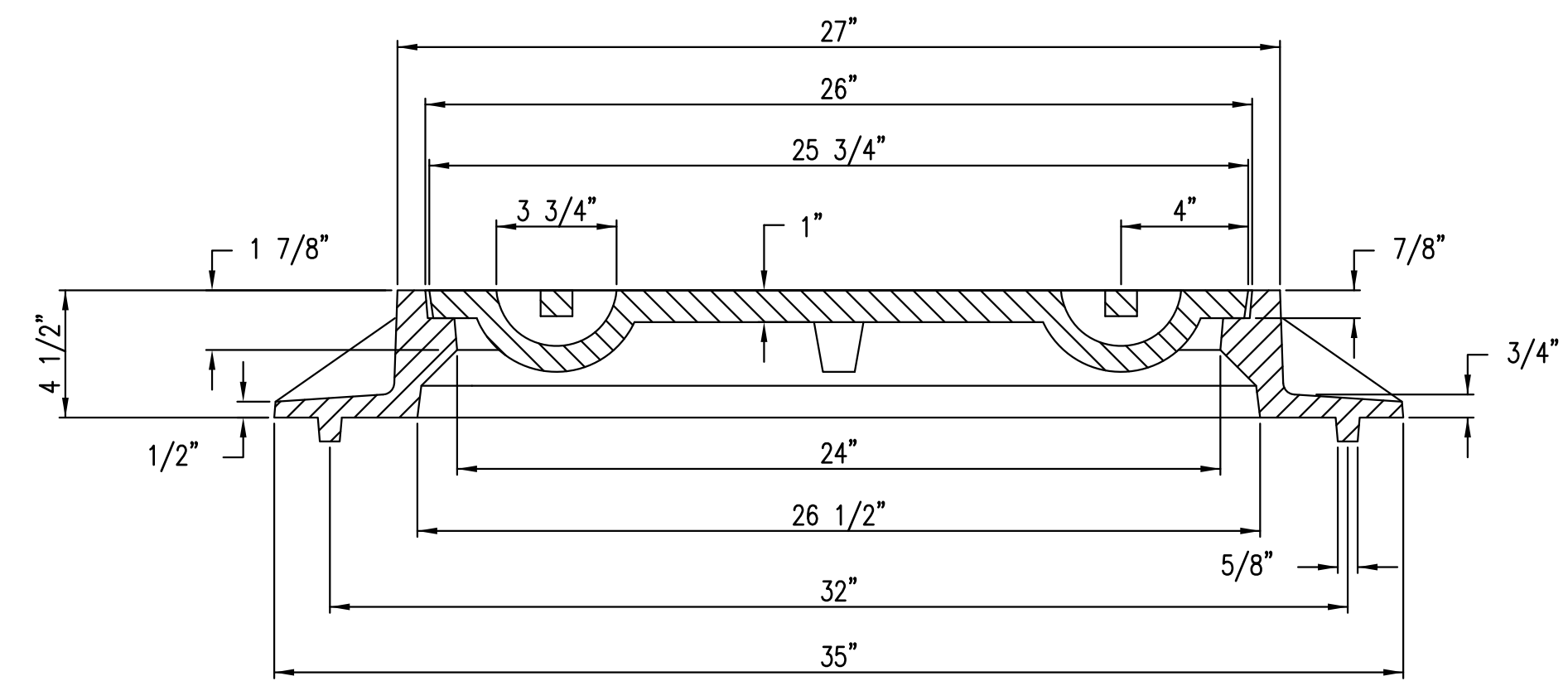
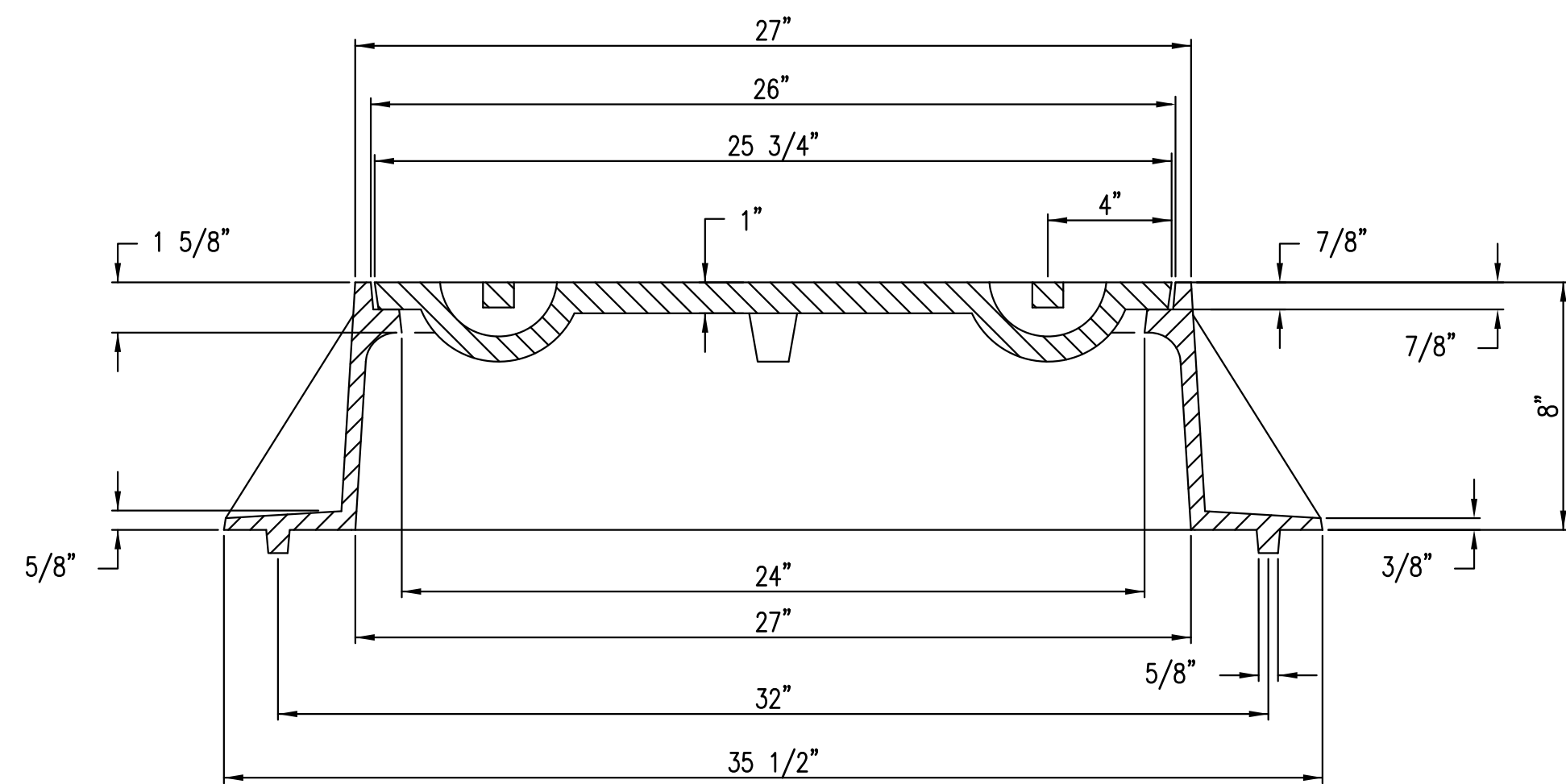
