

FINAL PLAT

WICHITA DESTINATION DEVELOPMENT

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

A REPLAT OF ALL OF K96 AND GREENWICH NORTH ADDITION

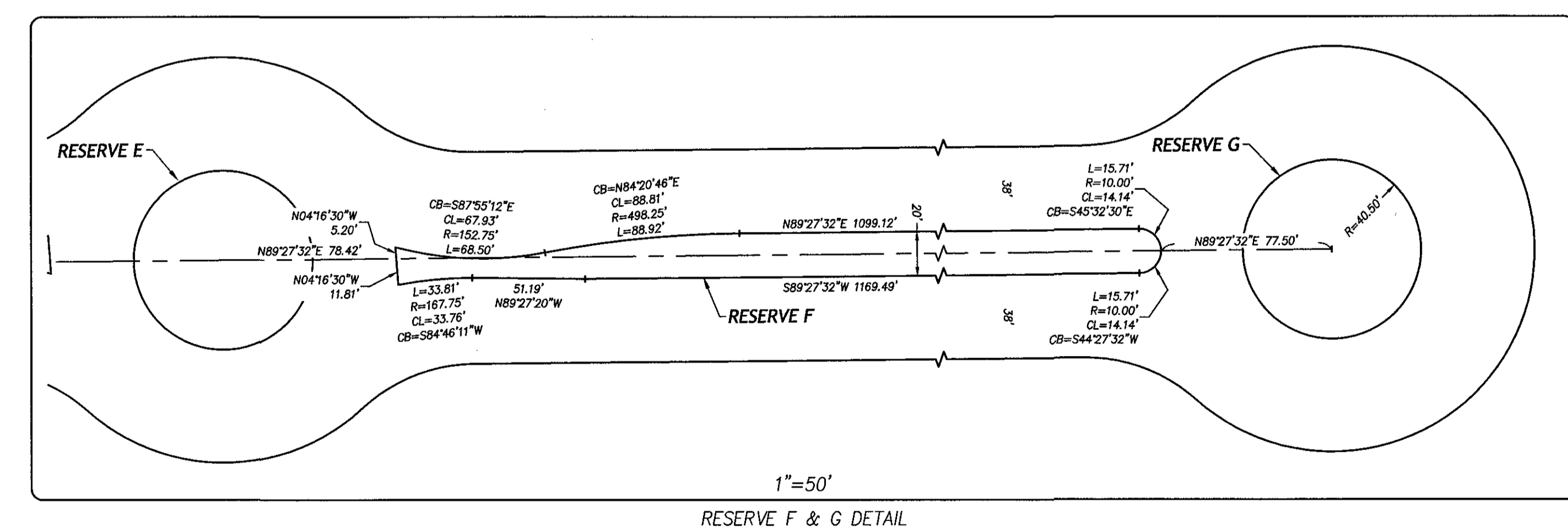
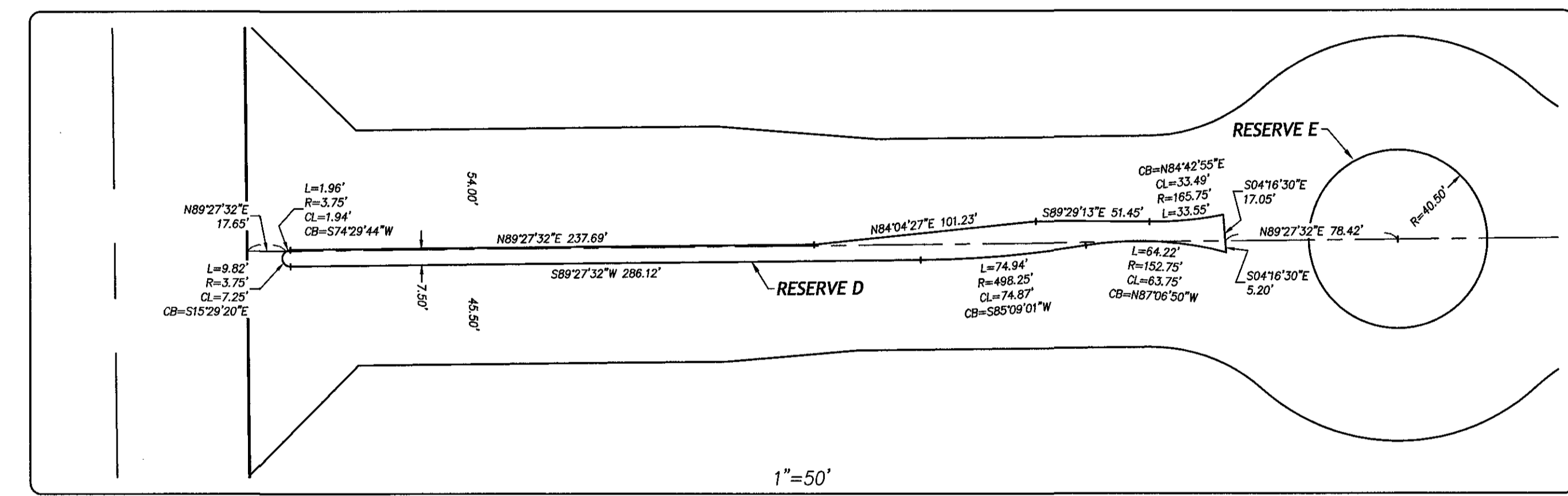
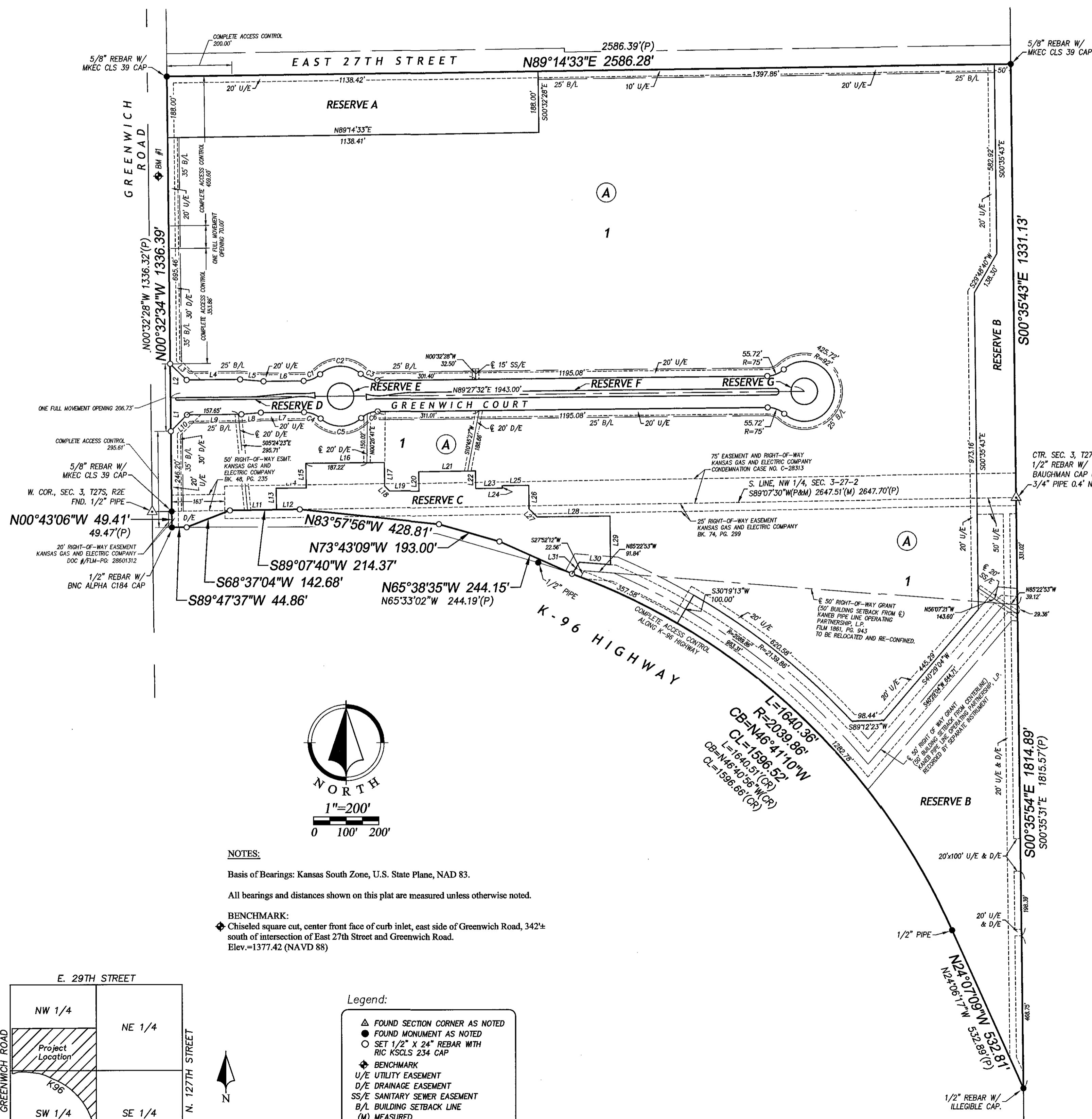
Minimum Pad Elevations	
Lot No.	Elevation
1	1374.50

Line Table		
Line #	Direction	Length
L1	N00°32'34"W	102.36'
L2	N00°32'34"W	104.37'
L3	S45°32'28"E	70.52'
L4	N89°27'32"E	164.25'
L5	S85°22'10"E	72.11'
L6	N89°27'32"E	123.11'
L7	N89°27'32"E	132.38'
L8	N85°09'27"E	60.00'
L9	N89°27'32"E	166.97'
L10	N44°27'32"E	70.51'
L11	S89°07'40"W	143.00'
L12	N89°07'40"W	71.37'
L13	S00°32'20"E	66.14'
L14	N89°27'32"E	92.50'
L15	N00°32'28"W	75.50'
L16	N89°27'32"E	240.41'

Line Table		
Line #	Direction	Length
L17	S00°32'28"E	72.50'
L18	S45°32'28"E	21.21'
L19	N89°27'32"E	90.00'
L20	N00°32'28"W	58.50'
L21	N89°27'32"E	174.00'
L22	S00°32'28"E	53.50'
L23	N89°27'32"E	81.26'
L24	N00°32'28"W	7.50'
L25	N89°27'32"E	81.24'
L26	S00°32'28"E	72.50'
L27	S45°32'28"E	35.36'
L28	N89°27'32"E	223.00'
L29	S00°32'28"E	150.59'
L30	N85°22'53"W	95.75'
L31	S32°31'45"W	42.36'

Curve Table			
Curve #	Length	Radius	Chord
C1	55.716	75.000	N68°10'38"E 54.44'
C2	136.689	92.000	S89°27'32"E 124.46'
C3	55.716	75.000	S69°15'34"E 54.44'
C4	55.716	75.000	N69°15'34"W 54.44'
C5	136.689	92.000	N89°27'32"E 124.46'
C6	55.716	75.000	S68°10'38"W 54.44'

Lot Areas		
Lot #	Sq. Ft.	Ac.
1	3,364,626	77.241
RESERVE A	214,022	4.913
RESERVE B	612,416	14.059
RESERVE C	149,150	3.424
RESERVE D	3,944	0.091
RESERVE E	5,153	0.118
RESERVE F	24,390	0.560
RESERVE G	5,153	0.118



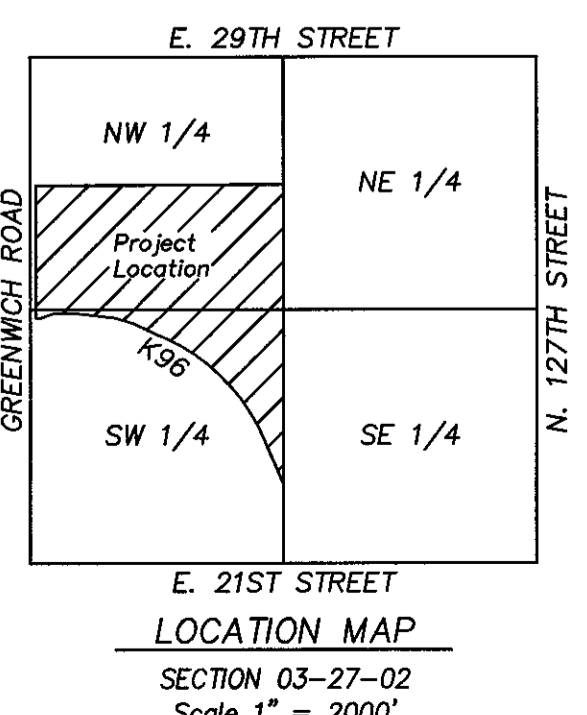
NOTES:

Basis of Bearings: Kansas South Zone, U.S. State Plane, NAD 83.

