STORM WATER SEWER IMPROVEMENTS
TO SERVE
CANDLEWOOD HOTEL
PART OF LOT 2, WEST KELLOGG POWER CENTER ADDITION

Private Project Number

686 PPS (607861)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, City Engineer

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call	687-2470

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

Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	263-7511
Kansas Gas & Electric Company	264-1141
Arkla Gas Company	942-8350
or	263-8161
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	265-4908
City of Wichita Sewer Maintenance	268-4071

2. Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

3. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

4. 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.

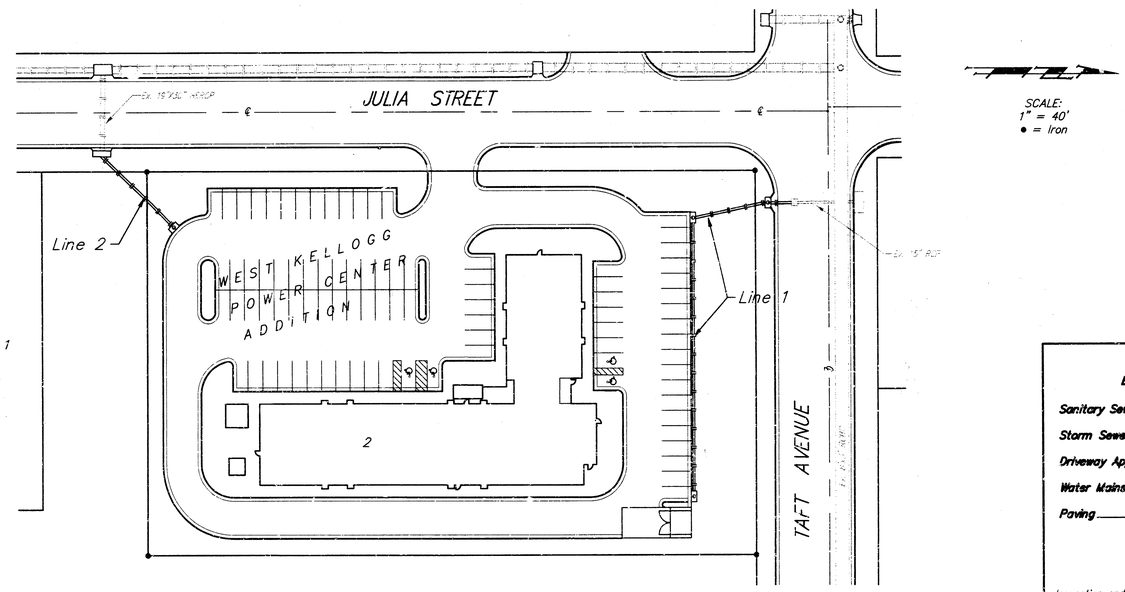
5. All areas disturbed by construction operations shall by seeded with rye grass at a rate of 300 lbs/acre immediately following construction in that area. Ground shall be prepared per City of Wichita specifications prior to seeding.

6. The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.

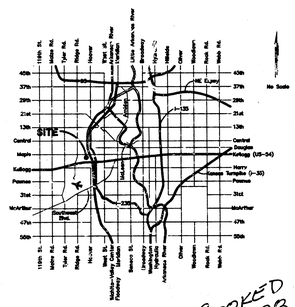
7. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

8. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.

9. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved.



SCALE:
1" = 40'
● = Iron



BENCHMARK:

BM #1 "□" T.C. East End of Return
S.E. Corner of Dugan & Taft
Elev. = 118.61 (City Datum)

BM #2 "+" Centerline of both
Hoover & Hendryx Streets.
Elev. = 115.77 (City Datum)

INDEX:

1	Title Sheet
2	Storm Water Sewer Lines 1 & 2
3	Type 1A Inlet Detail
4	Type 1 Inlet Detail
5	Copy of West Kellogg Power Center Plat

BOOKED
3-4-98
MCG
D-383

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers _____

Storm Sewers 2/14/97

Driveway Approaches _____

Water Mains _____

Paving _____

NOTE TO CONTRACTORS

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

LICENSED PROFESSIONAL ENGINEER
13744
02/13/97
KANSAS

PROJECT INSPECTED BY BAUGHMAN CO.
AS-BUILT 7/24/97 DLY

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

BENCHMARKS
"□" T.C. East End of Return S.E. Corner of Dugan & Taft Elev. = 118.61 (City Datum)

"+" Centerline of Both Hoover & Hendryx Streets. Elev. = 115.77 (City Datum)

CAUTION! Ex. SWB Line Crossing.