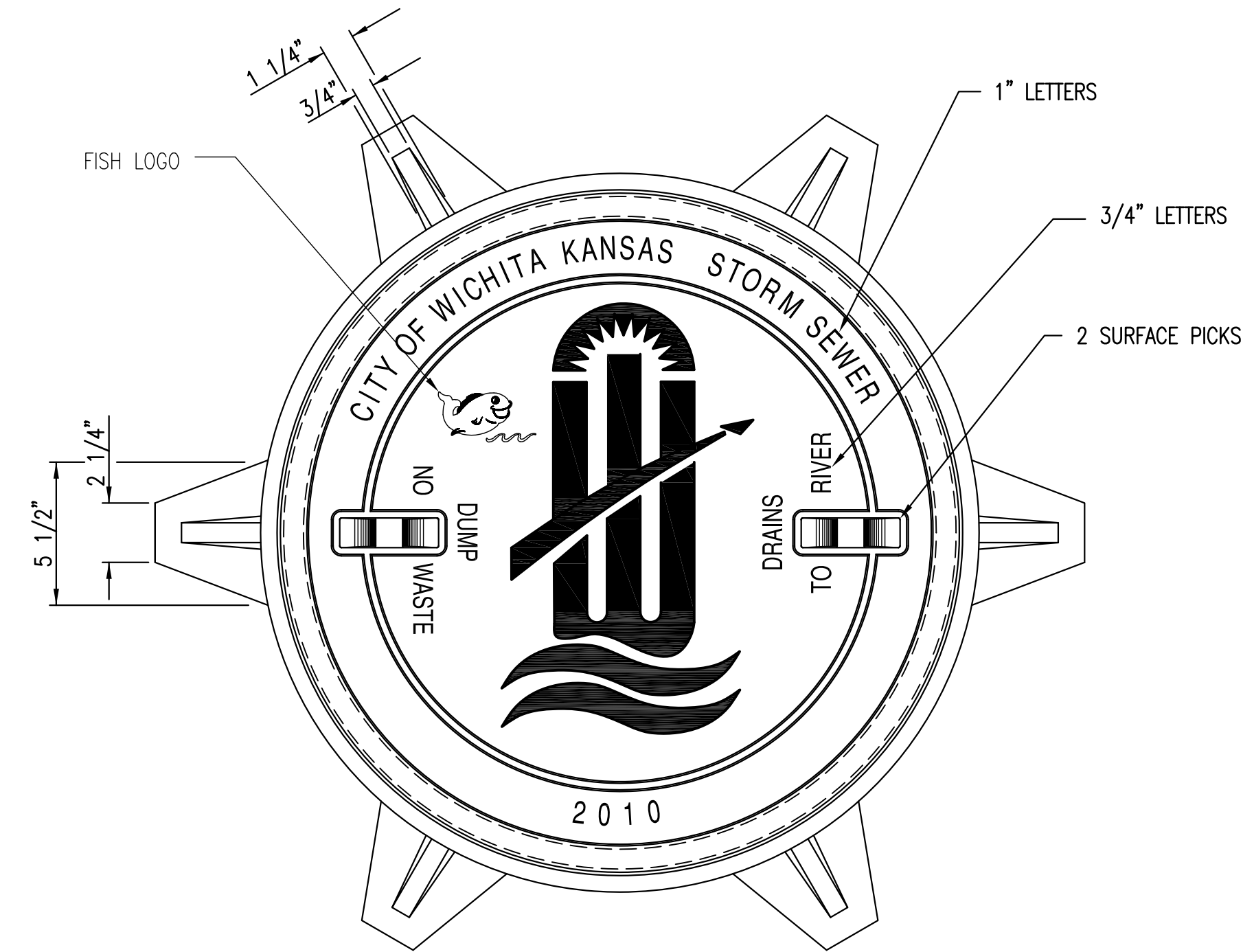
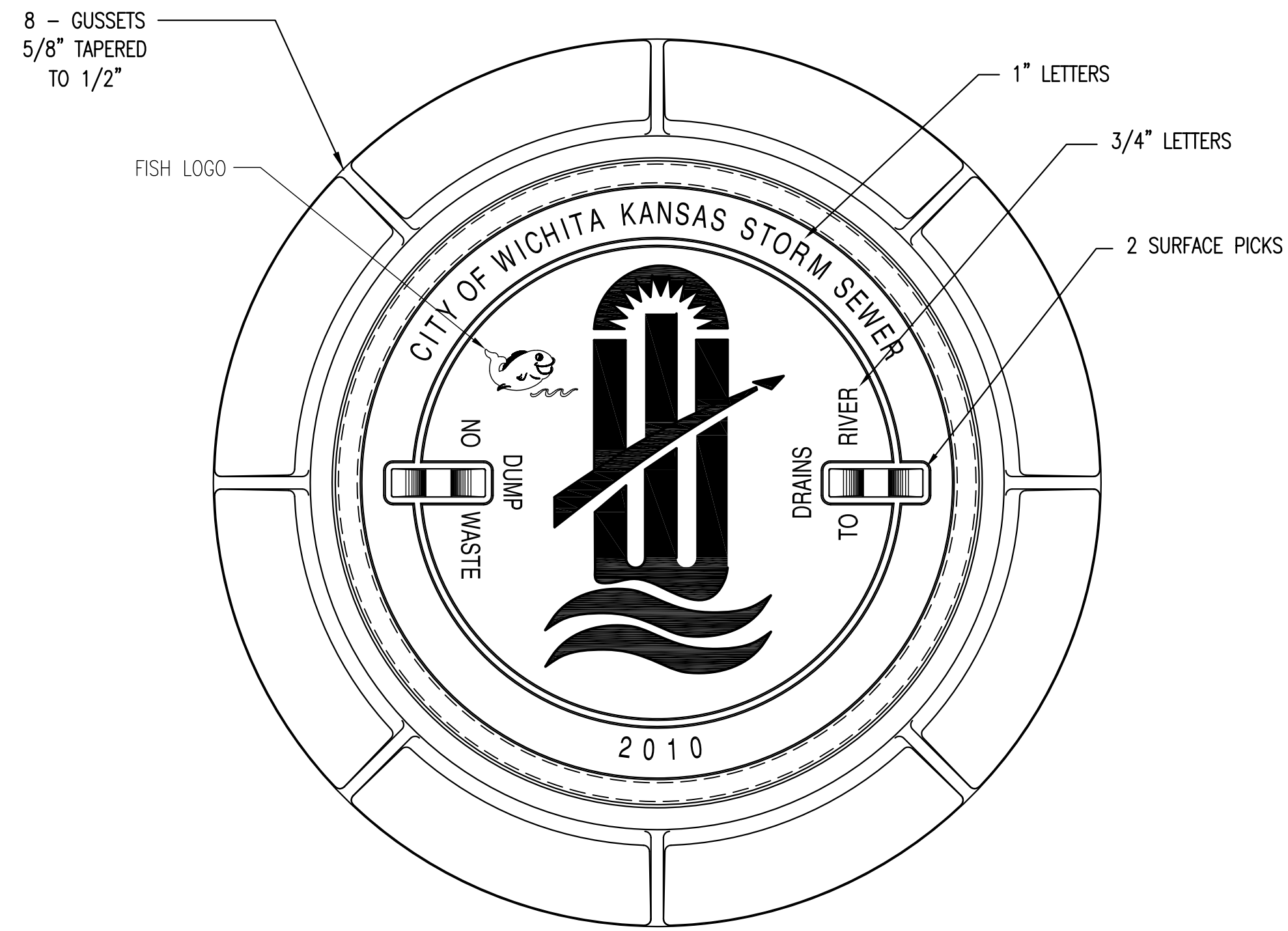