All bearings and distances shown on this plat are measured unless otherwise noted.

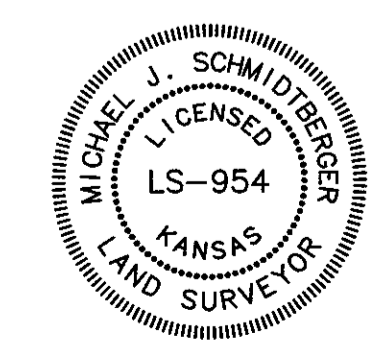
BENCHMARK:

Chiseled square cut, center front face of curb inlet, east side of Greenwich Road, 342'± south of intersection of East 27th Street and Greenwich Road. Elev.=1377.42 (NAVD 88)



Legend:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC KSCLS 234 CAP
- ◆ BENCHMARK
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- S/S SANITARY SEWER EASEMENT
- B/L BUILDING SETBACK LINE
- (M) MEASURED
- (P) PLATTED
- L LENGTH OF CURVE
- R RADIUS OF CURVE
- CL CHORD LENGTH
- CB CHORD BEARING



14-0112

WICHITA DESTINATION DEVELOPMENT

Prepared For:
Wichita Destination Developers, Inc.
1707 N. Waterfront Parkway
Wichita, KS 67206
(316) 685-5341

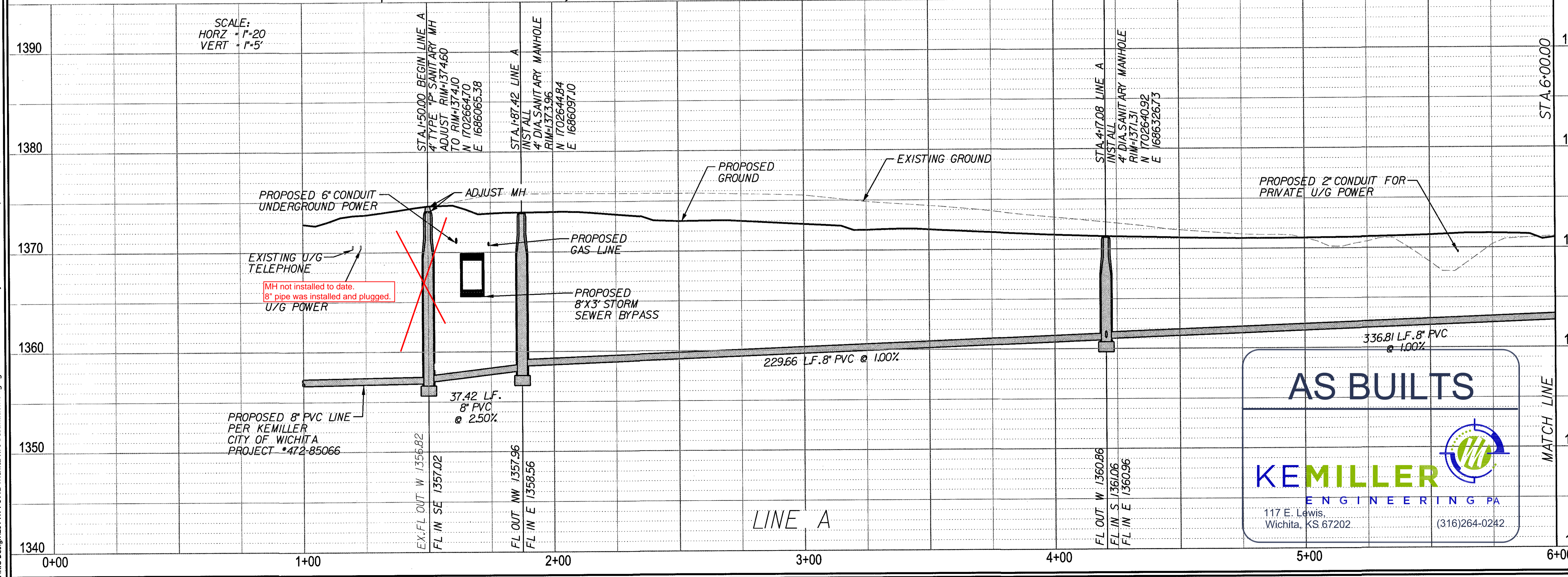
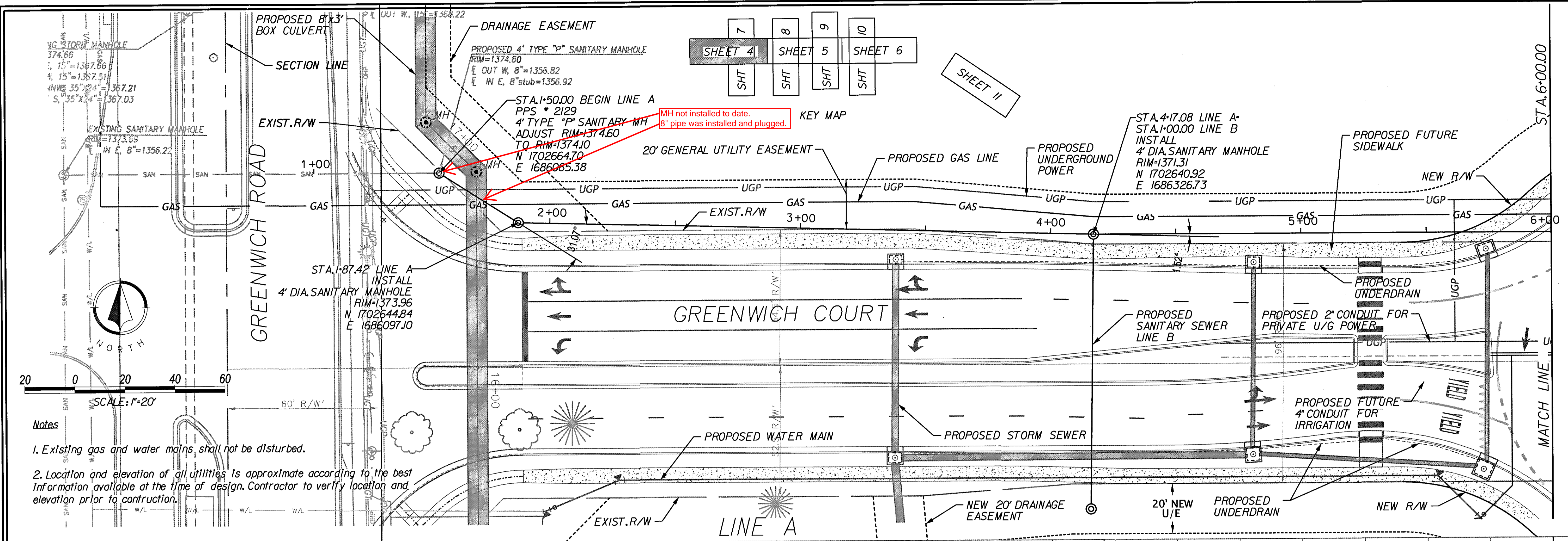
Date of Preparation:
May 28, 2014

Renaissance Infrastructure Consulting

1158 W. CAMBRIDGE CIRCLE DRIVE
KANSAS CITY, KANSAS 66103

913.317.9500
WWW.RIC-CONSULT.COM

7	8	9	10
SHEET 4	SHEET 5	SHEET 6	
SHT	SHT	SHT	SHT



NO.	BY	DATE	REVISION

Renaissance Infrastructure Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE MO, 64150
816.800.0950
WWW.RIC-CONSULT.COM