Sta 0+00, Begin Line 1 Remove Existing 2'X2' Drop Inlet. Extend 15" SWS Pipe South.

Sta 0+15.7, Line 1 Construct Standard Type 1A Single Inlet. (6'4"X4'4") Top Elev. = 117.40

TAFT AVENUE

Existing Pvm't

Proposed Pvm't

18.92'

180°00'00"

24.06'

159°52'31"

33' ℄-Fc

45' ℄-R/W

48'

40'

Sta 0+00 to Sta 0+15.7 Install 15.7 L.F. Flowable Fill per City Specs to Elev. = 115.00

CAUTION! Prop. 8" SS Crossing.

20' Private Screening Wall & Landscape Easement

18.97'

40.02'

15' Utility Easement

100°23'00"

27.79'

JULIA STREET

~20' ℄-Fc

35' ℄-R/W

Sta 2+29.6, End Line 1 Construct Standard Type 1 Single Inlet. (6'4"X4'4") Top Elev. = ~~116.80~~ 116.90

10"

16"

LINE 1

Sta 0+64.9, Line 1 Construct Standard Type 1 Single Inlet. (6'4"X4'4") Top Elev. = ~~116.50~~ 116.55

Proposed Pvm't

20' Temporary Utility Easement

CAUTION! Prop. 4" Gas Crossing.

CAUTION! Prop. 8" & 6" Water Line Crossings.

CAUTION! Prop. 3" & 6" Water Line, CATV, SWB, Electric, & Gas Line Crossings.

CAUTION! Prop. 6" SS Crossing.

CAUTION! Ex. 8" SS, CATV, SWB, & OH Electric Line Crossing.

PART OF LOT 2 WEST KELLOGG POWER CENTER ADDITION

THE LANDING 2ND ADDITION

Scale: 1" = 20' Horizontal
1" = 5' Vertical
• = Iron

Sta 0+63.2, End Line 2 Construct Standard Type 1 Single Inlet. (6'4"X4'4") Top Elev. = ~~116.50~~ 116.57

~40' ℄-Fc

70' R/W

33.18'

Proposed Pvm't

JULIA STREET

Existing Pvm't

15' Utility Easement

17.49'

LINE 2

133°15'04"

17.62'

CAUTION! Prop. 8" SS Crossing.

CAUTION! Ex. OH Line Crossing.

11.18'

64.55'

20' Utility Easement

CAUTION! Ex. 2" Gas & 16" Water Near.

Sta 0+00, Begin Line 2 Bore Into Existing 11'4"X4'4" Type 1A Inlet. Begin Installation of 15" SWS Pipe

PART OF LOT 2 WEST KELLOGG POWER CENTER ADDITION

Scale: 1" = 20' Horizontal
1" = 5' Vertical
• = Iron

Sta 0+00, Begin Line 1 Remove Existing 2'X2' Drop Inlet. Extend 15" SWS Pipe South. Sta 0+15.7, Line 1 Construct Standard Type 1A Single Inlet. (6'4"X4'4") Top Elev. = 117.40

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Sta 0+63.2, End Line 2 Construct Standard Type 1 Single Inlet. (6'4"X4'4") Top Elev. = ~~116.50~~ 116.57

120
115
110
105

Existing Grade
Proposed Grade
Ex. SWB Line
Prop. 4" Gas
Prop. 8" Water
Prop. 6" Water
15.7 L.F. Flowable Fill
Prop. 8" SS
Prop. CATV
Prop. 6" Water
Prop. 3" Water
Ex. SWB
Ex. CATV
Prop. UG Elec.
Prop. SWB
Prop. 4" Gas Line
Prop. 6" SS
Ex. 8" SS

26.0 L.F. 15" SWS Pipe @ +0.39.3%
15.7 L.F. 15" SWS Pipe @ +0.393%
49.2 L.F. 15" SWS Pipe @ +0.386%
164.7 L.F. 15" SWS Pipe @ +0.383%

LINE 1

111.92 = Flow
~~112.08~~ 112.09
~~111.93~~ 111.93
~~112.08~~ 112.08
~~112.18~~ 112.18 = Flow Out (15")
112.21 = Flow In (15")
112.27 = Flow Out (15")
112.37 = Flow In (15")
112.50 = Flow
112.70 = Flow
112.89 = Flow
~~113.06~~ 113.01 = Flow

0+00 0+15.7 0+50 0+64.9 1+00 1+50 2+00 2+29.6

Existing Grade
Proposed Grade
Ex. 2" Gas
Ex. 16" Water
Prop. 8" SS

NOTE: Contractor to Verify Depth & Location of Existing Inlets Prior to Construction.