GENERAL NOTES

1. GRATE FRAME TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK. CONCRETE USED FOR INLET CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
2. 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.
3. THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL.
4. INLET FRAME AND GRATE TO BE DEETER #1261, EJIW #1936-Z1 OR APPROVED EQUAL, SEE SW-303.
5. CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN MANHOLE WALL SHALL BE GROUTED FLUSH TO THE MANHOLE WALL WITH HYDRAULIC CEMENT AFTER THE MANHOLE IS IN PLACE. LIFTING HOLES THRU THE MANHOLE WALL WILL NOT BE ACCEPTED.



REINFORCED CONCRETE MANHOLE (STORM SEWER)		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE 11/2010
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET



MANHOLE FRAME
DEETER #1261 OR EJIW #1936-Z1

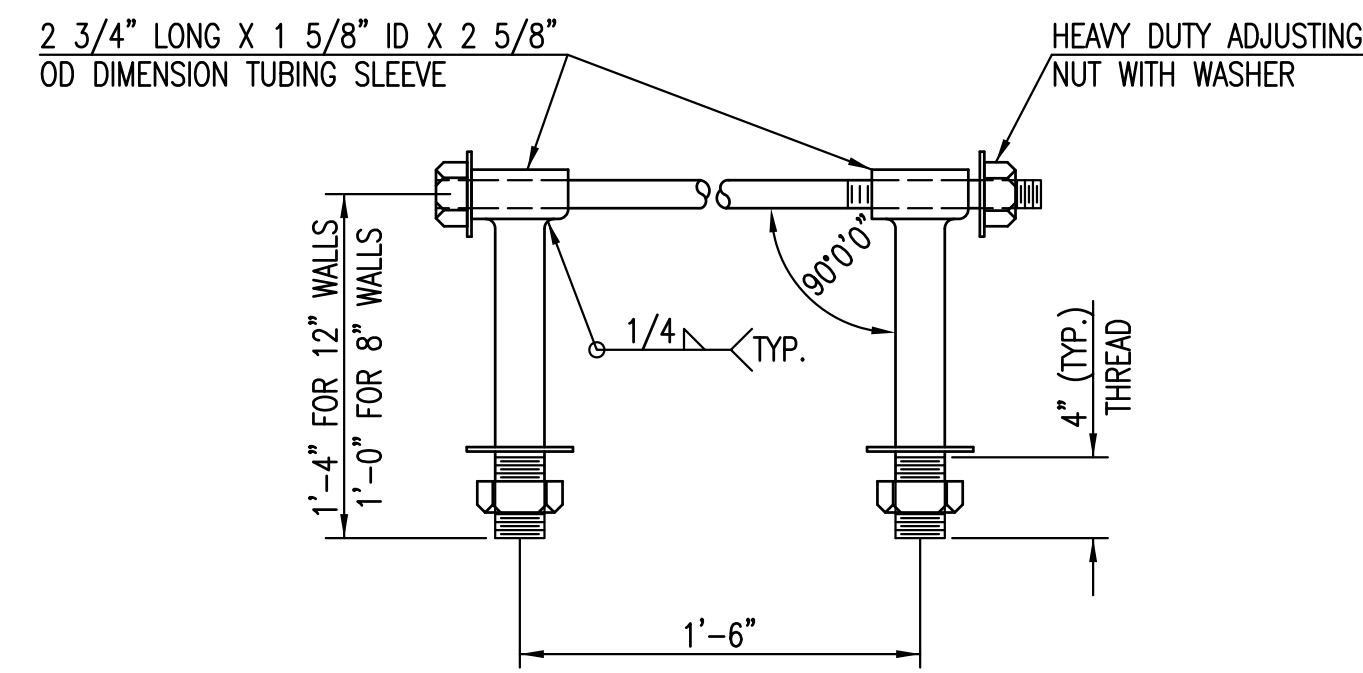
- NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.
 2. COVER TO BE DEETER #1261 OR EJIW #1936A.

INLET FRAME
DEETER #2014 OR EJIW #1936-Z4

- NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACES.
 2. NOT TO BE USED UNDER PAVEMENT.
 3. COVER TO BE DEETER #1261 OR EJIW #1936A.



MANHOLE/INLET FRAME AND COVER (STORM SEWER)		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE 11/2010
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET

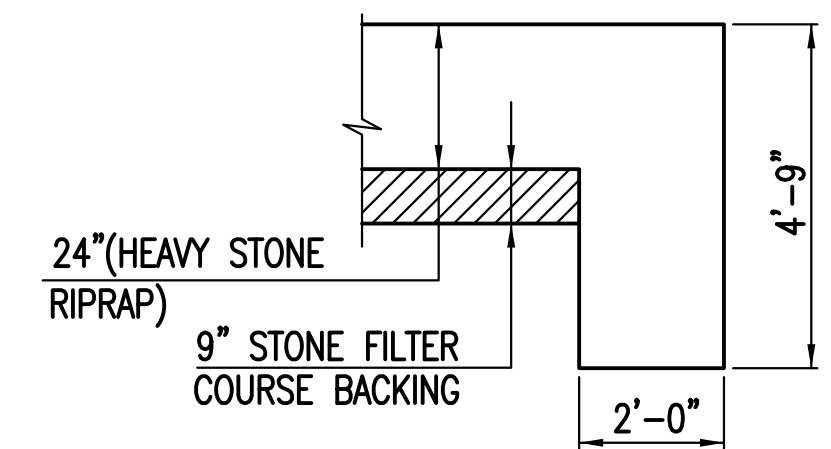


HEAVY DUTY (H.D.) COUPLER

NO SCALE

NOTES

1. BOLTS TO BE A-36 1 1/2" DIAMETER.
2. BOLTS, NUTS, WASHERS AND SLEEVES TO BE ZINC PLATED.
3. WASHERS TO BE 3 1/2" O.D. X 7 GAUGE.
4. SHIP WITH NUTS AND WASHERS PLACED ON BOLTS.