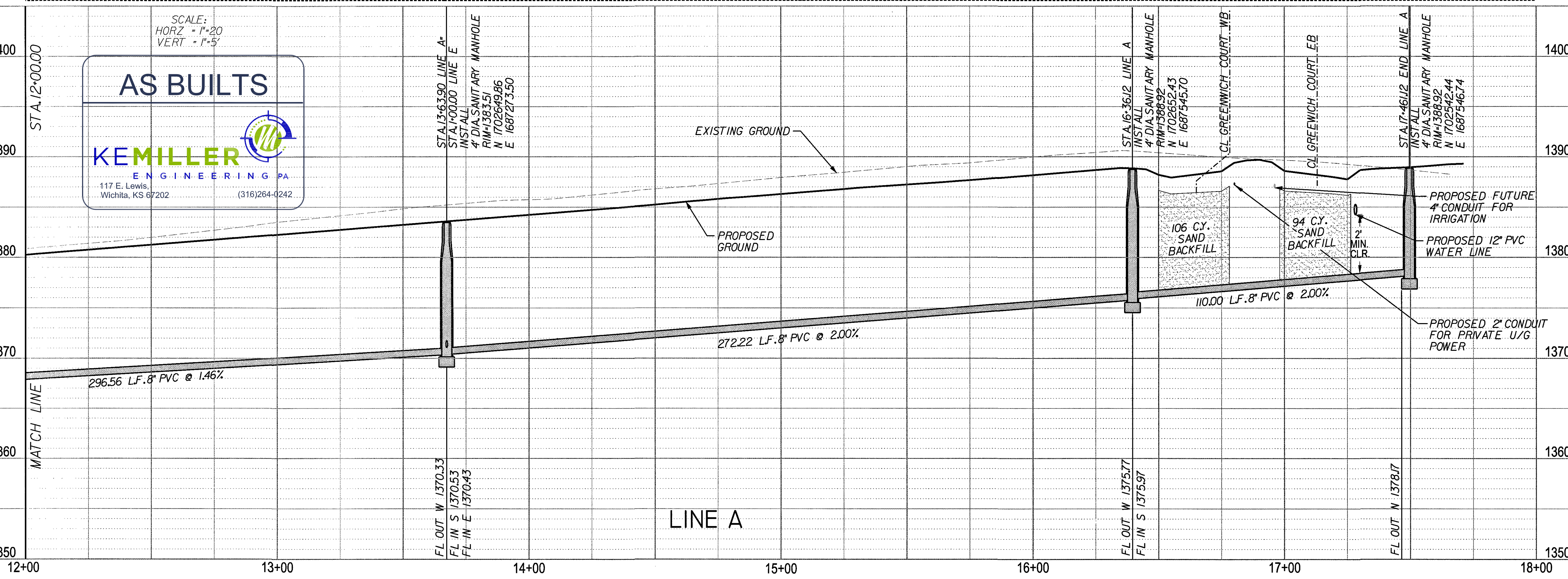
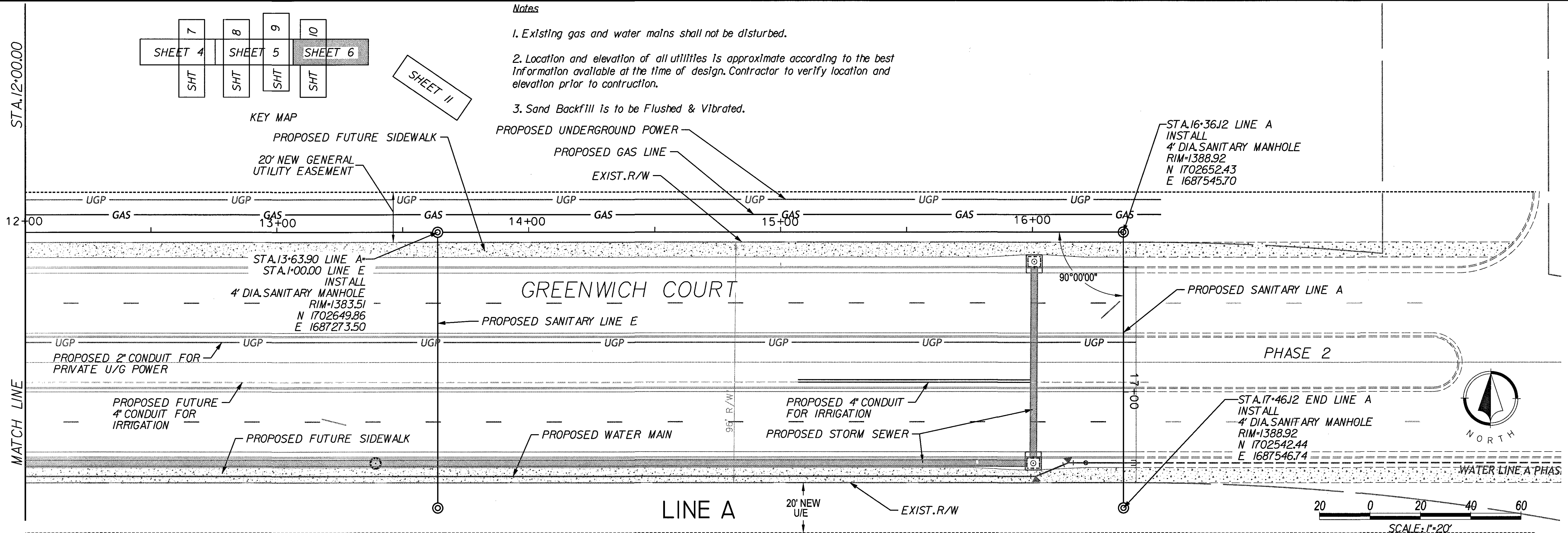
AS BUILTS

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

WILLIAM FORD
LICENSED
PROFESSIONAL ENGINEER
19515

Notes

- Existing gas and water mains shall not be disturbed.
- Location and elevation of all utilities is approximate according to the best information available at the time of design. Contractor to verify location and elevation prior to construction.
- Sand Backfill is to be Flushed & Vibrated.

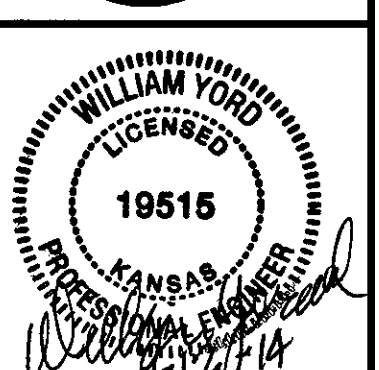


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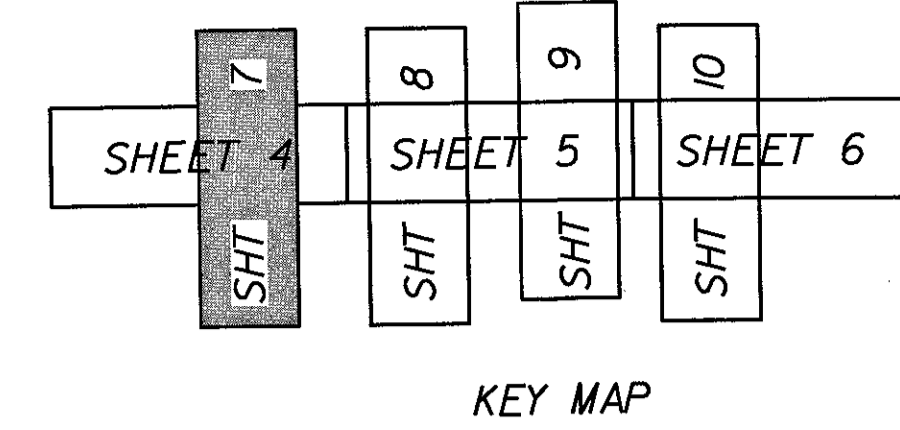
Renaissance Infrastructure Consulting

5015 NW CANAL STREET, SUITE 100
RIVERBEND, MO. 64150

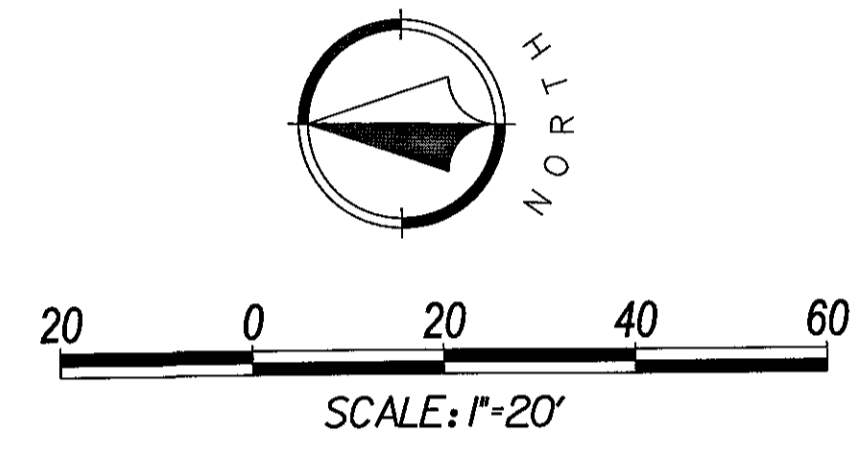
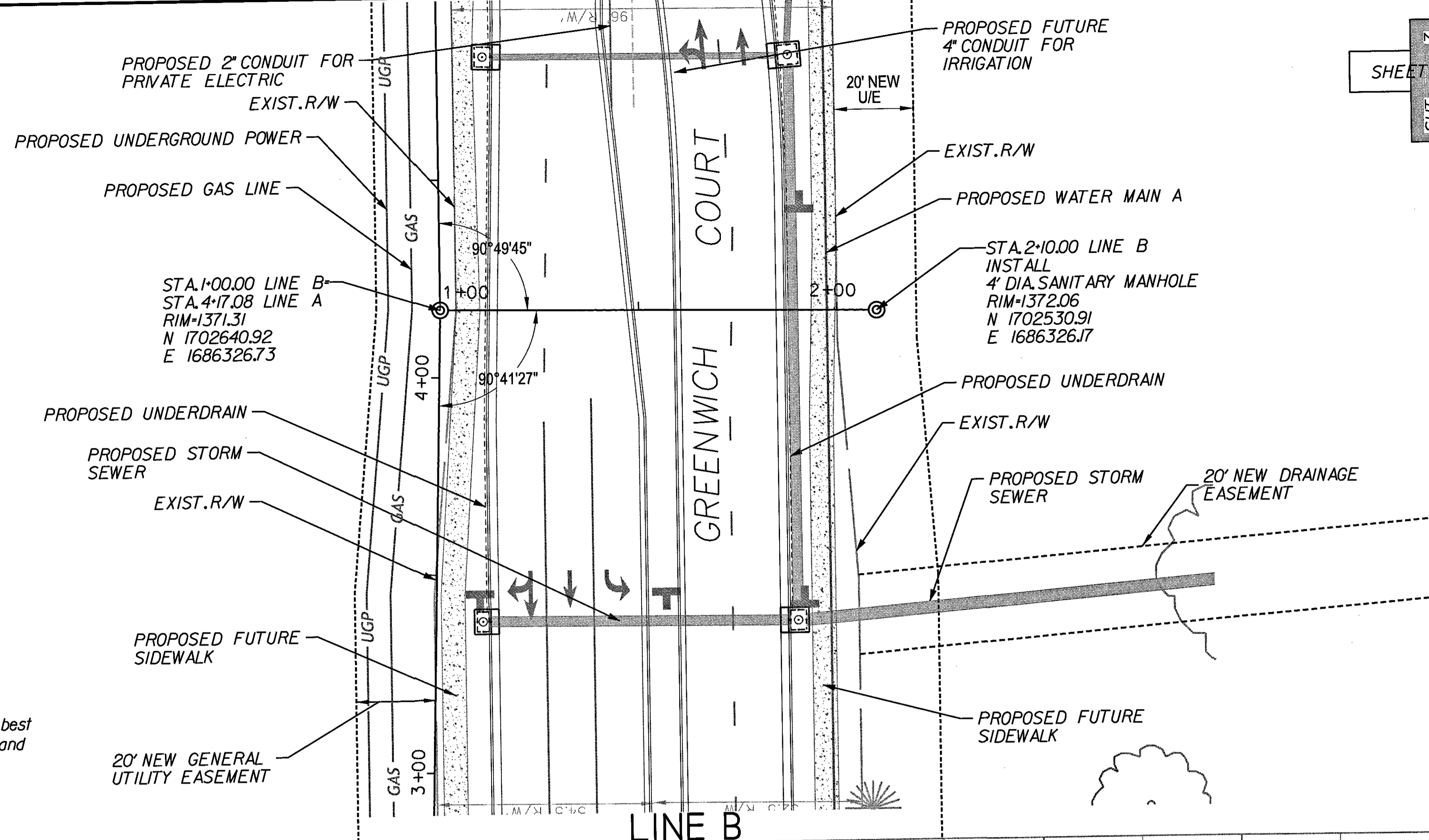
816.800.0950
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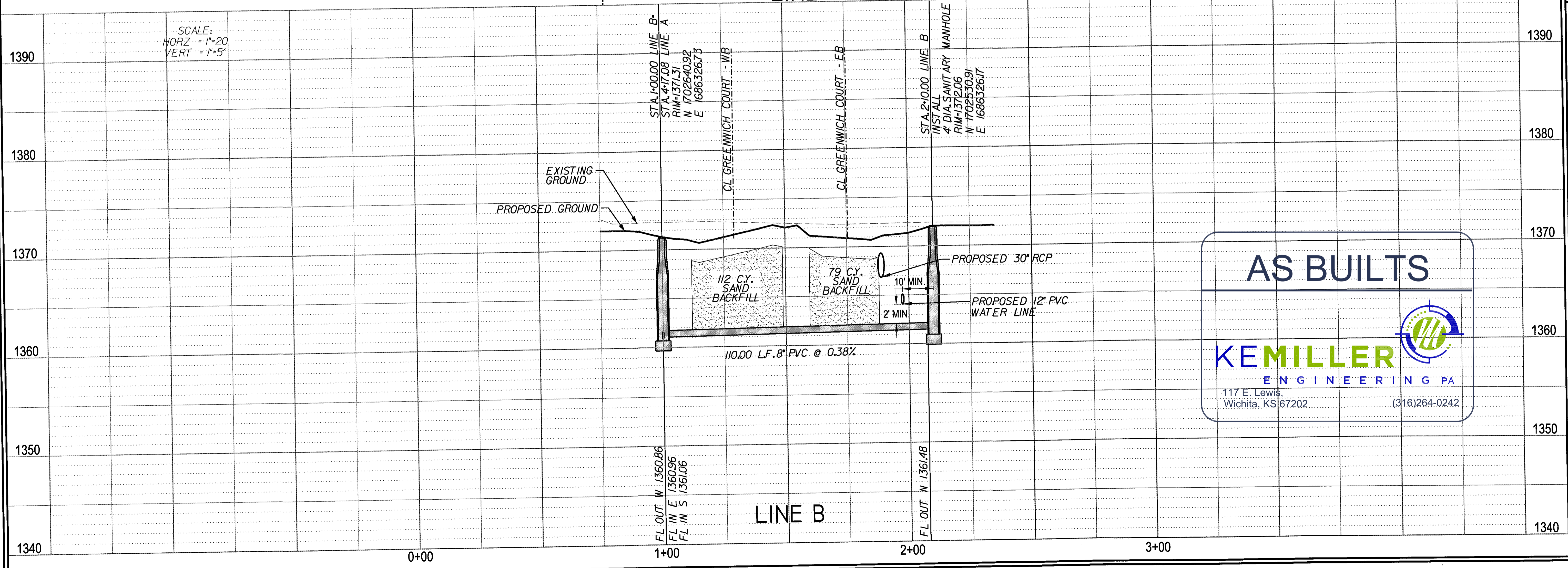
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SHEET 11