63.2 L.F. 15" SWS Pipe @ +0.396%

LINE 2

~~112.31~~ 112.31 = Flow Out (19"X13") (15")
~~112.41~~ 112.41 = Flow In (15")
~~112.17~~ 112.17
~~113.06~~ 113.02 = Flow

0+00 0+50 0+63.2

'AS-BUILT' 7/28/97 BY: BAUGHMAN CO.

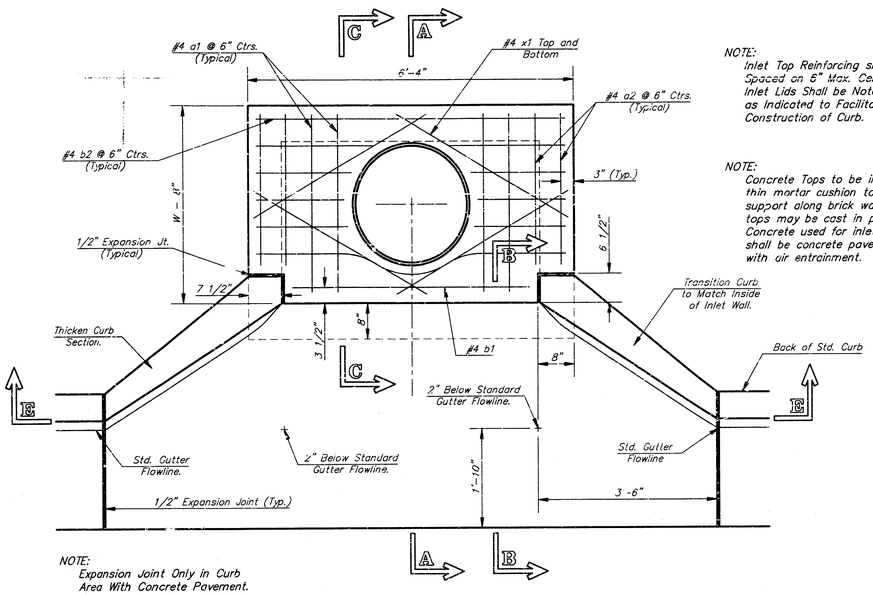
CANDLEWOOD HOTEL- STORM WATER SEWER
LINES 1 & 2
WEST KELLOGG POWER CENTER ADDITION

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER					SHEET
886 PPS (607861)					2 OF 5
DESIGN NEW	DRAWN TMG	APPROVED	DATE 2-11-97	SCALE NOTED	

97-01-ES.18

CANDLE\SWS1

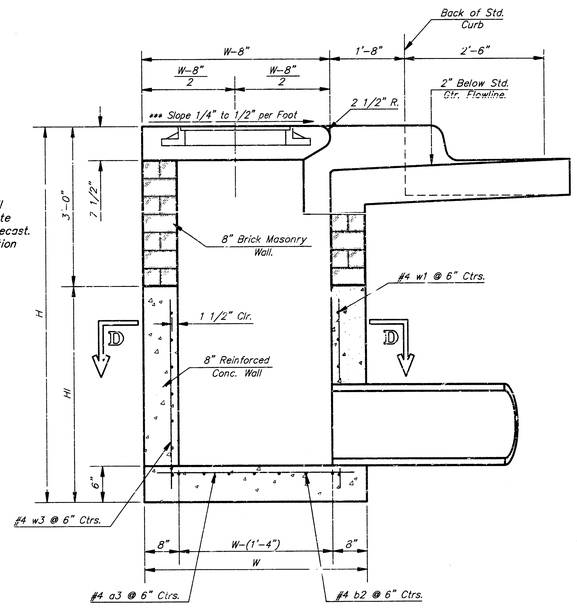


NOTE:
Expansion Joint Only in Curb Area With Concrete Pavement.