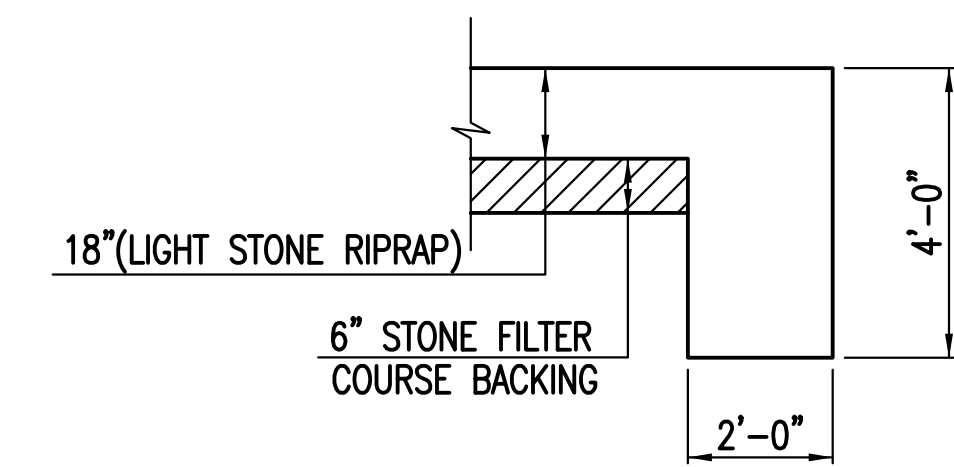
TYPICAL SECTION THRU TOEWALL

NO SCALE

NOTES

1. ALL RIPRAP FOR THIS PROJECT SHALL BE NATURAL STONE. NEITHER BROKEN CONCRETE, FABRIC ENVELOPE, NOR PREMIXED DRY PACKAGED CONCRETE BAG ALTERNATES WILL BE ALLOWED, UNLESS INDICATED OTHERWISE.
2. TOEWALLS SHALL BE INSTALLED ALONG ALL UNPROTECTED EDGES OF STONE RIPRAP.
3. GROUTING OF THE SURFACE OF THE RIPRAP SHALL NOT BE PERFORMED, UNLESS INDICATED OTHERWISE. GROUTING OF THE TOEWALLS SHALL BE PERFORMED PER CITY SPECIFICATIONS.