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

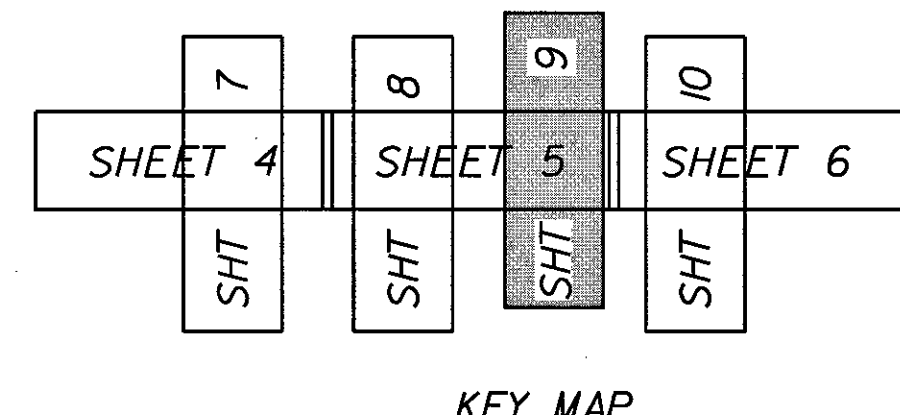
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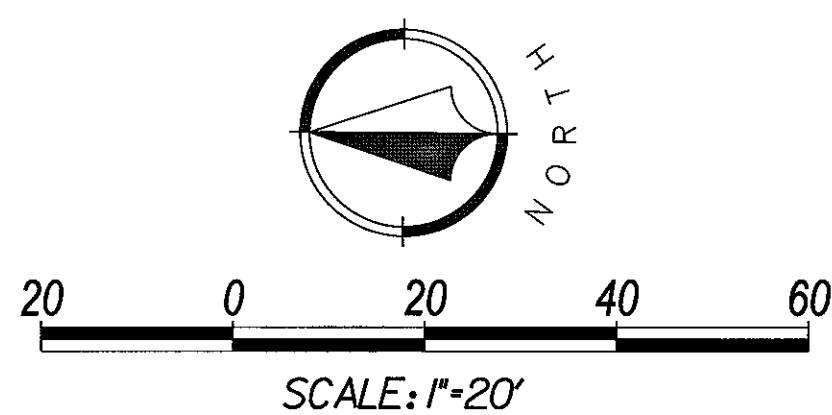
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5015 NW CANAL STREET, SUITE 100
RIVERSIDE MO, 64150

WILLIAM YORD
LICENSED PROFESSIONAL ENGINEER
19516
KANSAS

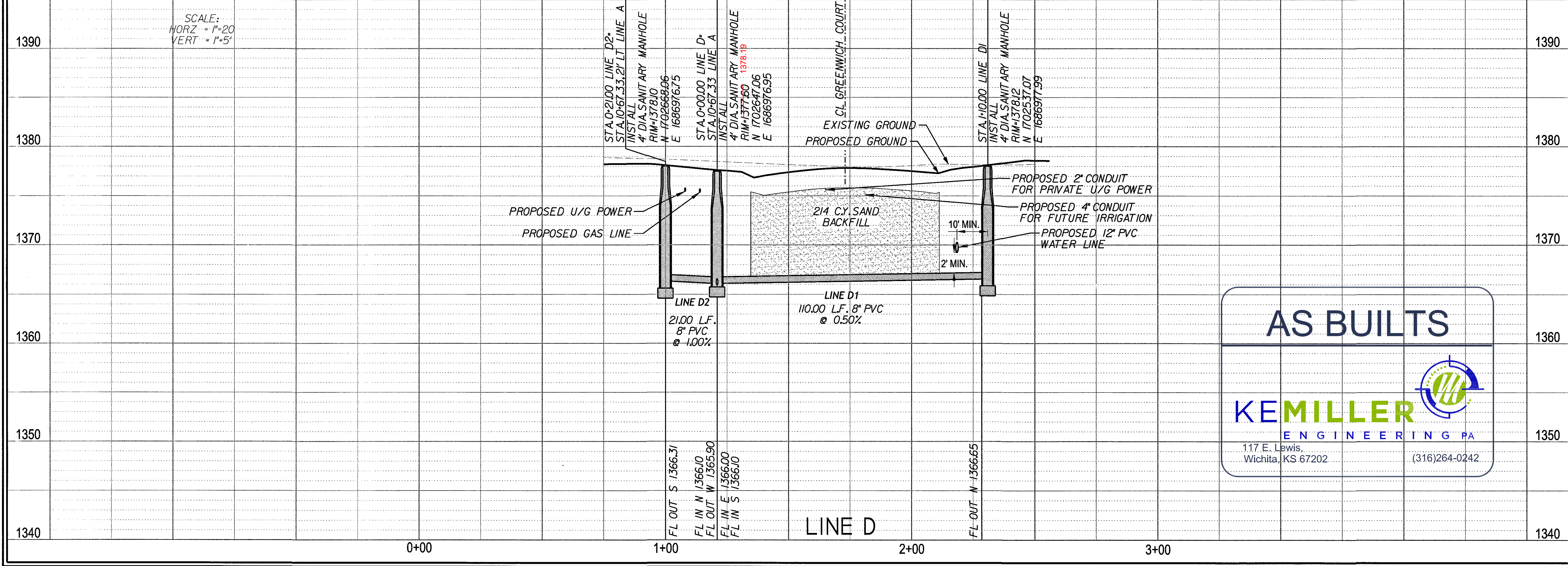
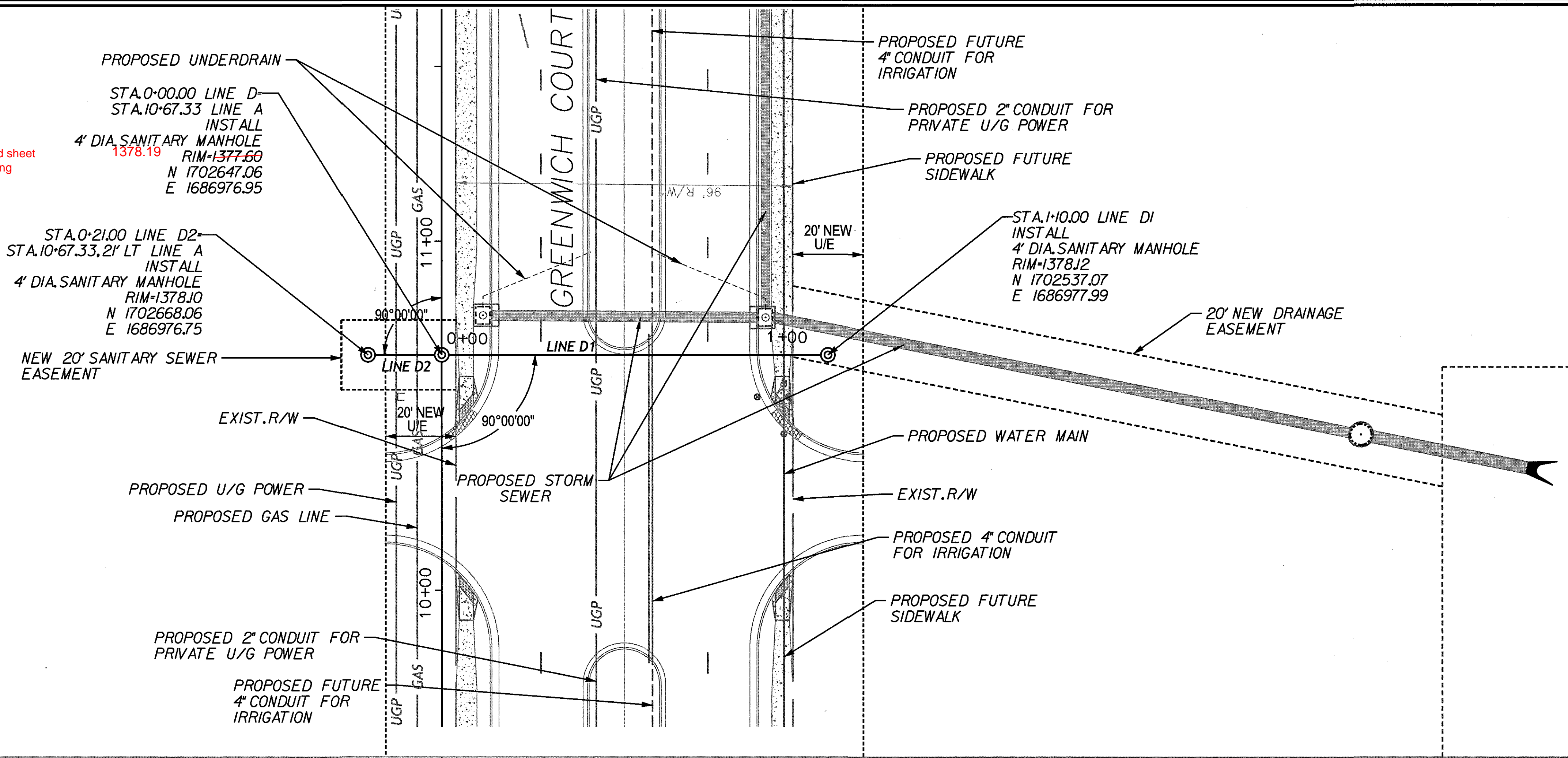


SHEET 11



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MH Build sheet was wrong



AS BUILTS

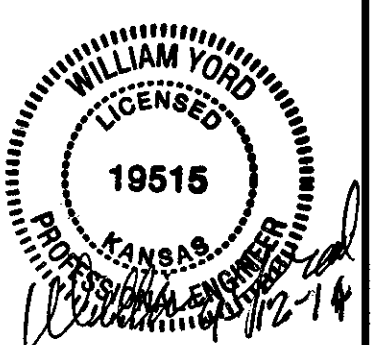
KEMILLER ENGINEERING PA

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

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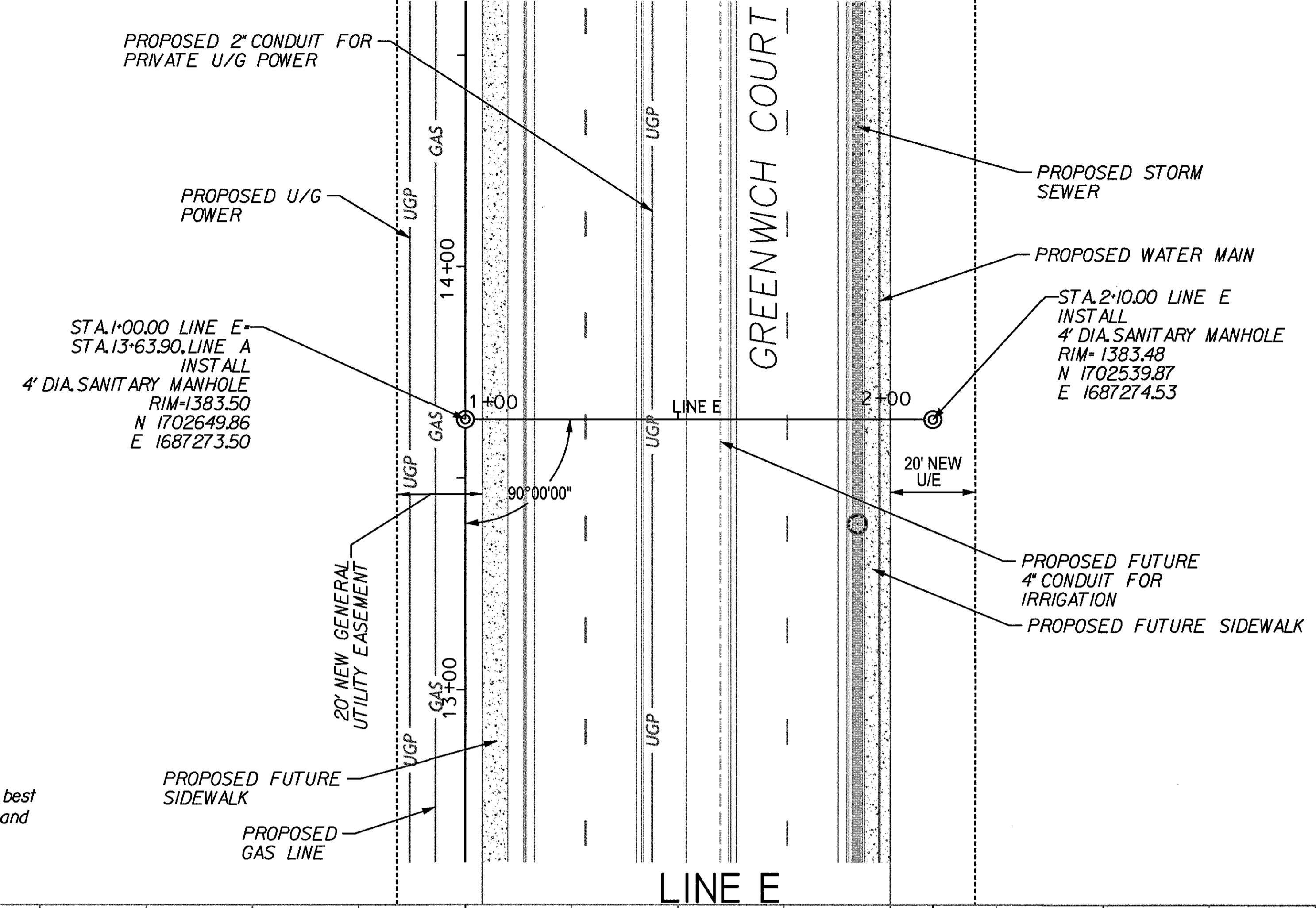
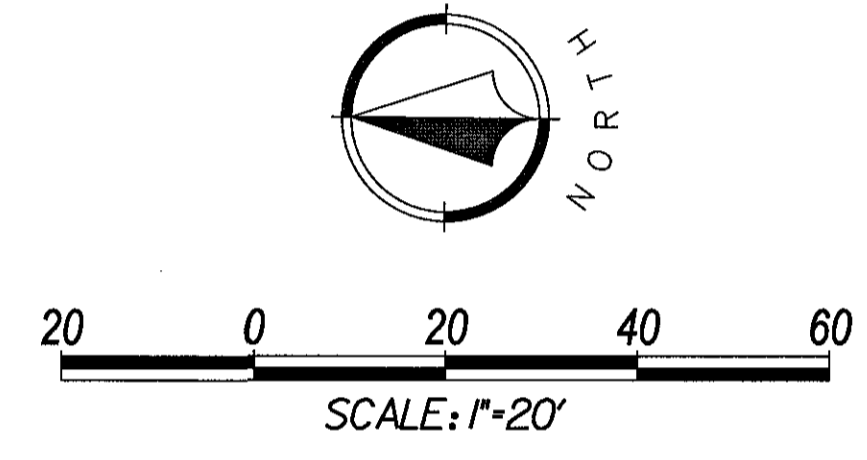
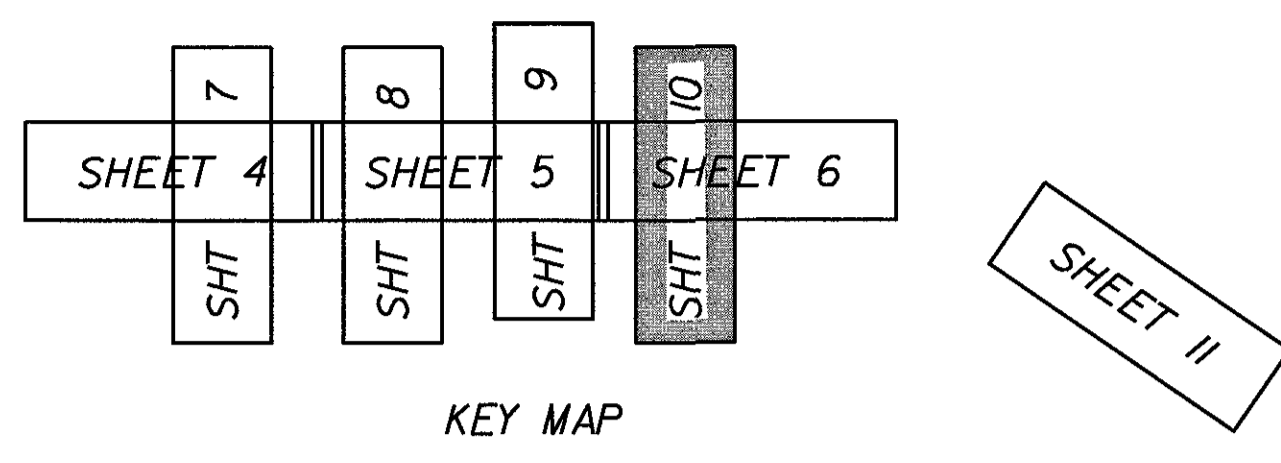
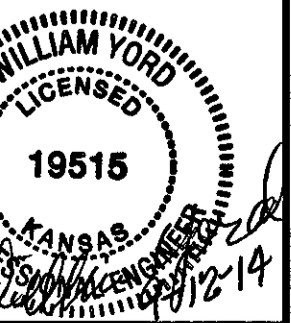
5015 NW CANAL STREET, SUITE 100
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WWW.RIC-CONSULT.COM



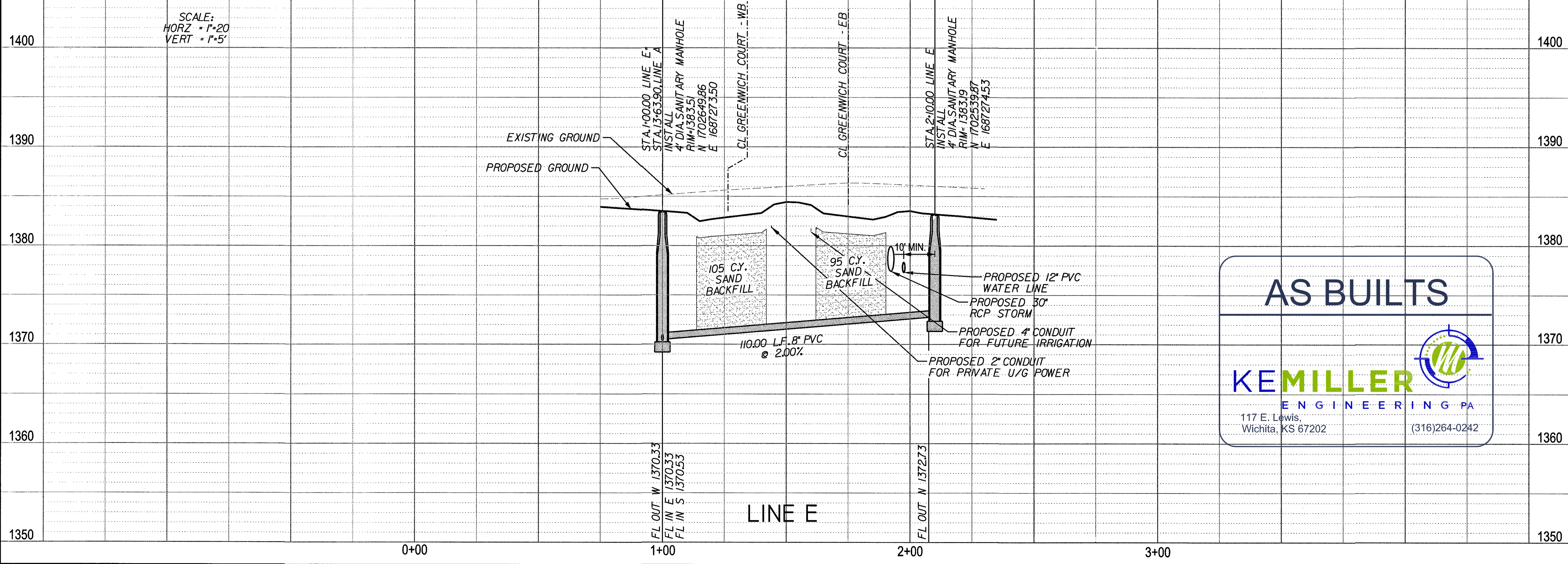
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NO.	BY	DATE	REVISION

Renaissance Infrastructure Consulting
5015 NW CANAL STREET, SUITE 100
RIVERBEND MO. 64150
816.800.0950
WWW.RIC-CONSULT.COM



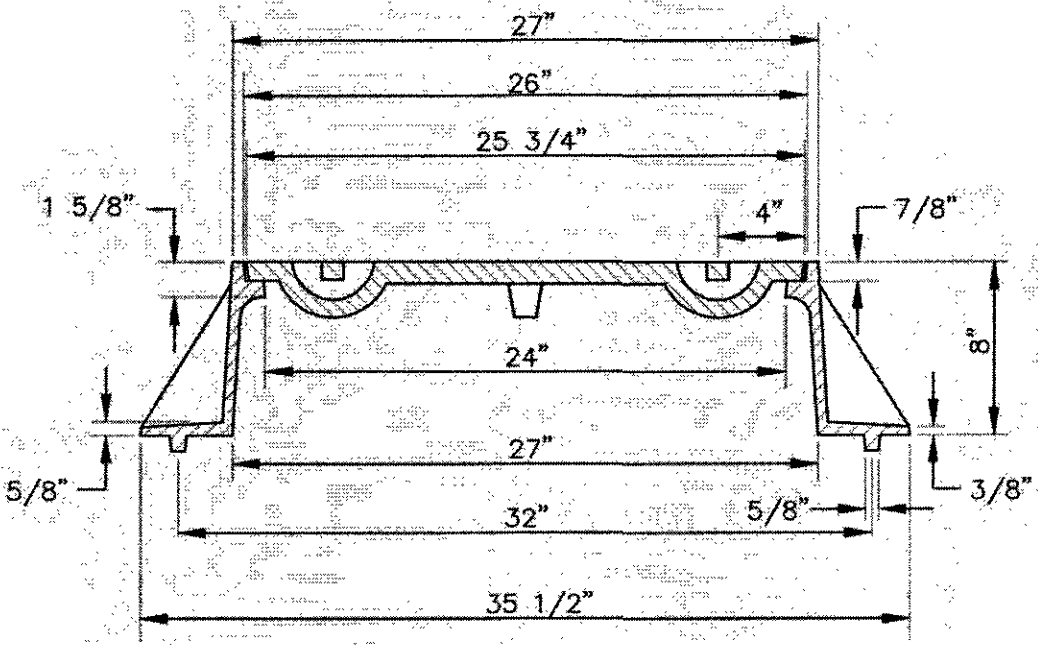
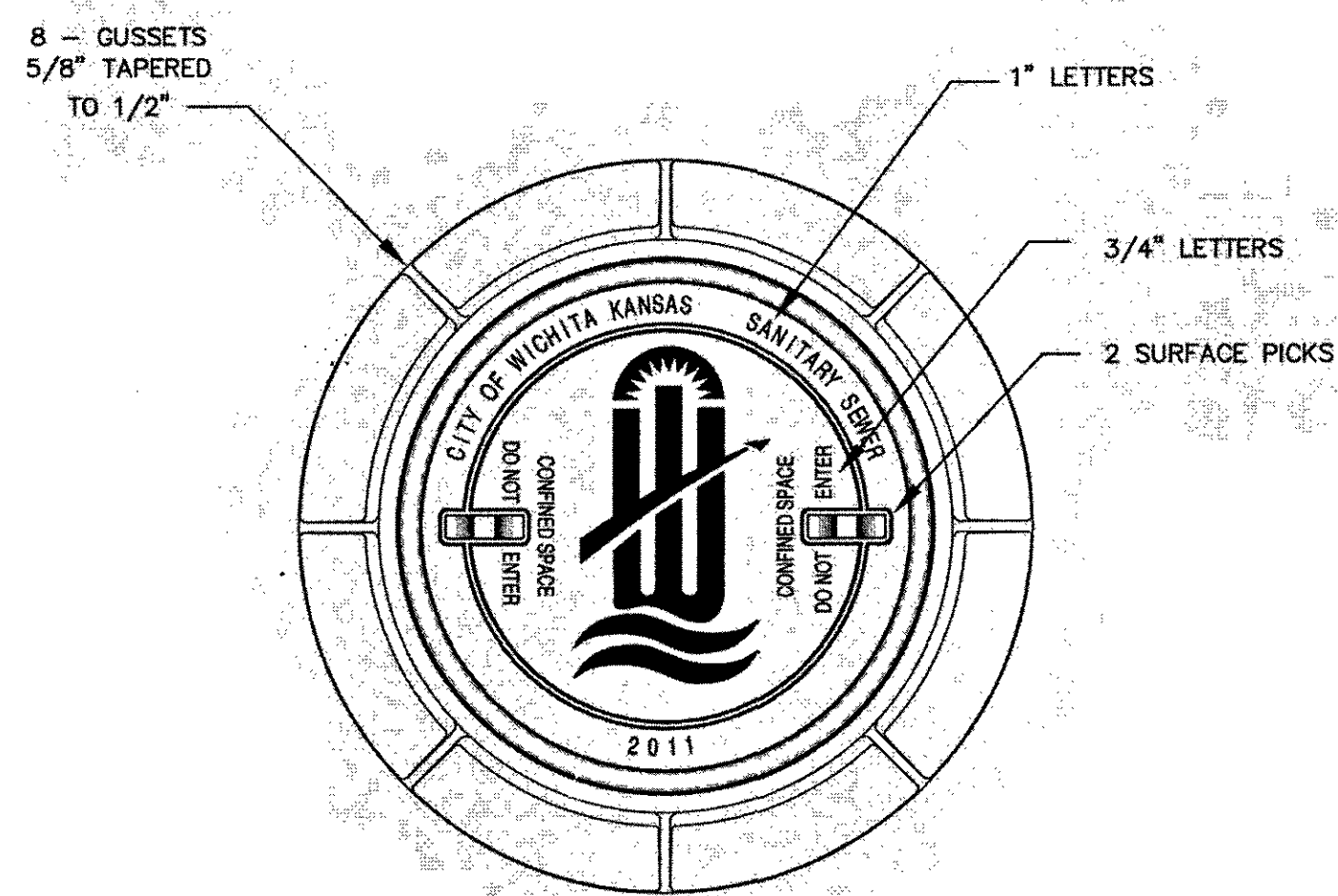
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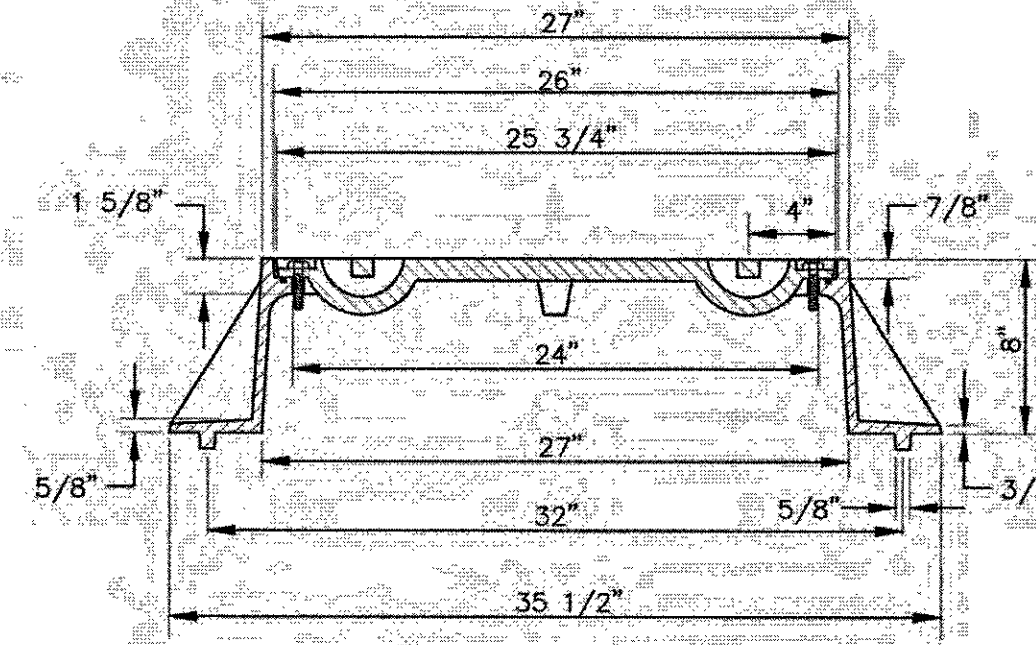
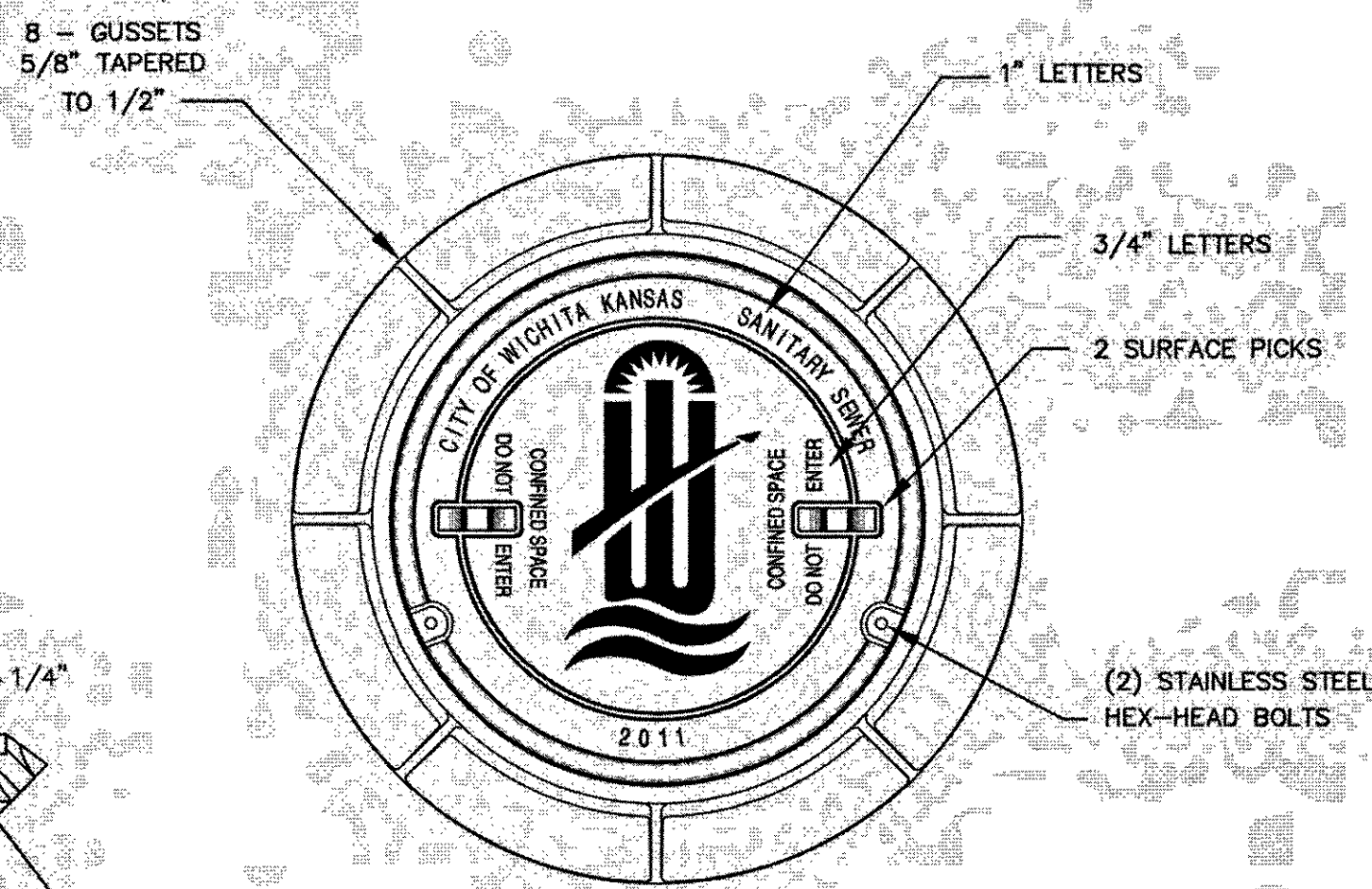
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117 E. Lewis,
Wichita, KS 67202
(316)264-0242

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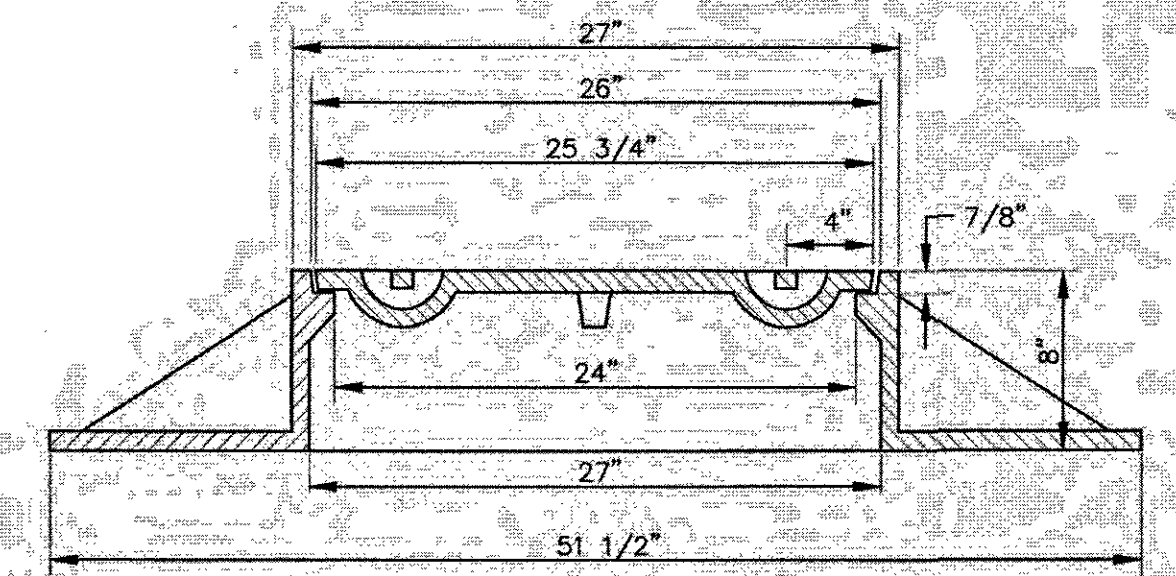
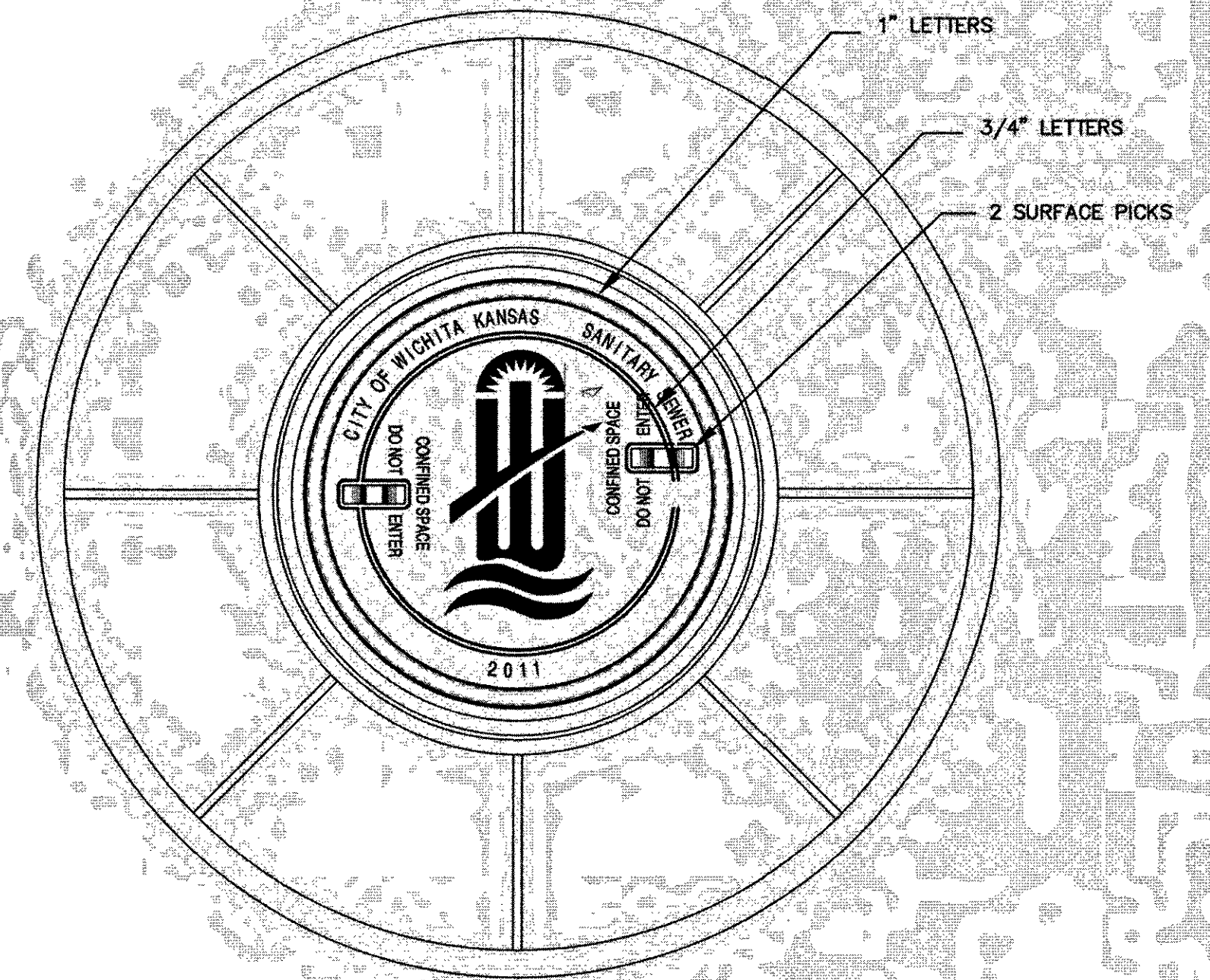
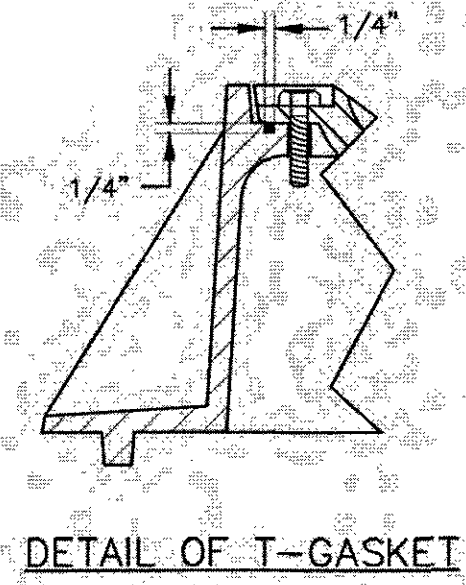
STANDARD MANHOLE FRAME & COVER
DEETER #1261 OR EJIW #1936-Z1

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.



BOLT DOWN MANHOLE FRAME & COVER
DEETER #1261 OR EJIW #1936-Z1

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.
2. FURNISHED WITH A T-GASKET IN THE FRAME.

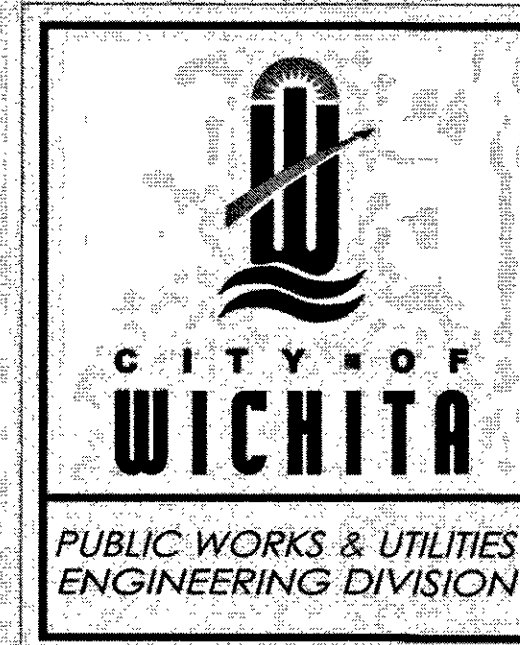
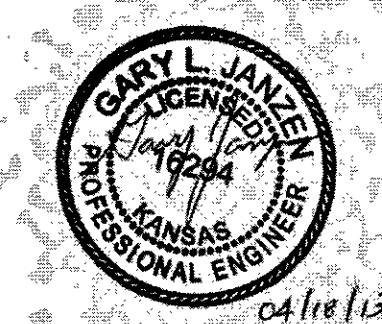


WIDE FLANGED FRAME & COVER
DEETER #1261A

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.

GENERAL NOTES

- MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.
- MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.
- THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH THAT THESE SEATING SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.
- THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SANITARY SEWER". THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN WITH CITY OF WICHITA DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.



MANHOLE FRAME AND COVER (SANITARY SEWER)

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE
		12/2011

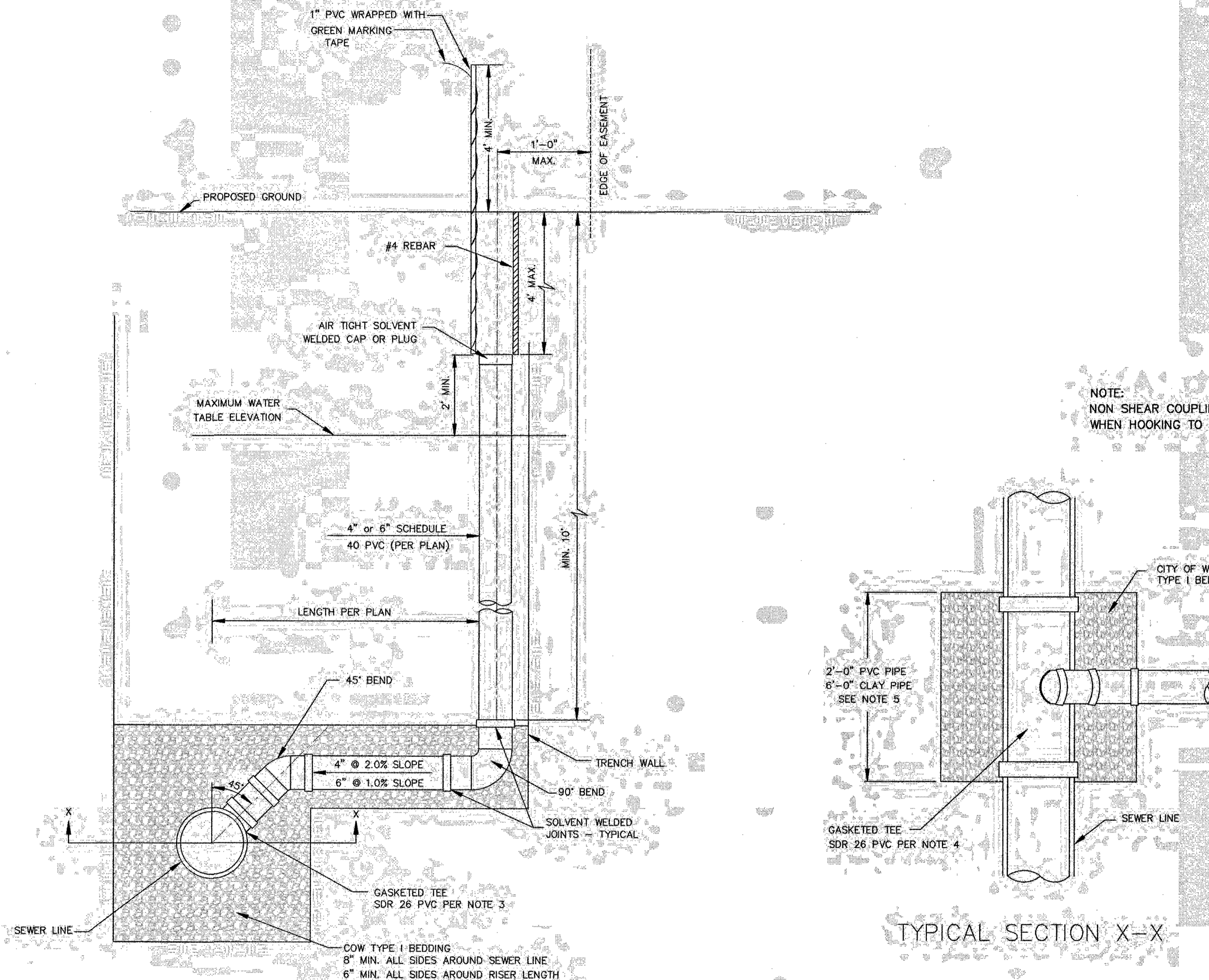
CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET

GENERAL NOTES

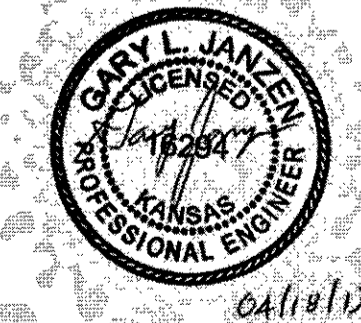
- APPLICATION.** Risers shall be installed to serve all lots or tracts where the sanitary sewer main is below the water table, where the sanitary sewer main depth is greater than 12' below the proposed ground elevation, where the main is adjacent to a pond or wherever service lines would have to cross under storm sewer pipe. Installation of risers because of field conditions shall be as approved by the City Engineer. The location of the risers to serve developed property shall be approved by the property owner and the Construction Engineer.
- MANHOLE STUB RISERS.** Manhole stub risers be installed in manholes where locations of manholes will provide satisfactory service connection as determined by the Construction Engineer. The vertical distance between the flowline of the manhole stub and the flowline of the sanitary sewer line out of the manhole shall not exceed 2' stub. Risers shall be utilized at manholes as indicated in Note 1. Manhole stub riser shall be set such that the top of the stub is not lower than the top of the sanitary sewer line.
- SIZING.** Risers shall be sized according to the plans and riser table where risers are indicated by the plans. Where risers are required because of field conditions, the risers shall be 6" diameter for commercial or industrial properties and 4" or 6" diameter for residential properties, based on lot size and sanitary sewer main depth. Sizing of risers shall be approved by the construction Engineer prior to installation.
- RISER MATERIAL.** Risers shall be constructed of Schedule 40 PVC Pipe, meeting the requirement of the latest revision of A.S.T.M. All pipe joints shall be solvent welded. Full body tee shall be SDR 26 PVC pipe.
- ROCK ENCASEMENT.** Riser connection to clay pipe sanitary sewers shall be rock encased both ways from the riser centerline. The rock encasement shall extend three feet from the riser centerline or stop at the first sanitary sewer pipe joint within three feet of the riser centerline. Riser connections to PVC Sanitary sewer mains shall be rock encased one foot each way from the riser centerline. Crushed rock shall conform to ASTM C-33, Gradation No. 67, and shall meet all requirements for Portland Cement Concrete pavement Coarse Aggregate, Section 406.2, City of Wichita Standard Specifications.
- BEDDING.** Beyond the limits of the rock encasement, bedding around the sanitary sewer riser shall be compacted Pipe Bedding Type 1 or 2. The bedding shall be placed and compacted from the depth of the sanitary sewer main to the top of the sanitary sewer riser pipe. Compacted Pipe Bedding Type 1 or 2 shall be required for all risers whether constructed in vertical wall or sloped wall trenches. Bedding material and construction practices shall be approved by the Construction Engineer prior to installation.
- SUPPORT OF RISERS.** Sanitary sewer riser pipe shall be supported during trench backfill. The riser pipe shall be held in a vertical position at all times until trench backfill and compaction has been completed. Contractor's methods for supporting and back filling the riser pie shall be approved by the Construction Engineer.
- PLUGGING.** The ends of the riser pipes and manhole stubs shall be plugged using an airtight solvent welded cap or plug. Cap or plug fittings shall be approved by the Construction Engineer prior to installation. Caps or plugs which do not provide an airtight seal will not be accepted.
- TOP OF THE RISER PIPE.** The top elevation of the sanitary sewer riser pipe shall be built per plan elevations, unless otherwise directed by the Construction Engineer. where riser elevations are not shown on the plans, the top of the risers shall be set at an elevation four feet below the proposed ground surface. If ground water is encountered, the top of the riser pipe shall be set at an elevation 2' (min.) above the maximum water table elevation, regardless of the riser elevation shown on the plans.
- MARKING.** Locations of the ends of the sanitary sewer riser pipe shall be marked by installing 1" PVC from the top of the riser to a minimum of 4' above the top of finished grade. No. 4 rebar shall be placed centered over the riser from the cap to the existing ground. The 1" PVC pipe shall be wrapped with green colored plastic tape, for the full length above ground surface. The green tape shall be 4 mil Polyethylene film with a minimum width of three inches, specifically manufactured for the purpose of identification of underground sewers.
- LOCATION MEASURES.** The project inspector shall record and document the location of all risers constructed as measured from the nearest manhole, indicate the direction from the manhole, the direction and distance from the main, riser size, and elevation of the top of the riser in tabular format.
- RISER LOCATION.** the riser shall be located per plan if shown. If not shown on the plan, the riser shall be located at the center of the lot, within one foot of the property side of the easement for the lot being served. All riser locations shall be approved by the Construction Engineer prior to installation.
- PAYMENT.** "Riser Assembly, Vertical" shall be paid for at the contract unit price per each, which shall be full compensation for all labor material and incidentals necessary to complete the work including all pipe, fittings, rock encasement, and all other items as required and listed for "Riser Assembly, Vertical"

"Riser Assembly, Manhole Stub" shall be paid for at the contract unit price per each, which shall be full compensation for all labor material and incidentals necessary to complete the work including all pipe, fittings, rock encasement, and all other items as required and listed for "Riser Assembly, Vertical"



NOTE: RISER PIPE REQUIREMENTS AT MANHOLE STUBS SHALL BE SIMILAR TO THOSE SHOWN ABOVE.

NOTE: NON-SHEAR COUPLING TO BE USED WHEN HOOKING TO CLAY PIPE.



CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

VERTICAL RISER ASSEMBLY SEWER DETAIL
CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OGA NUMBER	DATE
		12/2011

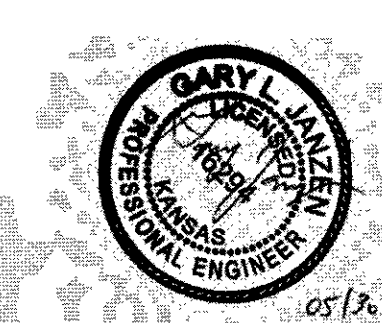
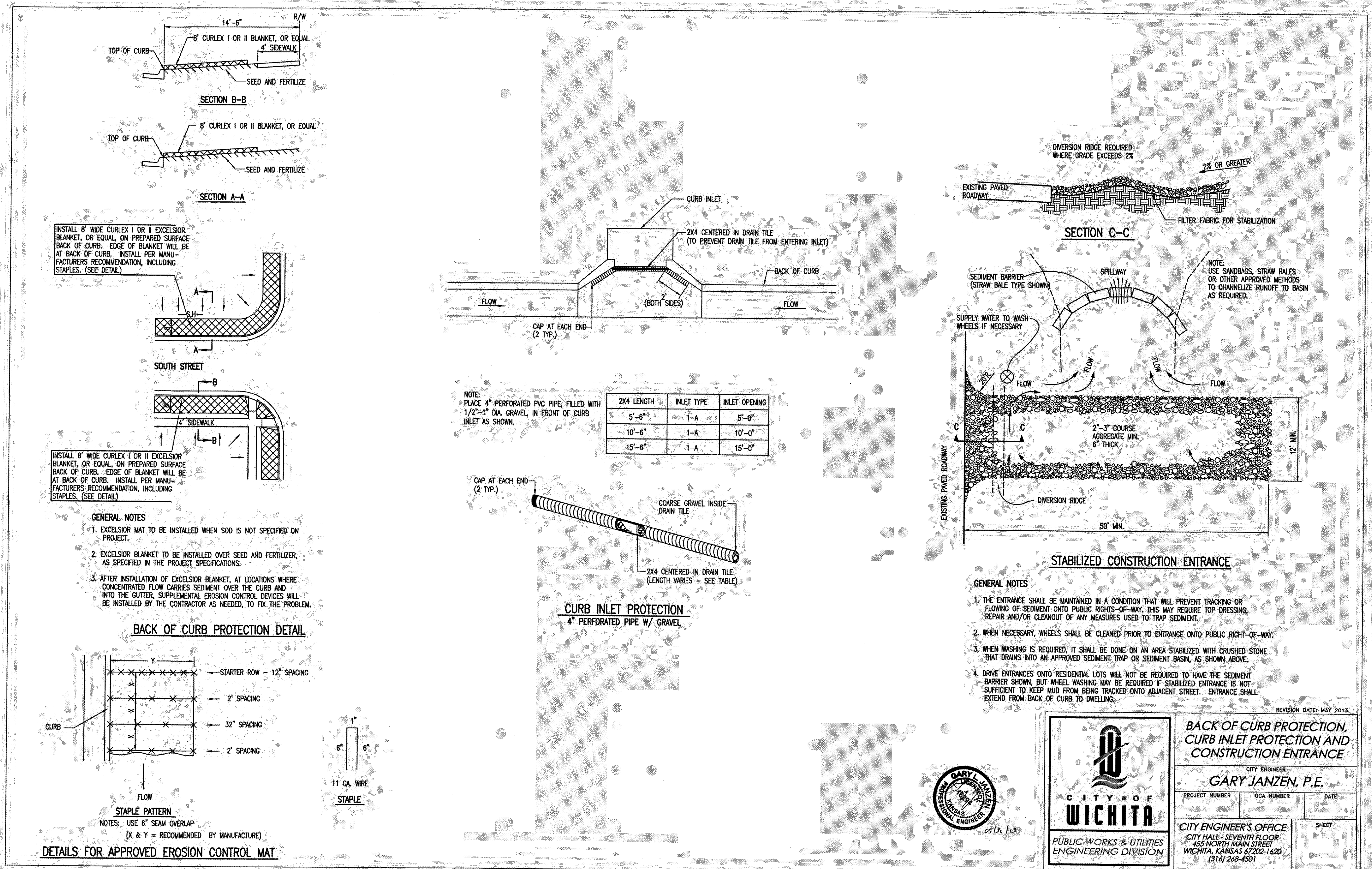
CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SS-103

Renaissance Infrastructure Consulting
5015 NW CANAL STREET, SUITE 100
RIVERSIDE MO, 64150
816.800.0950
WWW.RIC-CONSULT.COM

NO.	BY	DATE	REVISION
	VZ	7/2/14	ORIGINAL SUBMITTAL
	BT		REVISION

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CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

BACK OF CURB PROTECTION, CURB INLET PROTECTION AND CONSTRUCTION ENTRANCE

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	QA NUMBER	DATE

CITY ENGINEER'S OFFICE
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SHEET

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