PLAN

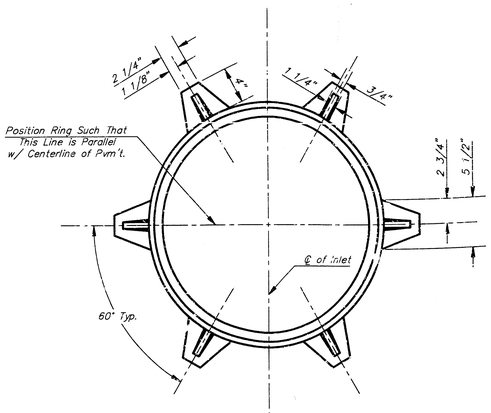
NOTE:
Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids Shall be Notched Out as Indicated to Facilitate Construction of Curb.

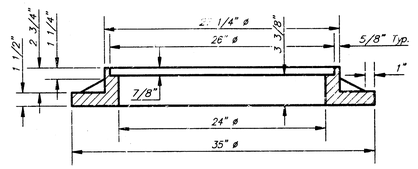
NOTE:
Concrete Tops to be installed on thin mortar cushion to insure full support along brick walls. Concrete tops may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix with air entrainment.



SECTION A-A

***NOTE: Slope of inlet top to Match Sidewalk or Parking Slopes within Limits Indicated.

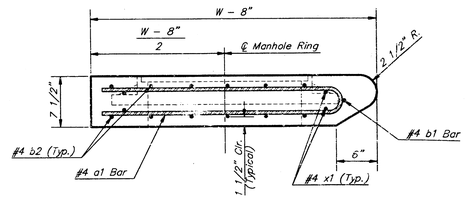




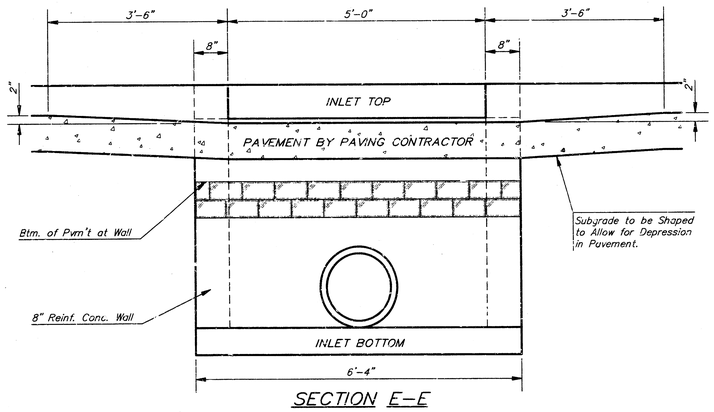
MANHOLE RING AND COVER

Weight = 180 Lbs.

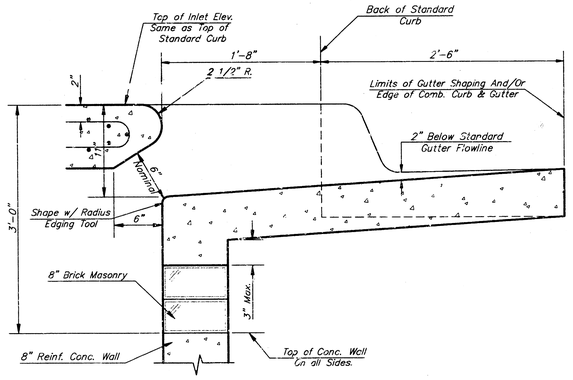
*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



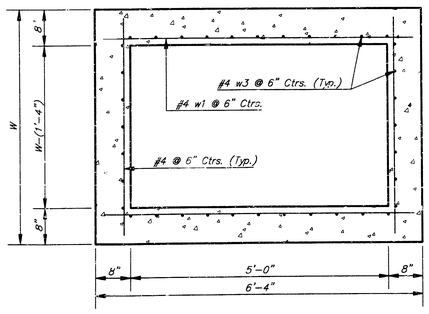
SECTION A-A



SECTION E-E



SECTION B-B



SECTION D-D

NOTE: Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" and H=7'-0" or less.

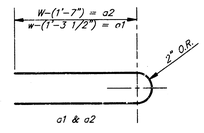
Additional curb and gutter construction necessary to connect set-back inlet to pavement will be paid for at the unit price bid for each inlet hookup.

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.

The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall

PRECAST SLAB AND FLOOR REINFORCING											
		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
* a1	#4	6	6'-7"	6	8'-7"	6	10'-7"	6	12'-7"	6	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	7'-1"	13	8'-1"
b1	#4	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"
* b2	#4	23	6'-1"	29	6'-1"	35	6'-1"	41	6'-1"	47	6'-1"
x1	#4	8	3'-10"	8	4'-2"	8	6"	8	4'-10"	8	5'-2"
WALL REINFORCING											
		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
w1	#4	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"
w2	#4	①	4'-1"	①	5'-1"	①	6'-1"	①	7'-1"	①	8'-1"
w3	#4	32	②	36	②	40	②	44	②	48	②

* Field Bend or Cut Reinforcing as Required for Clearance.
① 4 (Hi - 12") (Hi - 21") Rounded down to nearest 0.5'
② Hi - 3"



BENDING DIAGRAM

STANDARD CURB INLET PRECAST TOPS			
W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" x 6'-4" x 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-8" x 6'-4" x 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" x 6'-4" x 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8" x 6'-4" x 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8" x 6'-4" x 7 1/2"	60" & 66"	0.90±

Revised - Feb. 16, 1989

CITY OF WICHITA STANDARD TYPE 1A

Curb Inlet Details

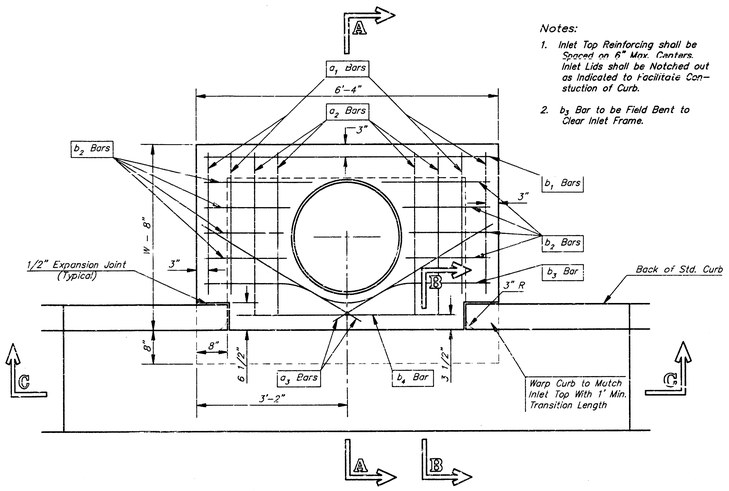
INLET OPENING = 6" x 5'-0"

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
686 PPS (607861)	3 OF 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	Staff		2-97	None

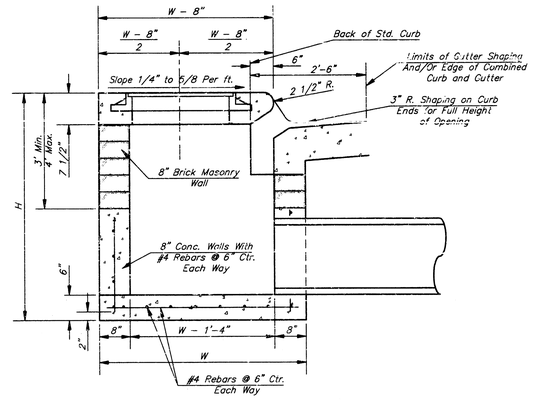
CAD/ELEV/TYP1A-S 97-01-E578



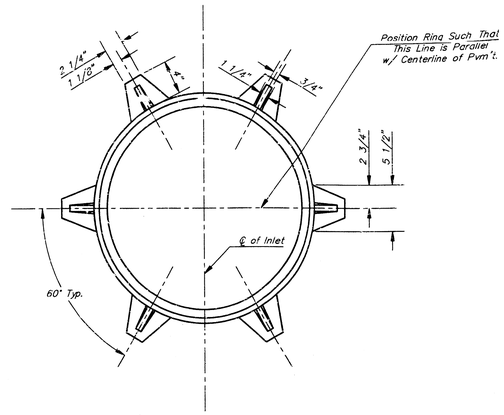
PLAN

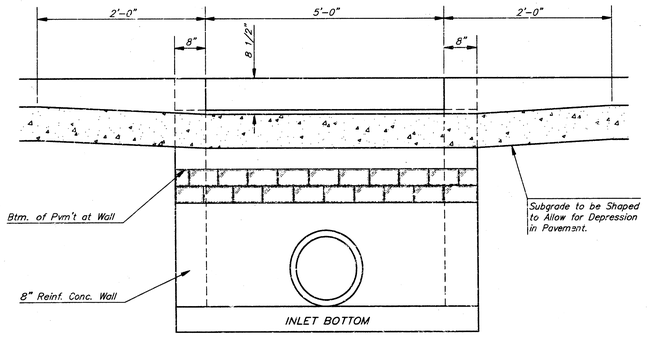
Notes:

1. Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids shall be Notched out as Indicated to Facilitate Construction of Curb.
2. b_3 Bar to be Field Bent to Clear Inlet Frame.