HEAVY STONE RIPRAP DETAILS




TYPICAL SECTION THRU TOEWALL

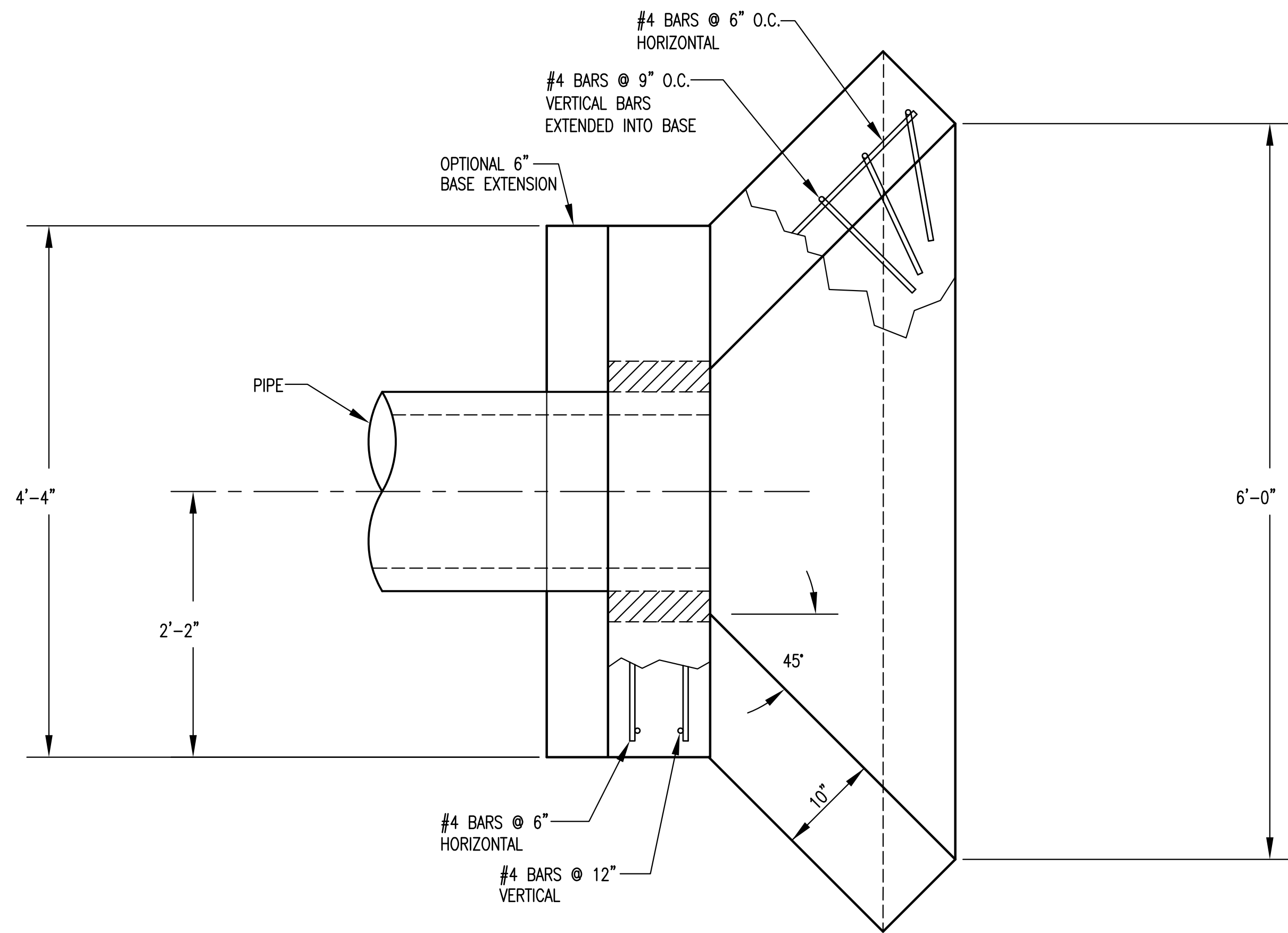
NO SCALE

NOTES

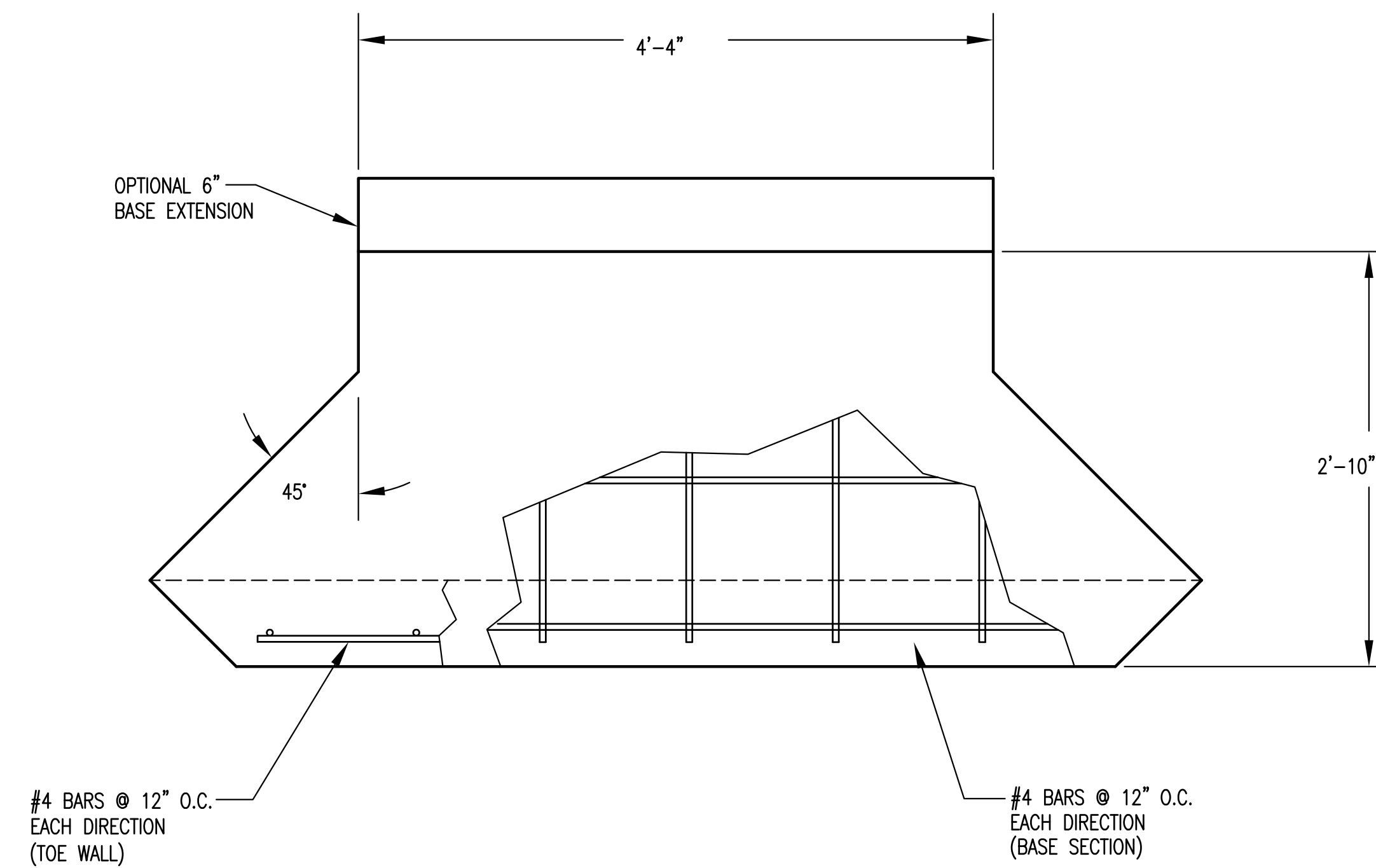
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LIGHT STONE RIPRAP DETAILS

 <p>CITY OF WICHITA PUBLIC WORKS & UTILITIES ENGINEERING DIVISION</p>	<p>MISCELLANEOUS DETAILS (STORM SEWER)</p>		
	<p>CITY ENGINEER GARY JANZEN, P.E.</p>		
	PROJECT NUMBER	OCA NUMBER	DATE 11/2010
	<p>CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501</p>		SHEET

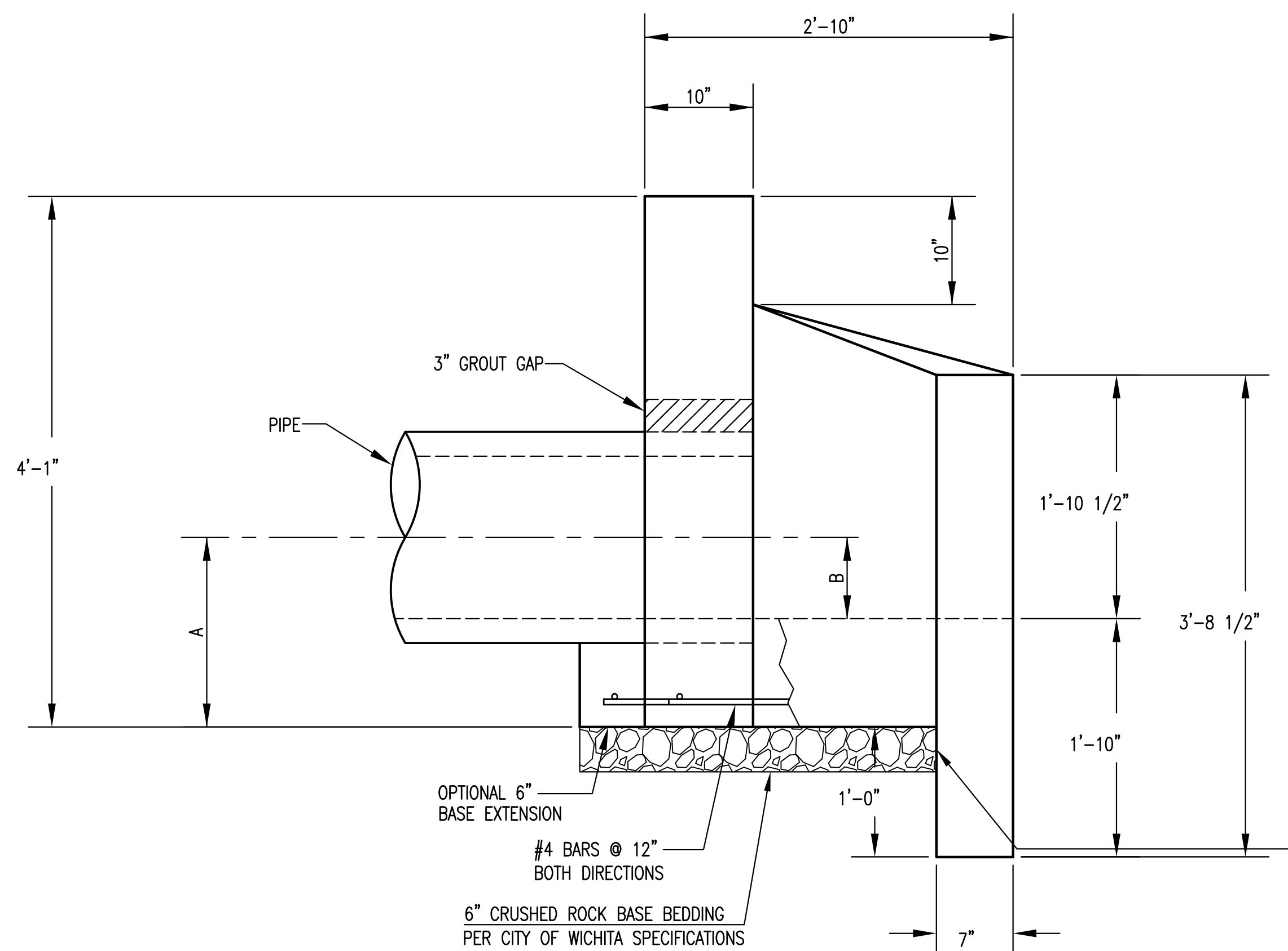


PLAN VIEW

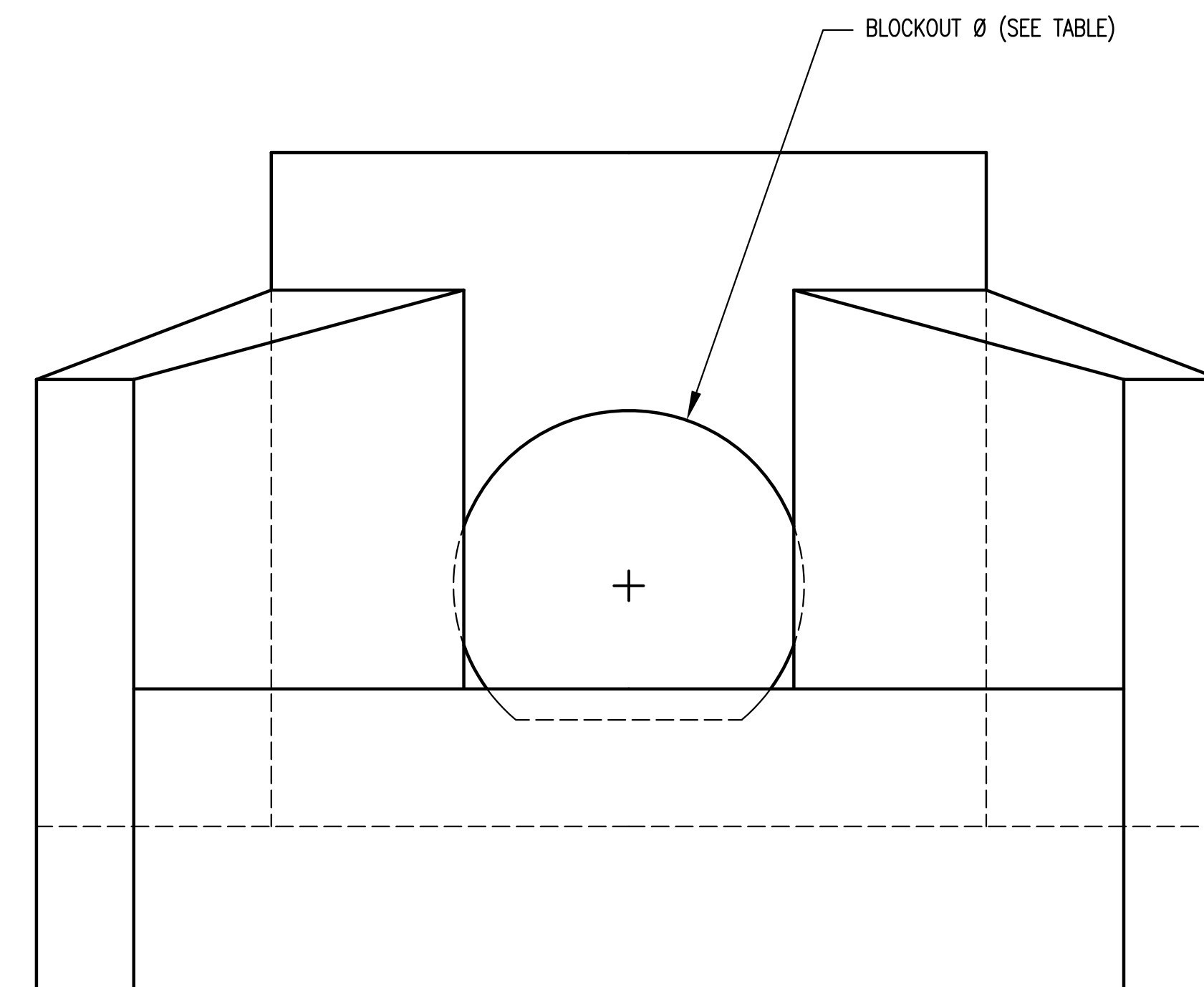


PLAN VIEW
BASE

PIPE Ø	A	B	BLOCKOUT Ø
15"	1'-5 1/2"	7 1/2"	2'-1 1/2"
18"	1'-7"	9"	2'-5"
24"	1'-10"	1'-0"	3'-0"