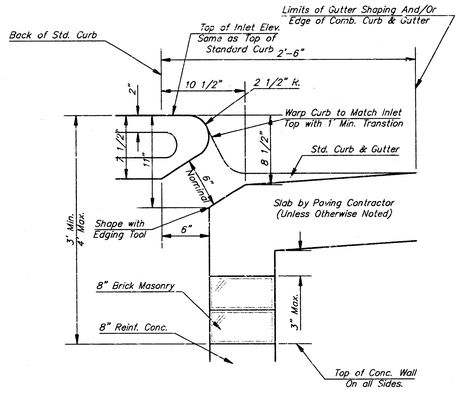


SECTION A-A

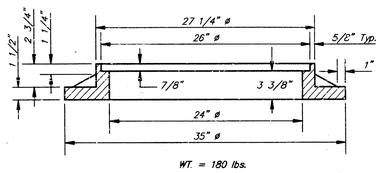




SECTION C-C



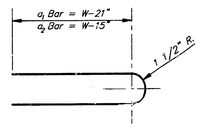
SECTION B-B



WT. = 180 lbs.

MANHOLE RING AND COVER

*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



BENDING DIAGRAM

STEEL SCHEDULE

BAR		a_1	a_2	a_3	b_1 W=4'-4"	b_1 W=5'-4"	b_1 W=6'-4"	b_1 W=7'-4"	b_1 W=8'-4"	b_2	b_3	b_4	Wt. Lbs.
NUMBER		4	4	2	1	3	5	7	9	6	1	1	
SIZE		#4	#4	#4	#4	#4	#4	#4	#4	#4	#4	#6	
LENGTH	W=4'-4"	5'-7"	6'-7"	4'-0"	6'-1"	–	–	–	–	1'-9"	6'-2"	4'-8"	60±
	W=5'-4"	7'-7"	8'-7"	5'-0"	–	6'-1"	–	–	–	1'-9"	6'-2"	4'-8"	81±
	W=6'-4"	9'-7"	10'-7"	6'-0"	–	–	6'-1"	–	–	1'-9"	6'-2"	4'-8"	101±
	W=7'-4"	11'-7"	12'-7"	7'-0"	–	–	–	5'-1"	–	1'-9"	6'-2"	4'-8"	121±
	W=8'-4"	13'-7"	14'-7"	8'-0"	–	–	–	–	6'-1"	1'-9"	6'-2"	4'-8"	141±

Note: a_3 Bars to be Placed Approx. 2" Below Top of Inlet Cover.

STANDARD CURB INLET PRECAST TOPS				
W	PRE-CAST TOP SIZE		PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8"	6'-4" 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-8"	6'-4" 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8"	6'-4" 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8"	6'-4" 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8"	6'-4" 7 1/2"	60" & 66"	0.90±

GENERAL NOTES

1. Concrete tops to be installed on thin mortar cushion to insure full support along brick walls. Concrete tops may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix.
2. Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" 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.

Revised – Dec. 21, 1984

CITY OF WICHITA STANDARD TYPE 1

CURB INLET DETAILS

INLET OPENING = 6"X5'-0"

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
686 PPS (607861)	4 OF 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
	STAFF		2-97	NONE

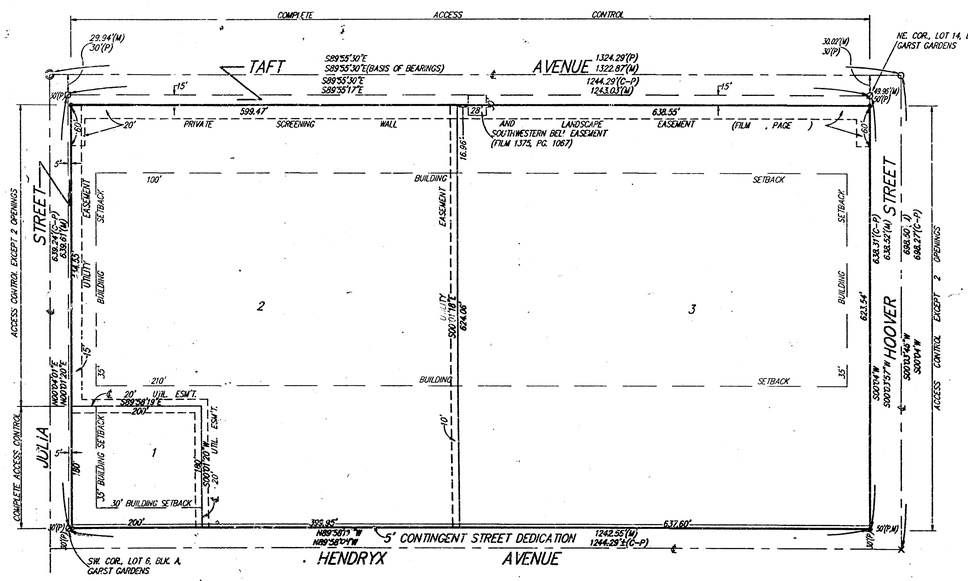
CAD/ELS/TYP1-S 97-01-ES28

PC 70-3

106-2M

WEST KELLOGG POWER CENTER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



0 100 200

Note:
See Community Unit Plan DP-221 For Additional Building Setbacks and Information.

O= THIMBLE (FOUND)
⊘ = 3/4" IRON (FOUND)
• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
X = CROSS (FOUND)
○ = 1/2" IRON (FOUND)

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "WEST KELLOGG POWER CENTER ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, and 14, Block A, and Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, and 14, Block B, and Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, and 14, Block C, Garst Gardens, Sedgwick County, Kansas, and that part of Garst Street and Meadowhaven Street lying between said Lots.

All being situated in the NW1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Co., P.A.

Michael G. Conrey — LS-971 — 6-27-96 — Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Streets to be known as "WEST KELLOGG POWER CENTER ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Taft Avenue over and across the north line Lots 2 and 3 are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Julia Street over and across the west line of Lots 1 and 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to Julia Street at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Hoover Street over and across the east line of Lot 3 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 3 shall have access to Hoover Street at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. The Hendryx Avenue Contingent Street Dedication shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street related purposes.

KCBB, Inc.

Michael J. Boyd, Vice-President

Visser Real Estate Investments, a Colorado partnership

William K. Malone, Attorney-in-Fact

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 15th day of July, 1996, by Michael J. Boyd, Vice-President, KCBB, Inc., on behalf the corporation.

Philip J. Meyer — Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

State of ~~Kansas~~ Colorado)
~~Sedgwick~~ Arapahoe County) SS The foregoing instrument acknowledged before me, this 10th day of July, 1996, by William K. Malone, ~~Attorney~~ Agent-in-fact for Visser Real Estate Investments, a Colorado partnership, on behalf of the partnership.

Nancy L. Malone — Notary Public
NANCY L. MALONE

My App't. Exp. _____

This plat of "WEST KELLOGG POWER CENTER ADDITON", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 30th day of May, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes, Chairman
Susan Osborne-Howes

Marvin S. Krout, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 24th day of September, 1996.

Bob Knight, Mayor
Bob Knight

Pat Burnett, City Clerk
Pat Burnett

Entered on transfer record this 8th day of October, 1996.

Susan E. Crockett-Spoon, County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 10th day of October, 1996, at 10:10 o'clock A.M; and is duly recorded.

#1561543

Pat Kettler, Register of Deeds
~~Pat Kettler~~ By Diana Mankelmer, Deputy
Diana Mankelmer, Deputy
Ed-Rasa DIANA MANKELMER

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "WEST KELLOGG POWER CENTER ADDITION", Wichita, Sedgwick County, Kansas.

American National Bank

H. C. Stalker, Vice-President
H. C. Stalker

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 15th day of July, 1996, by H. C. Stalker, Vice-President of American National Bank, on behalf of the bank.

CYNTHIA M. FRIEND
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 9-1-98

Cynthia M. Friend, Notary Public
My App't. Exp. Sept. 1, 1998 — CYNTHIA M. FRIEND

14-2-4-3