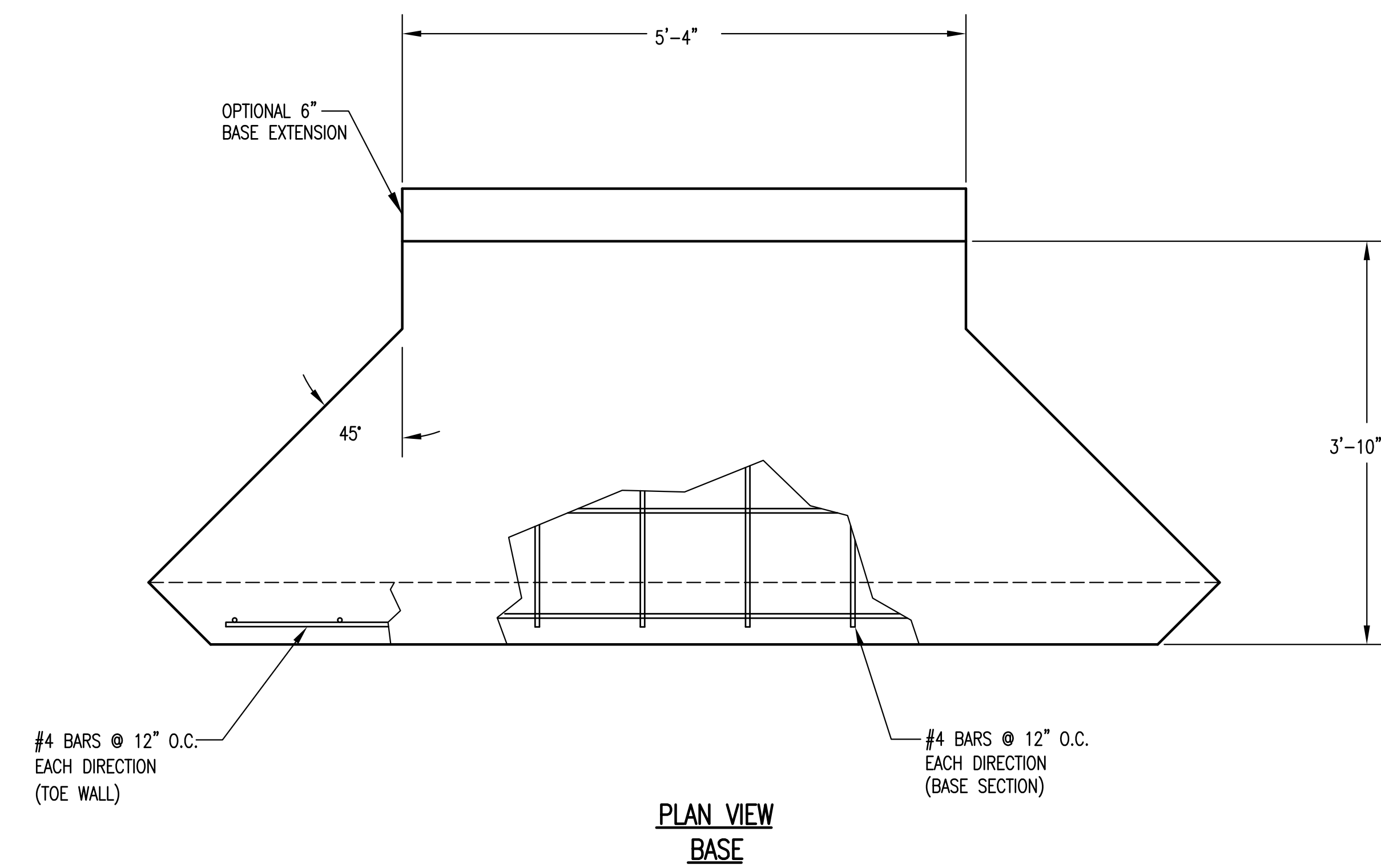
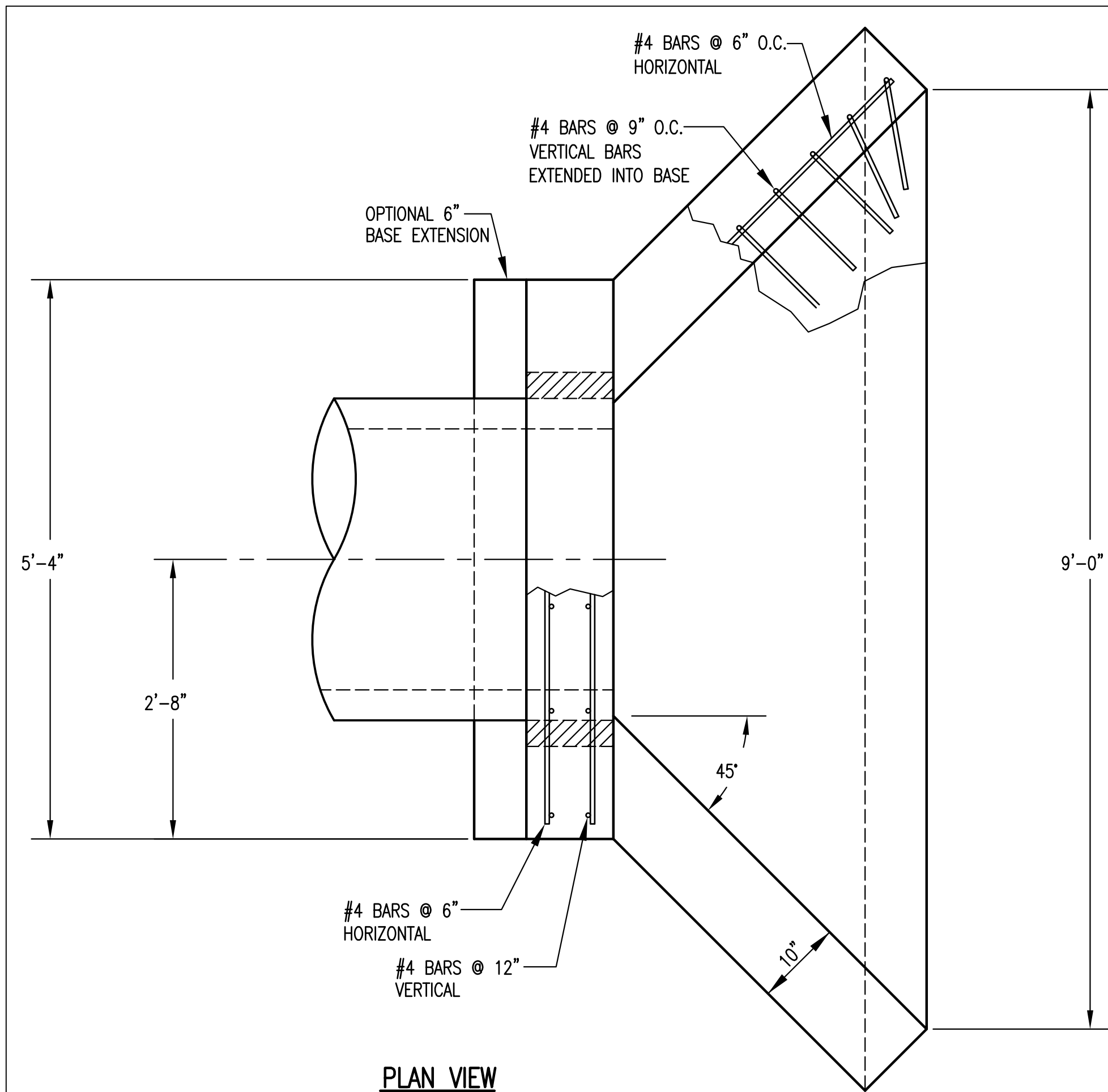
ELEVATION



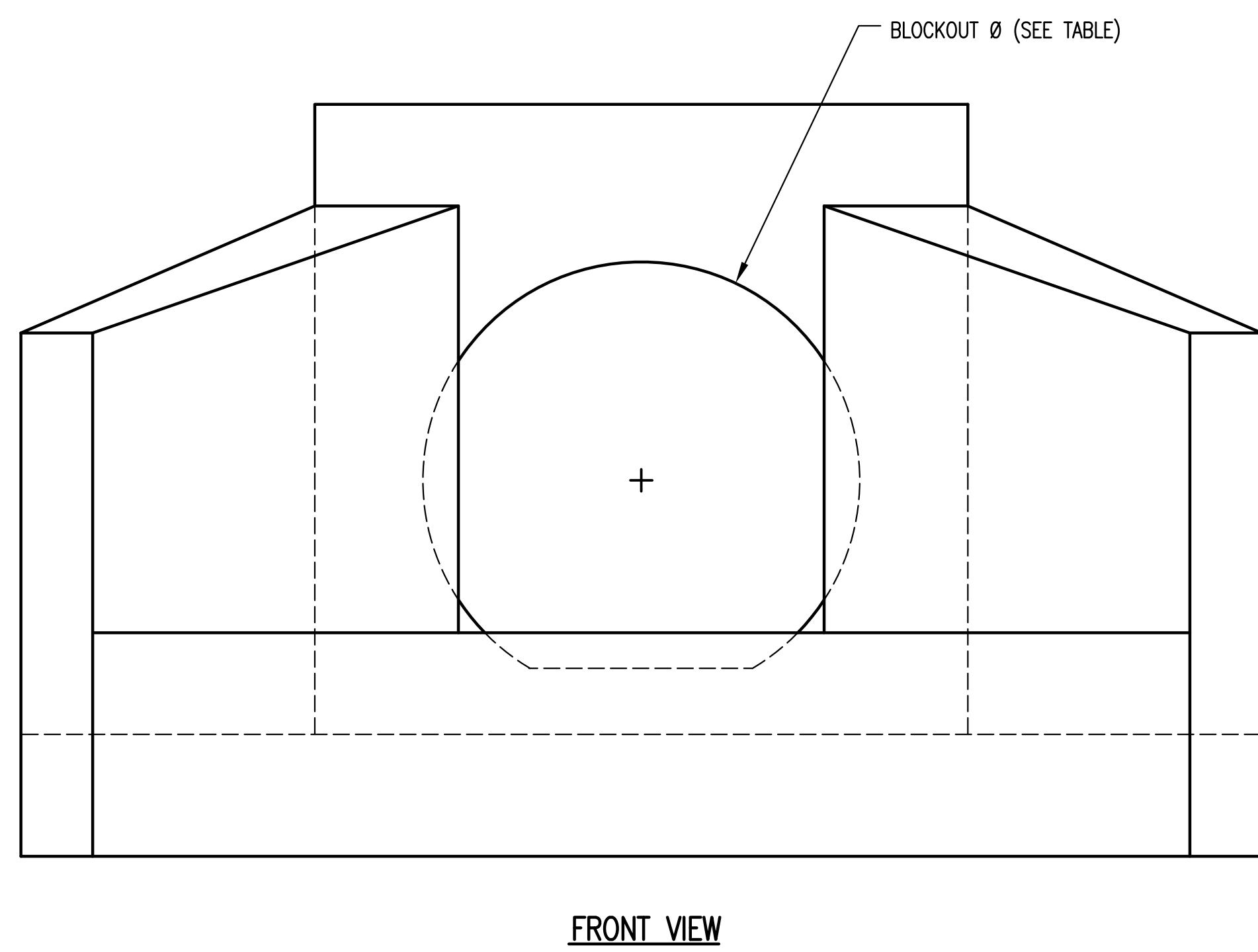
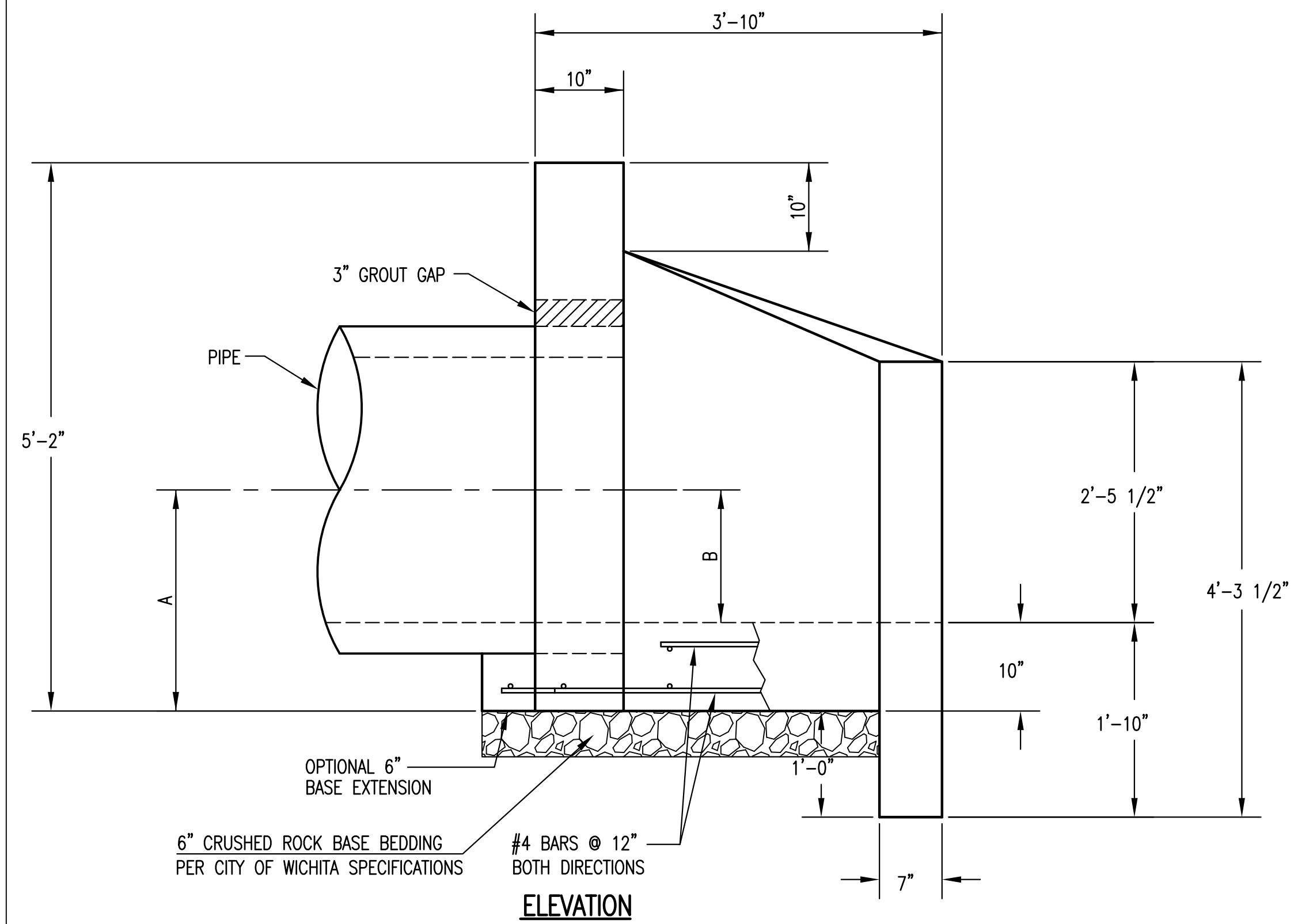
FRONT VIEW

HEADWALLS, AS SHOWN, WILL NOT SUPPORT FLAP GATE.

 <p>CITY OF WICHITA PUBLIC WORKS & UTILITIES ENGINEERING DIVISION</p>	<p>HEADWALL DETAILS FOR 15", 18", AND 24" PIPE</p>		
	<p>CITY ENGINEER GARY JANZEN, P.E.</p>		
PROJECT NUMBER	OCA NUMBER	DATE	
		11/2010	
CITY ENGINEER'S OFFICE		SHEET	
CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501			



PIPE Ø	A	B	BLOCKOUT Ø
30"	2'-1"	1'-3"	3'-7"
36"	2'-4"	1'-6"	4'-2"



HEADWALLS, AS SHOWN, WILL NOT SUPPORT FLAP GATE.



**HEADWALL
DETAILS FOR
30" AND 36" PIPE**

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE
		11/2010

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET