

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

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)

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.

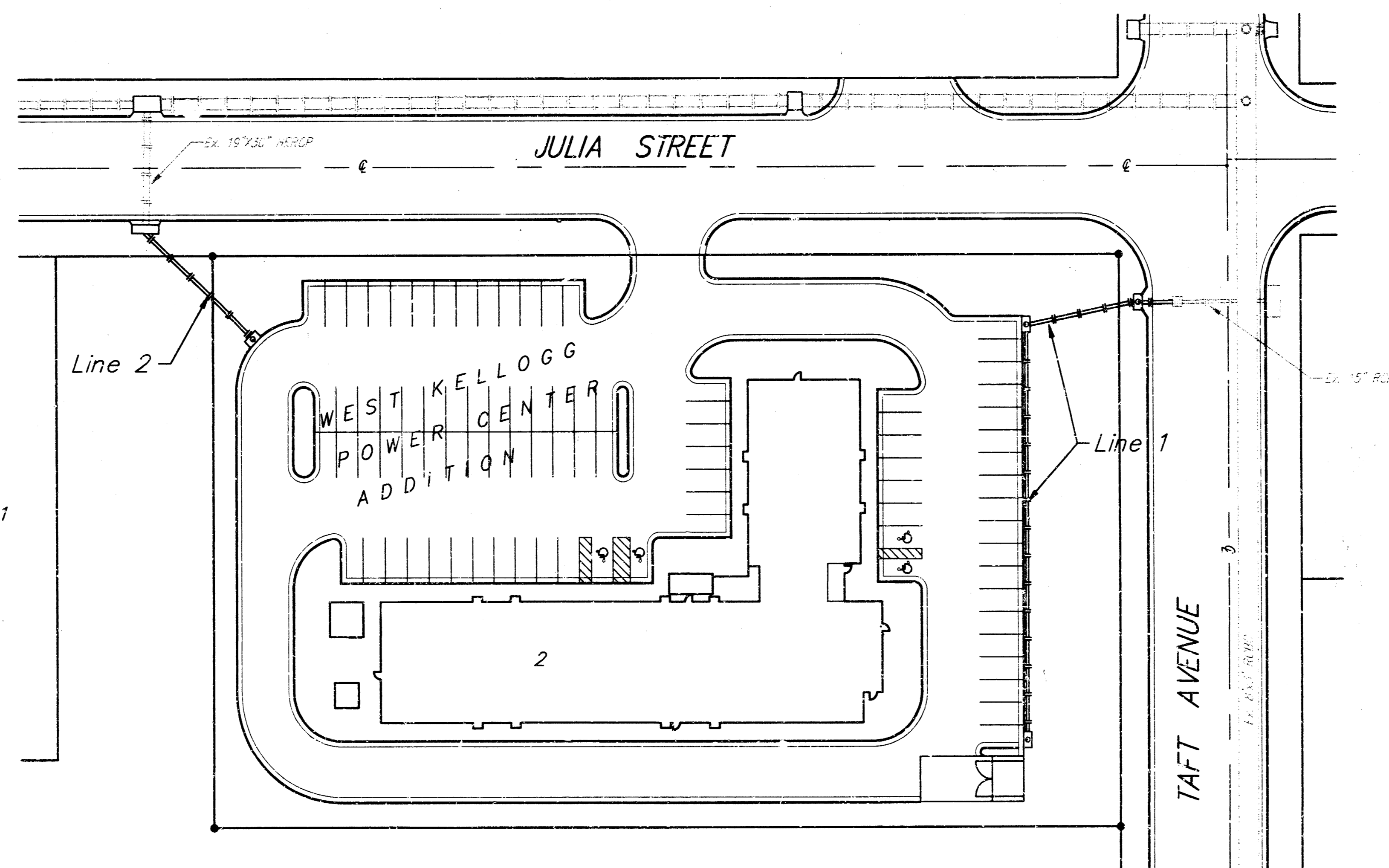
5. All areas disturbed by construction operations shall be seeded with rye grass at a rate of 300 lbs/acre immediately following construction in that area. Ground shall be prepared per City of Wichita specifications prior to seeding.

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.

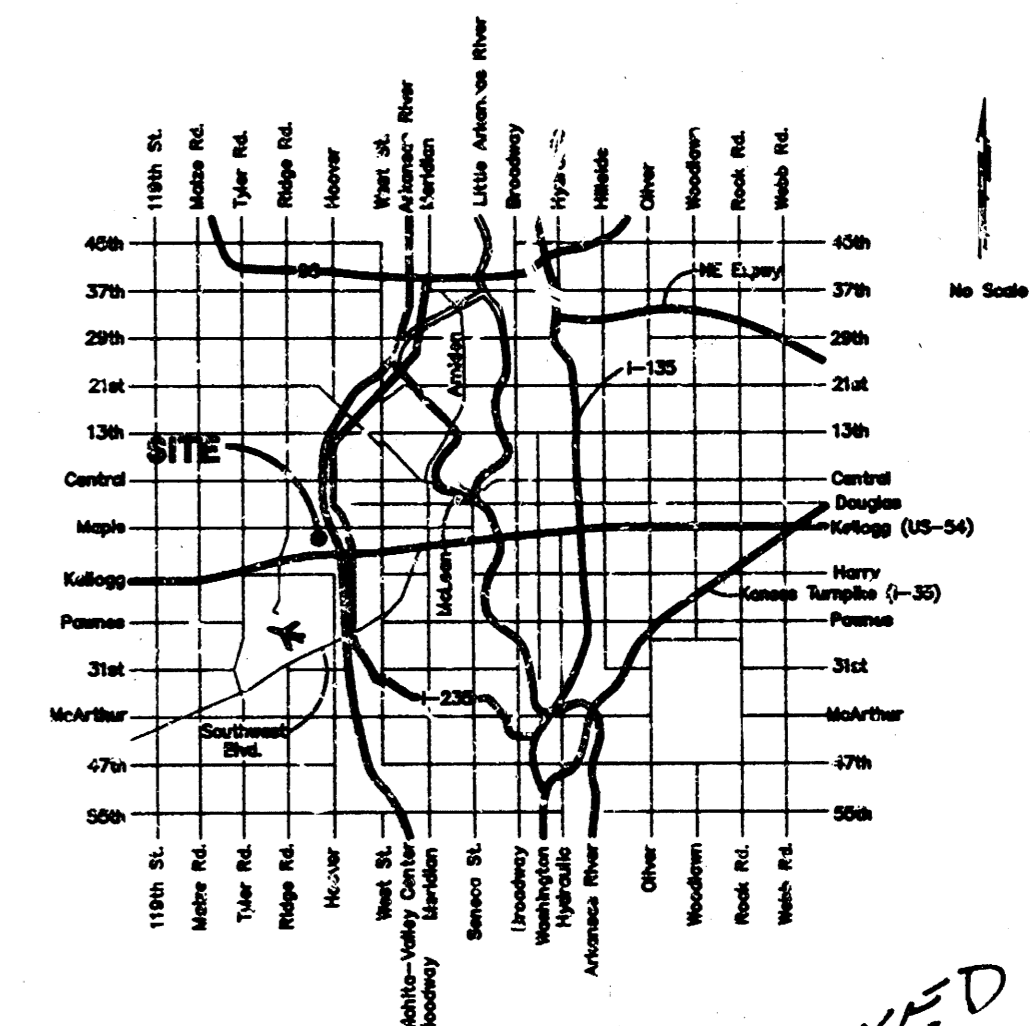
8. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.

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.



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
MCL
D-383

**APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA**

Sanitary Sewers _____

Storm Sewers D.J.L. 2/14/87

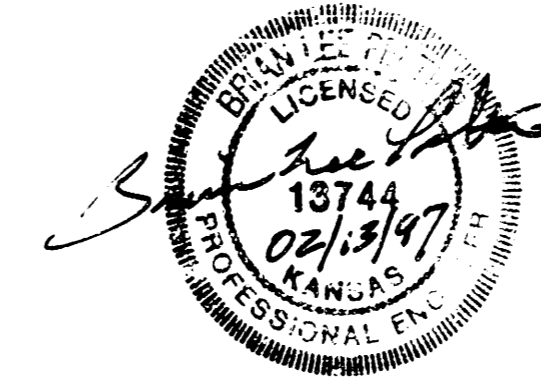
Driveway Approaches _____

Water Mains _____

Paving _____

NOTE TO CONTRACTORS

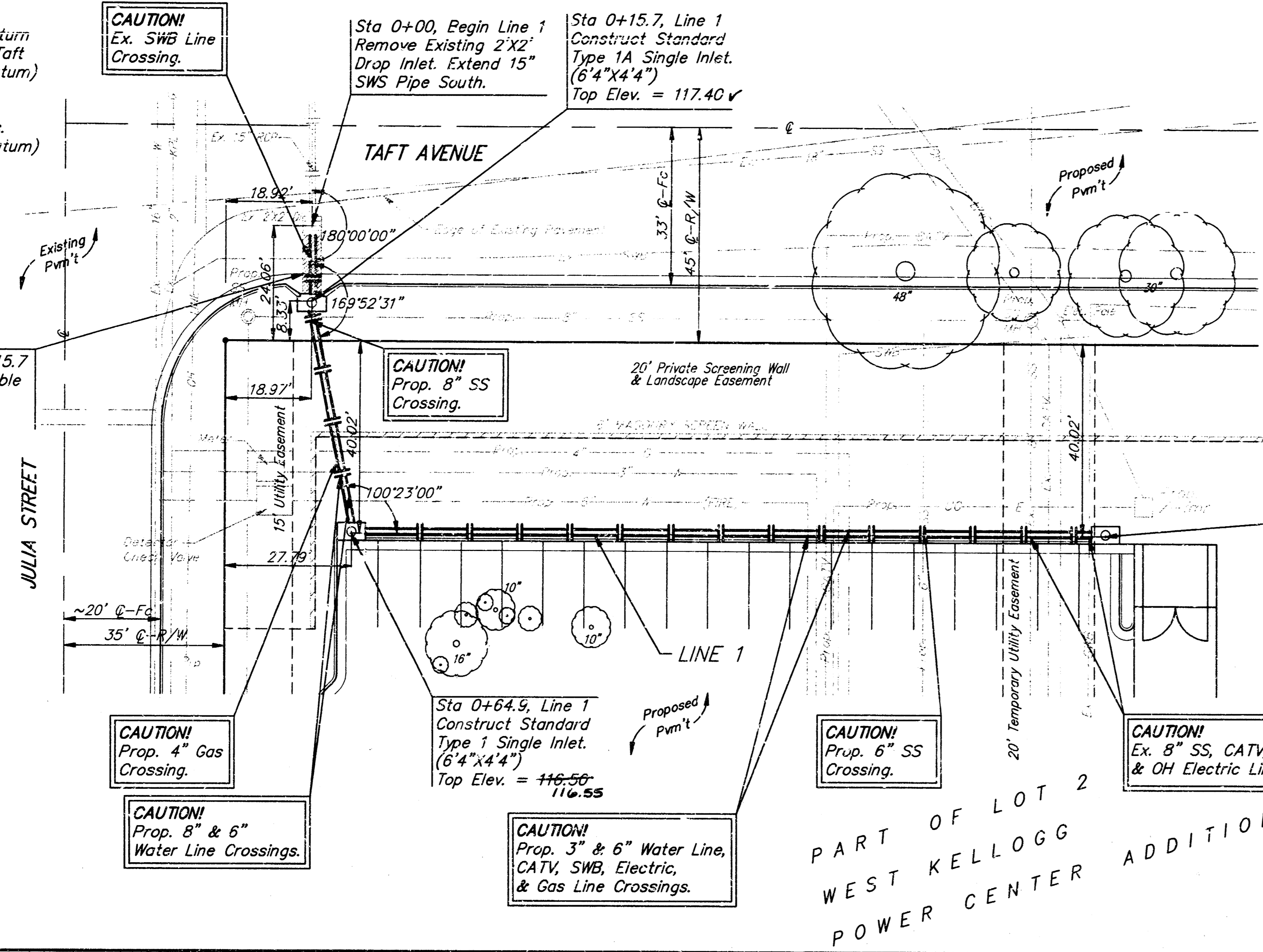
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work 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).



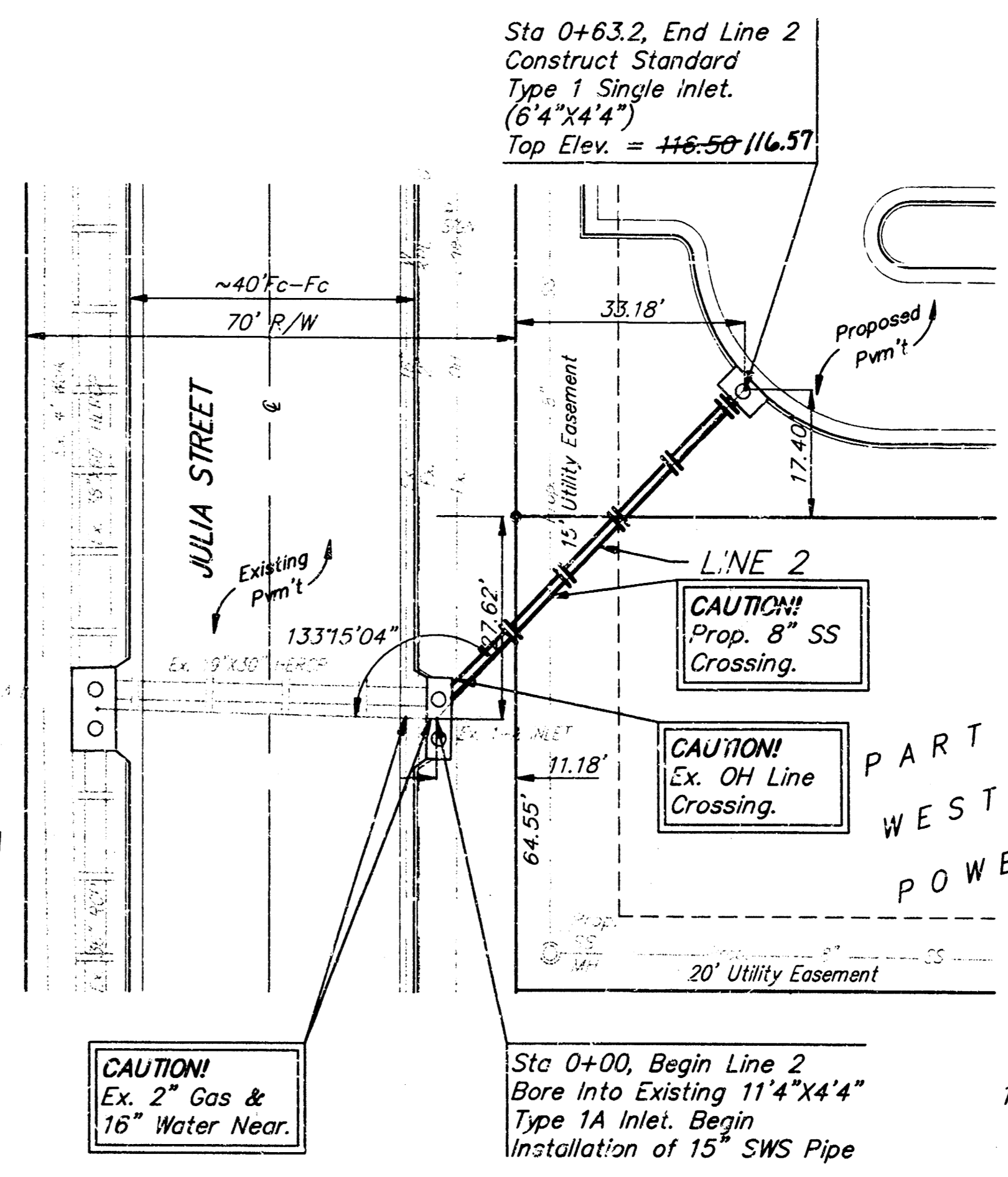
PROJECT INSPECTED BY BAUGHMAN CO.
AS-BUILT 7/26/97 OLS

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)



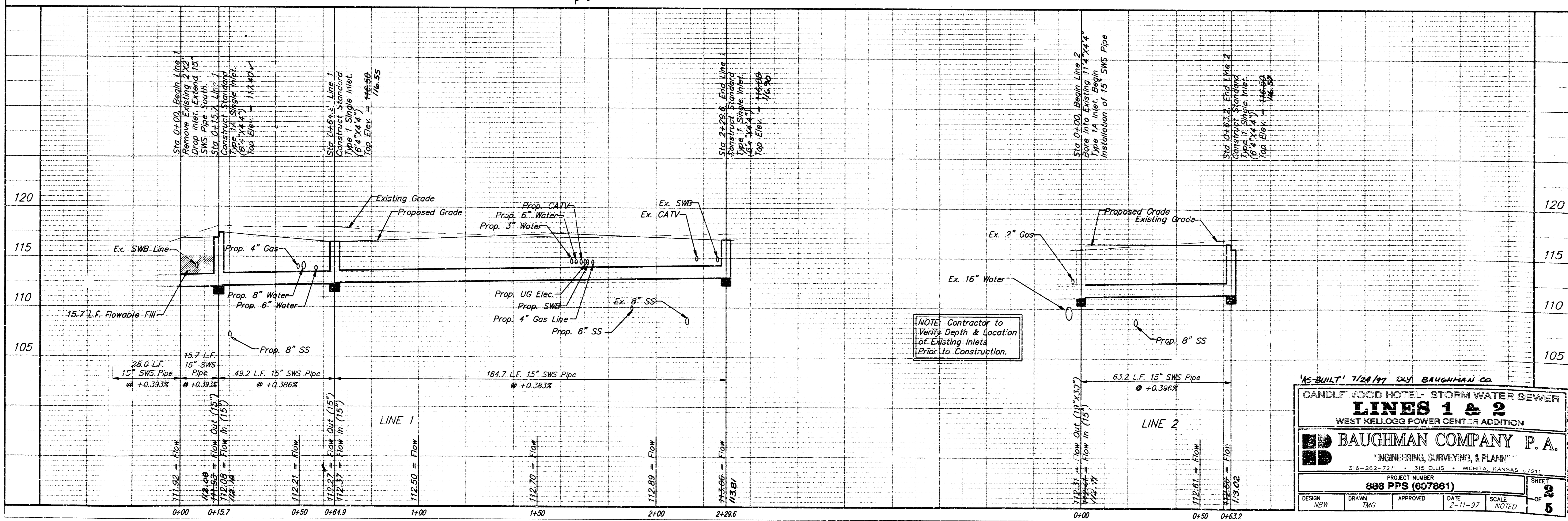
Scale: 1" = 20' Horizontal
 1" = 5' Vertical
 • = Iron



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

PART OF LOT 2
 WEST KELLOGG
 POWER CENTER
 ADDITION

PART OF LOT 2
 WEST KELLOGG
 POWER CENTER
 ADDITION



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

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

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

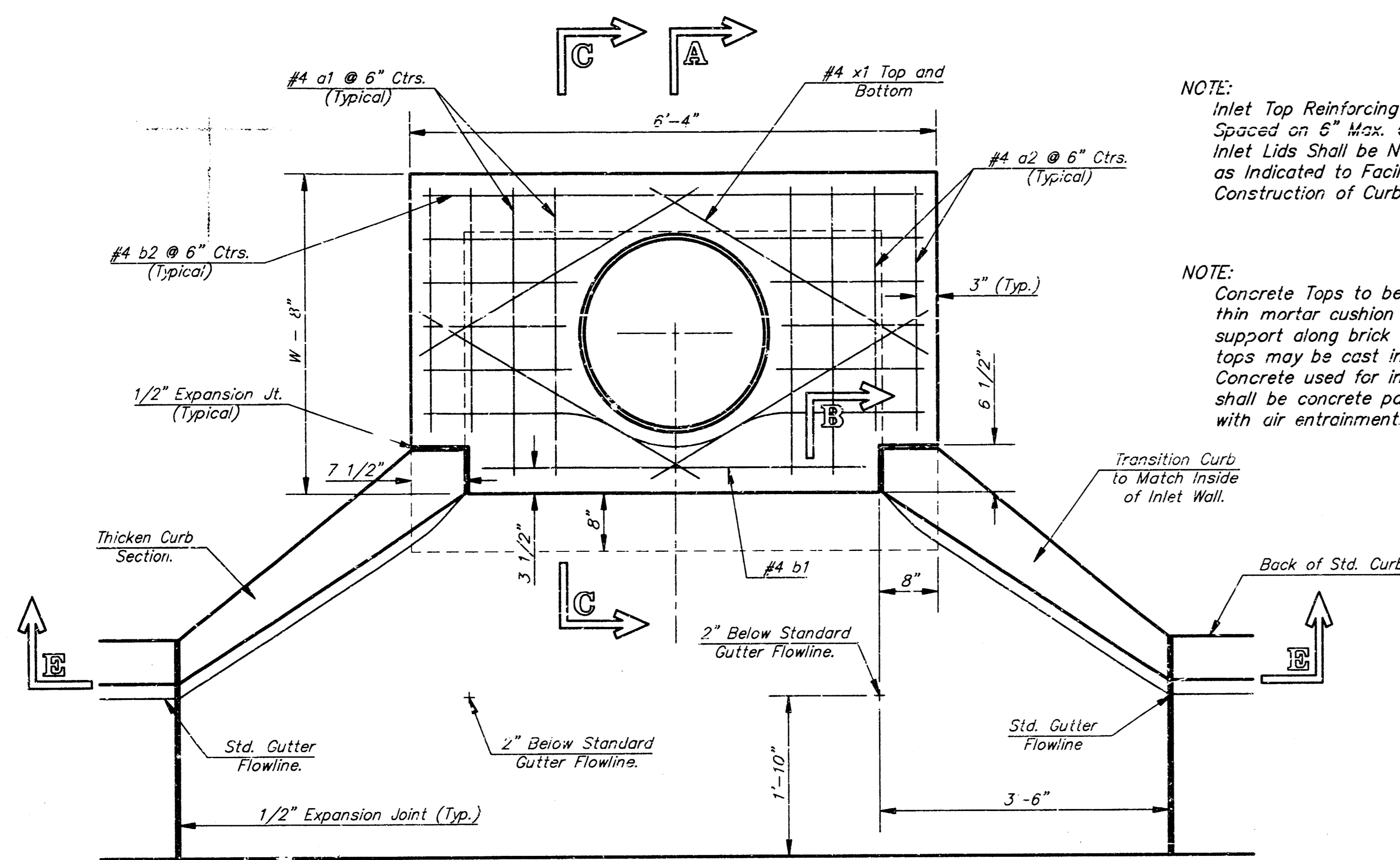
BAUGHMAN COMPANY P.A.
 "ENGINEERING, SURVEYING, & PLANNING"
 316-262-7231 315 ELLIS WICHITA, KANSAS 67211

PROJECT NUMBER
886 PPS (607861)

DESIGN NBW	DRAWN TMG	APPROVED	DATE 2-11-97	SCALE NOTED
---------------	--------------	----------	-----------------	----------------

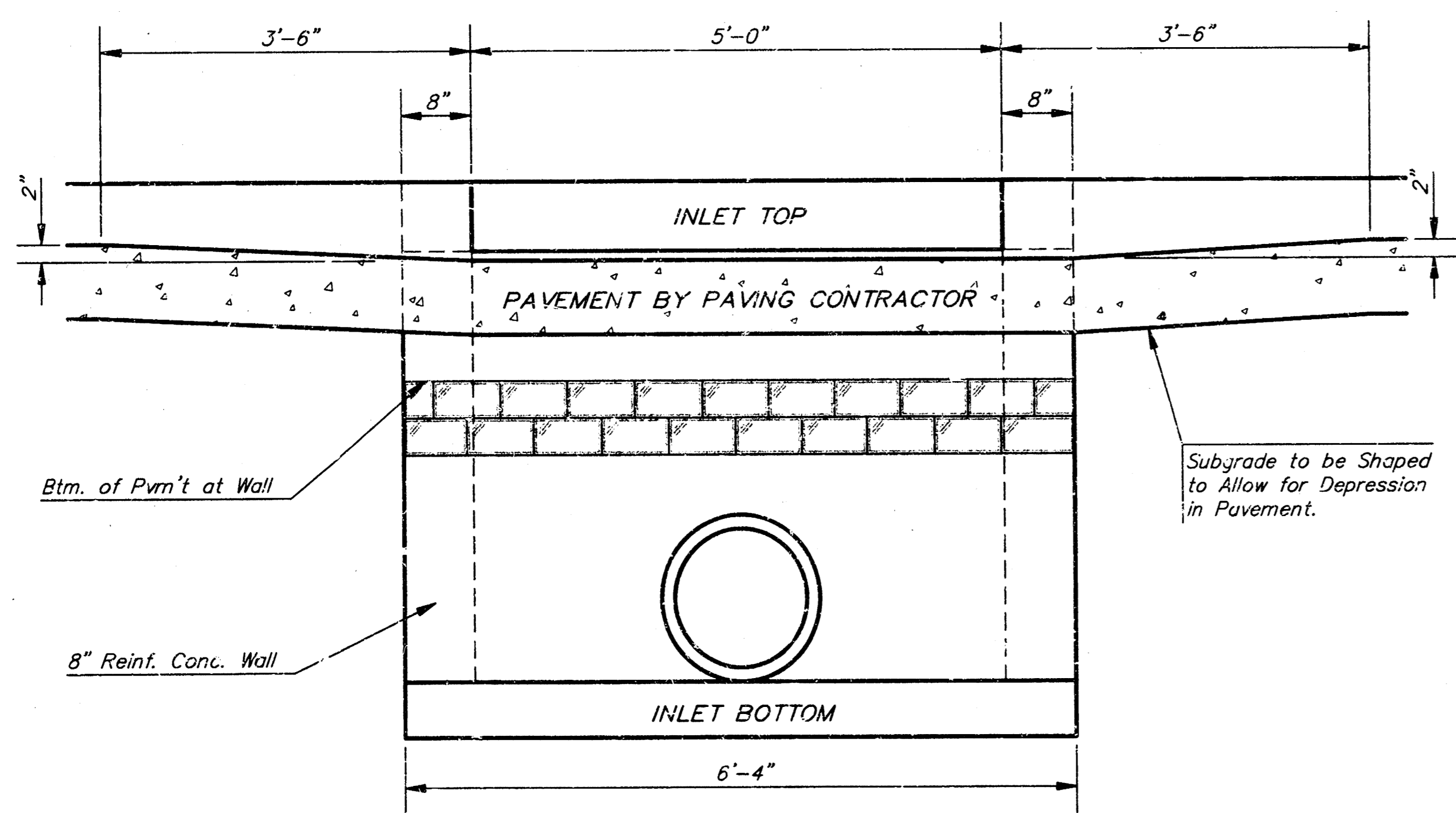
SHEET
2
 OF
5

CANDLEWOOD

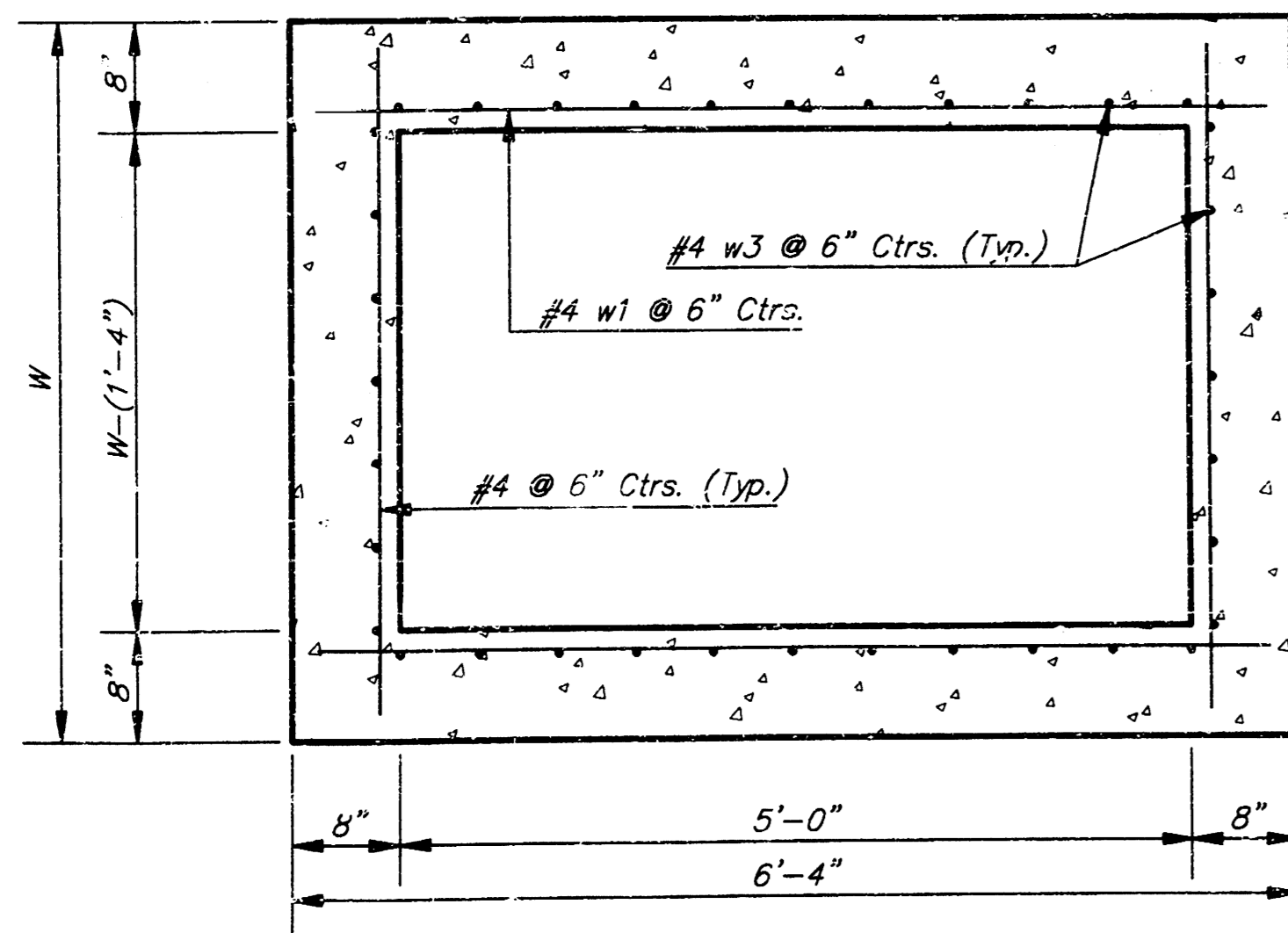


NOTE: Expansion Joint Only in Curb Area With Concrete Pavement.

PLAN



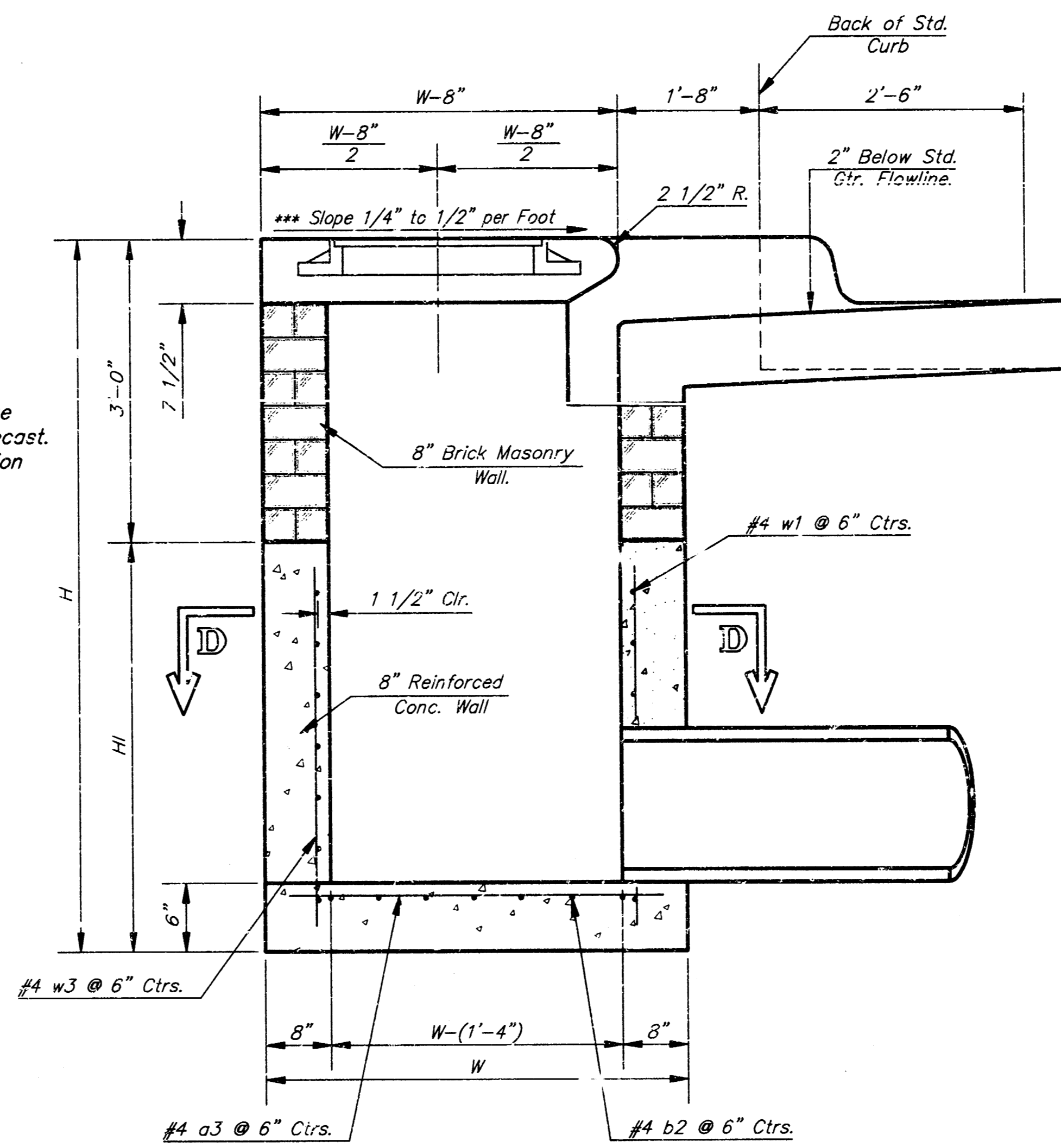
SECTION E-E



SECTION D-D

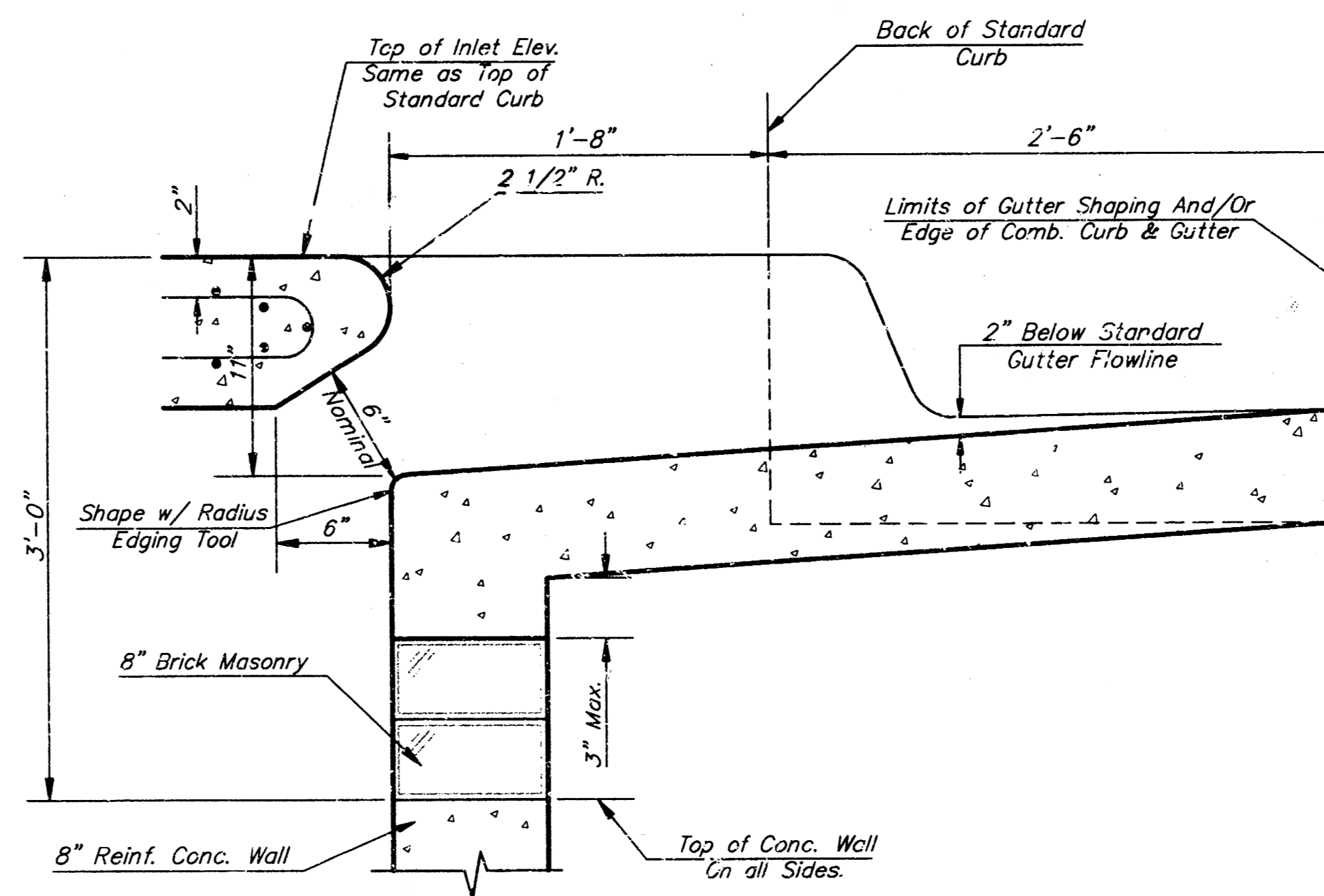
NOTE: Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids Shall be Notched Out as Indicated to Facilitate Construction of Curb.

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 entrapment.

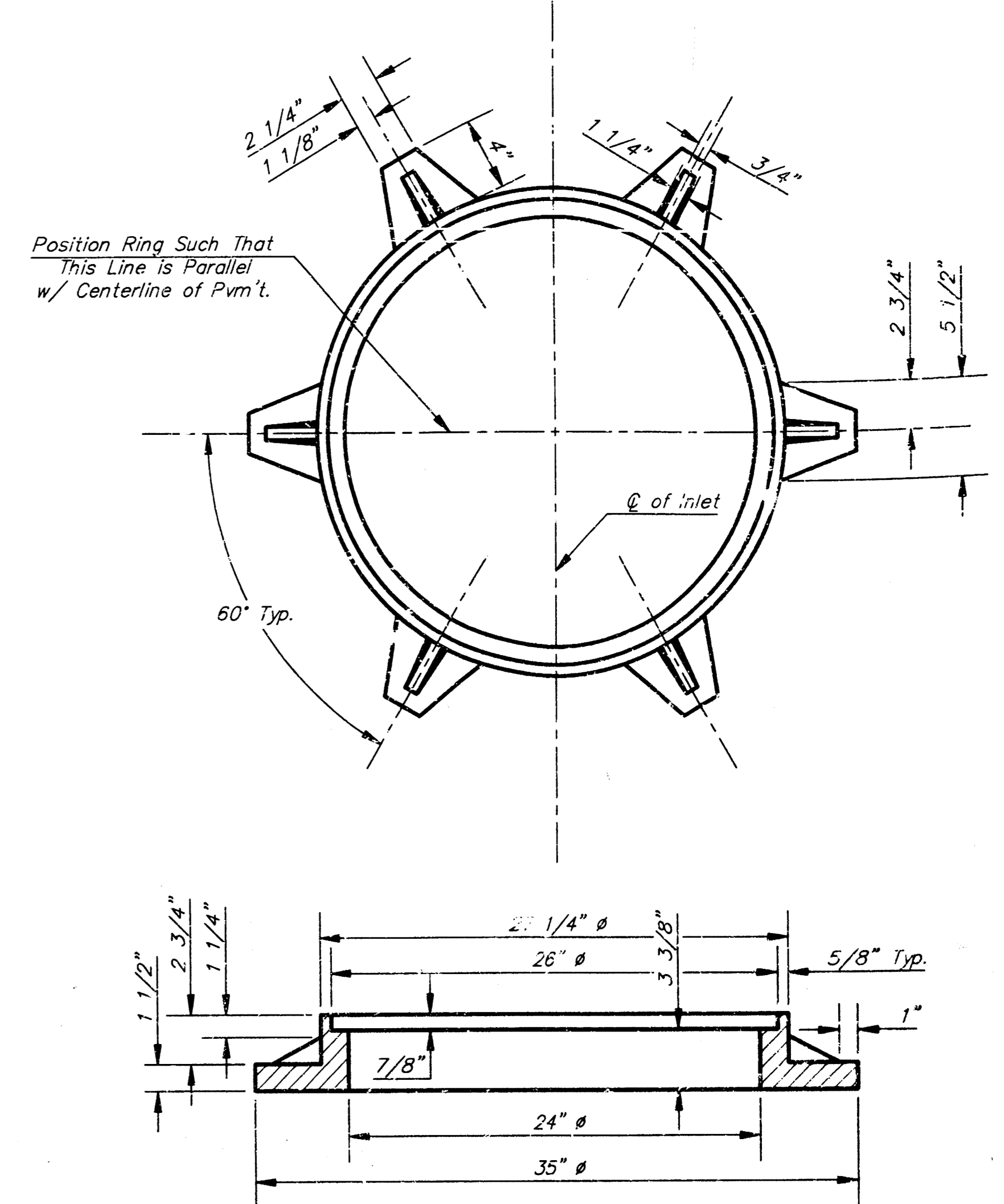


SECTION A-A

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



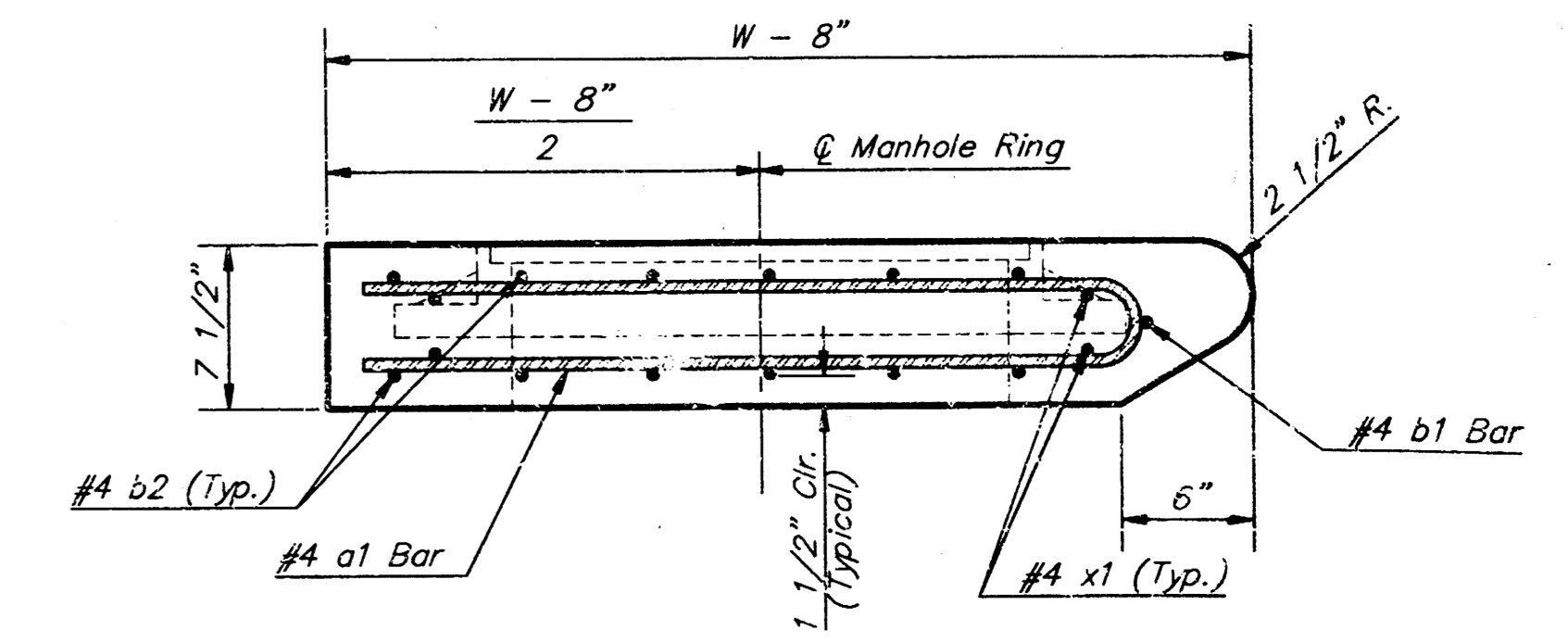
SECTION B-B



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.

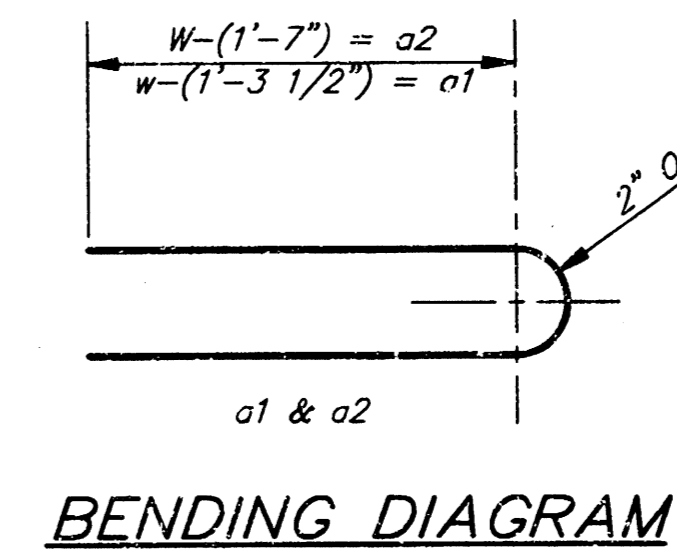


SECTION A-A

PRECAST SLAB AND FLOOR REINFORCING											
MARK	SIZE	W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
		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	4'-2"	8	4'-10"	8	5'-2"

WALL REINFORCING											
MARK	SIZE	W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
		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 (H - 12") (H - 21") Rounded down to nearest 0.5"
 ② H - 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"	0.84±
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"	0.80±

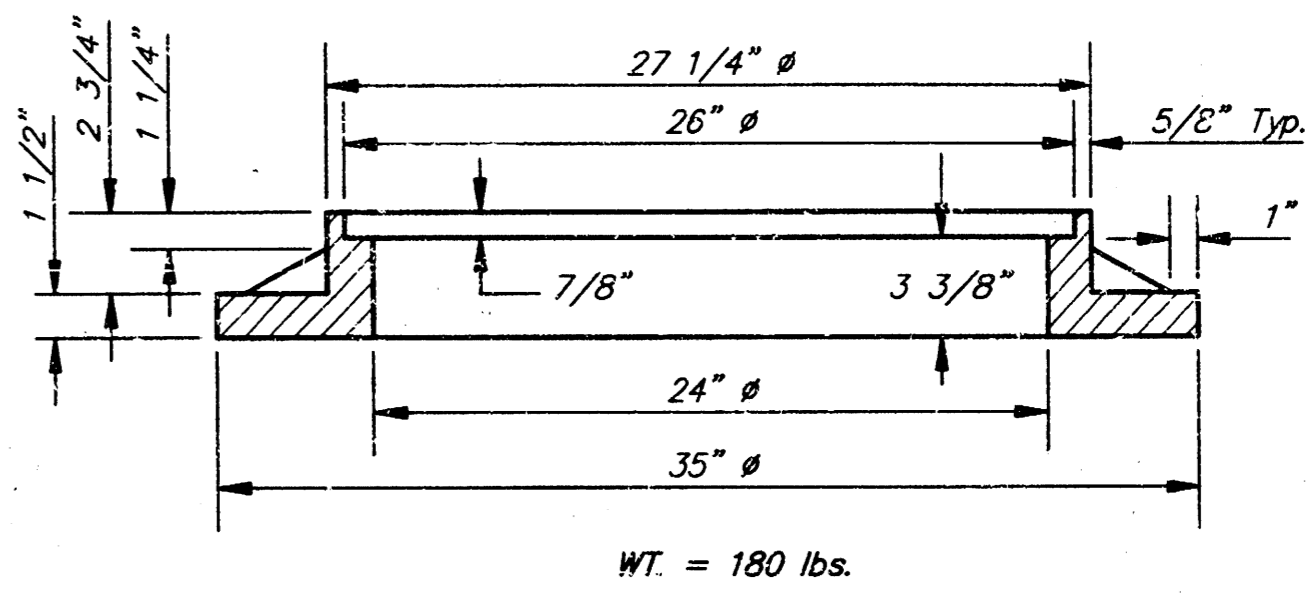
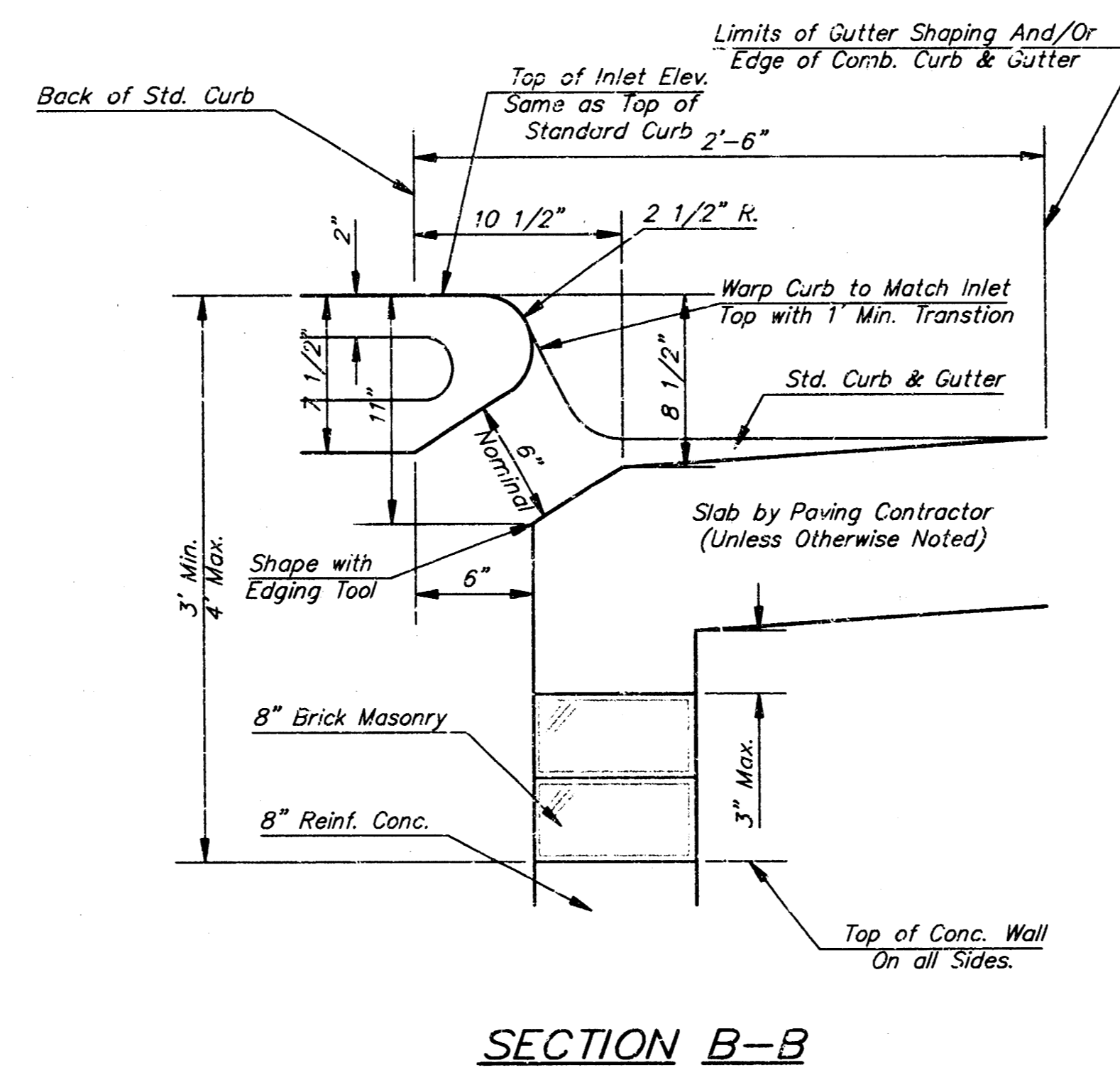
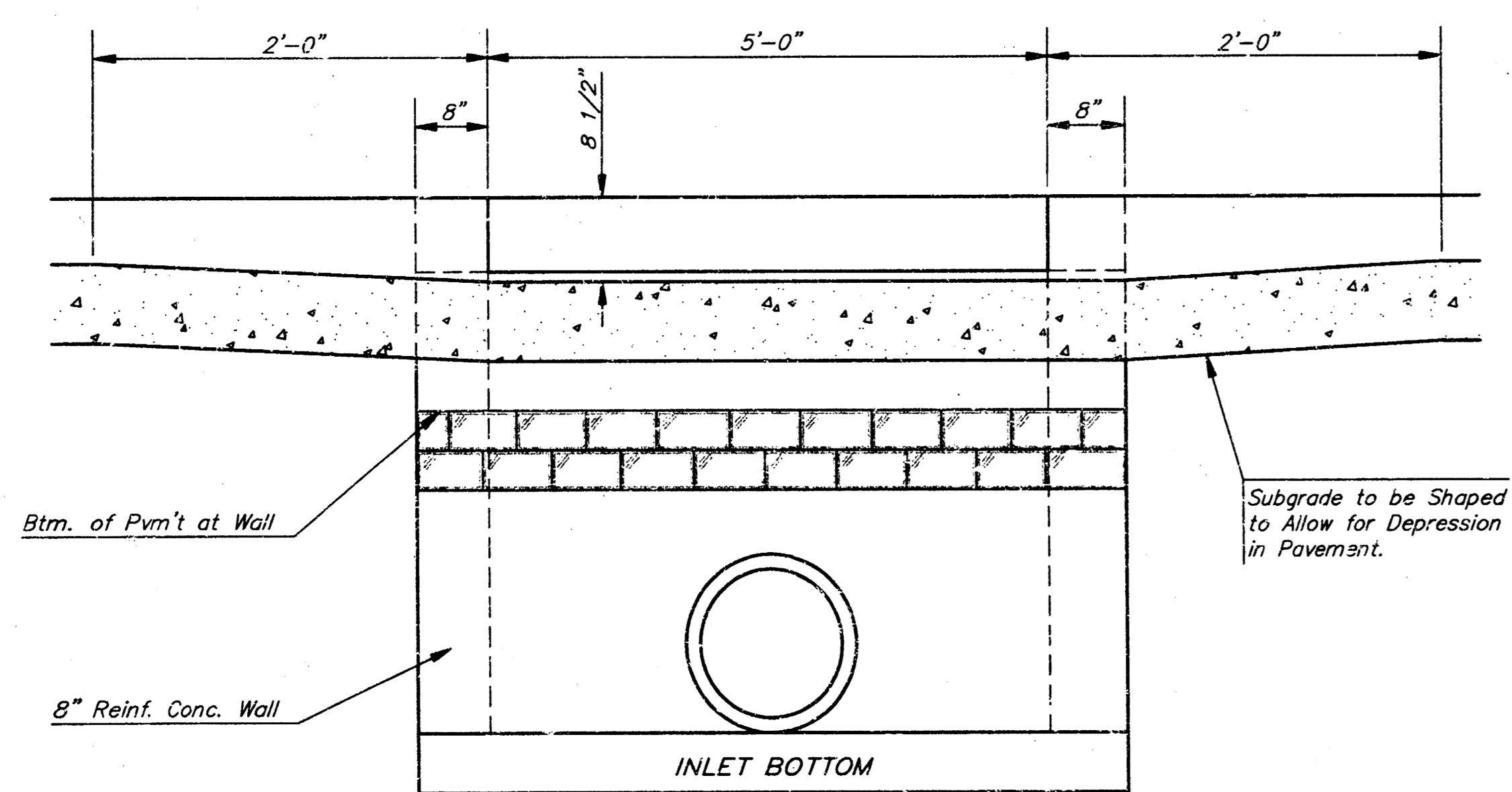
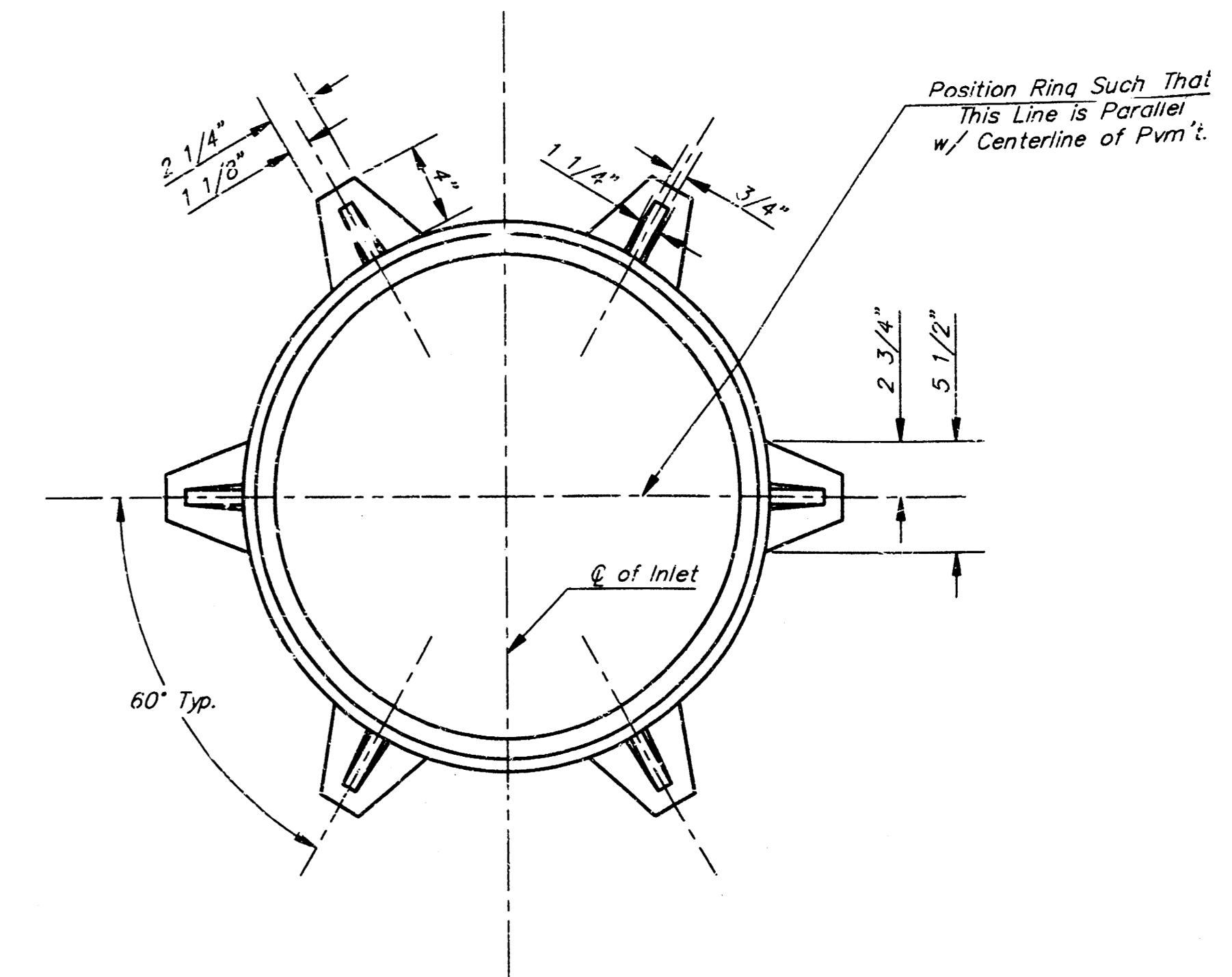
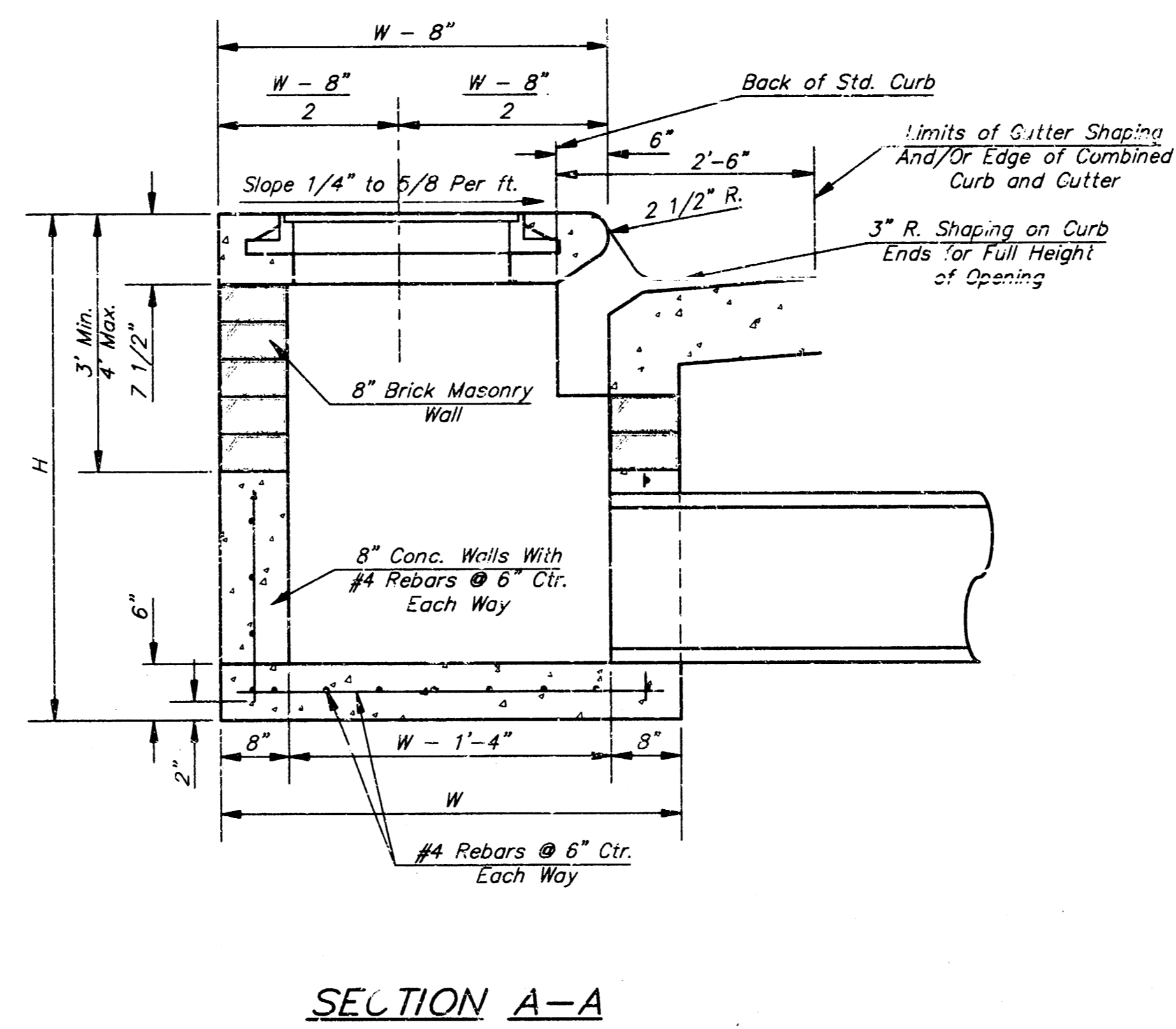
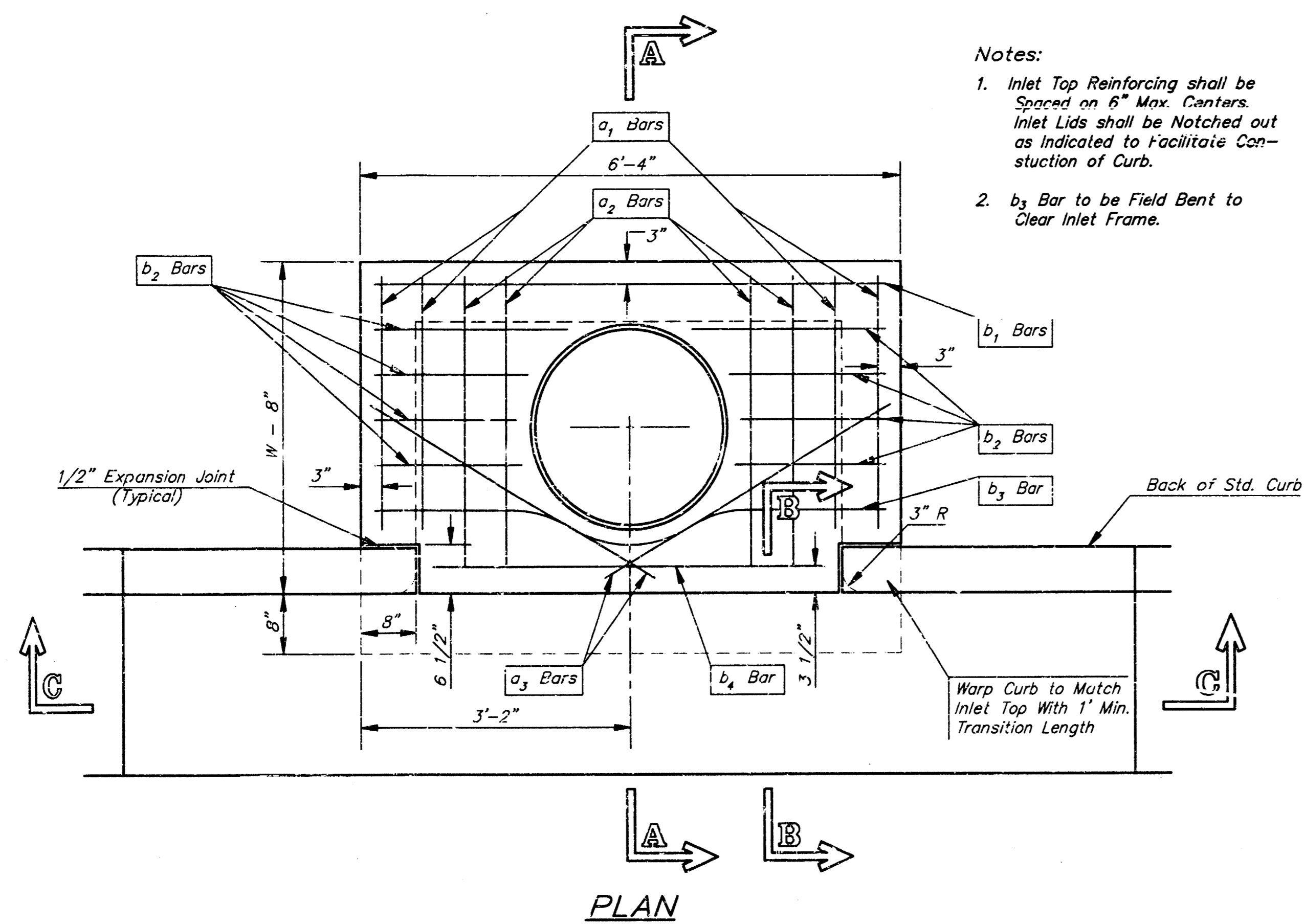
Revised - Feb. 16, 1989

CITY OF WICHITA STANDARD TYPE 1A
Curb Inlet Details
 INLET OPENING = 6' x 5'-0"

BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-762-1231 • 316 ELLIS WICHITA, KANSAS 67211

PROJECT NUMBER
686 PFS (607881)

DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: 2-97 SCALE: None SHEET: 5 OF 5



STEEL SCHEDULE

BAR	a ₁	a ₂	a ₃	b ₁					b ₂	b ₃	b ₄	Wt. Lbs.
				#4-1"	#4-2"	#4-3"	#4-4"	#4-5"				
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"	121±
	W=8'-4"	13'-7"	14'-7"	8'-0"	-	-	-	-	6'-1"	1'-9"	6'-2"	141±

Note: a₃ 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. CONG.
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

- 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.
- 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.
- 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.

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
 316-262-7221 • 318 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
688 PPS (607881)

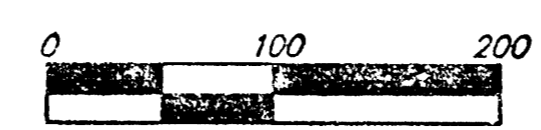
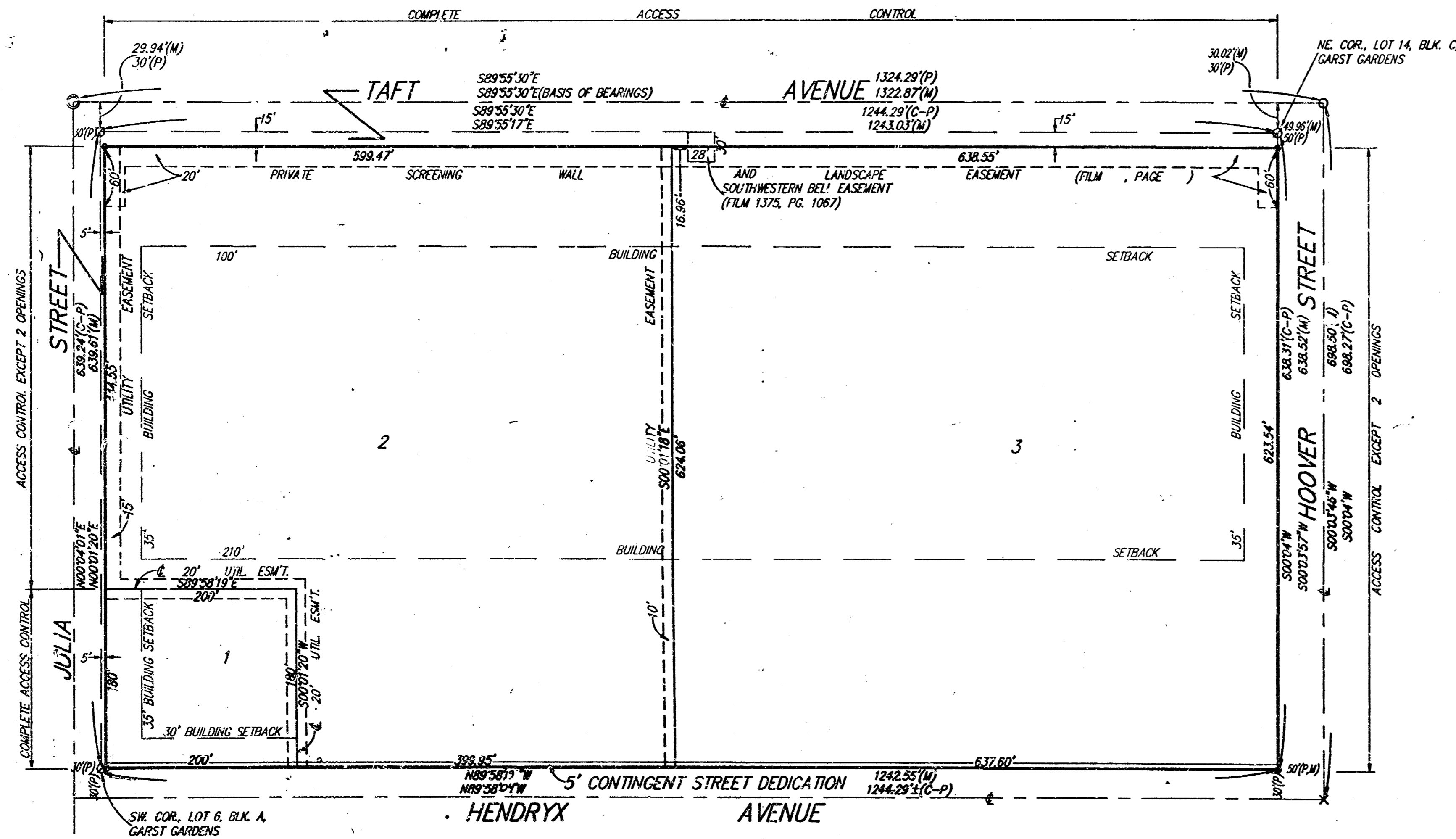
DESIGN STAFF DRAWN STAFF APPROVED DATE 2-97 SCALE NONE SHEET 4 OF 5

WEST KELLOGG POWER CENTER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

106-30M

8818



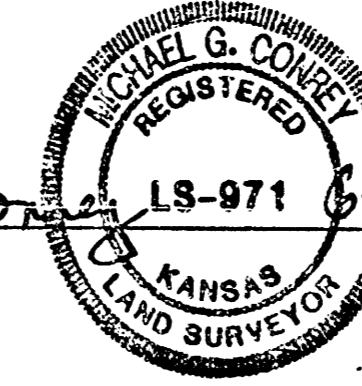
Note:
See Community Unit Plan
DP-221 For Additional Building
Setbacks and Information.

- = TRINGLE (FOUND)
- = 3/4" IRON (FOUND)
- = 1/4" IRON "BAUGHMAN" CAP (SET)
- × = CROSS (FOUND)
- = 1/2" IRON (FOUND)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) 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,
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
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.

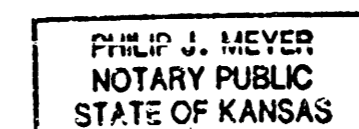
KCBB, Inc.
Michael J. Boyd, Vice-President
Michael J. Boyd

Visser Real Estate Investments, a Colorado partnership

William K. Malone, Attorney-in-Fact
William K. Malone

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 13th day of JULY, 1996, by Michael J.
Boyd, Vice-President, KCBB, Inc., on behalf the corporation.

Philip J. Meyer, Notary Public
My App'l. Exp. 5/3/97



State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 12th day of July, 1996, by William K. Malone,
Attorney-in-Fact for Visser Real Estate Investments, a Colorado partnership,
on behalf of the partnership.

Nancy L. Malone, Notary Public
My App'l. Exp. _____

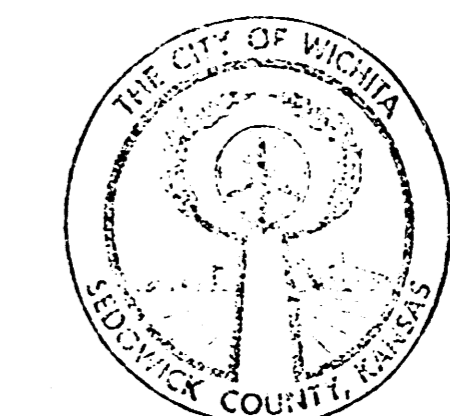
This plat of "WEST KELLOGG POWER CENTER
ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita, Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

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 5th day
of October, 1996.
Susan E. Crockett-Spahn, County Clerk
Susan E. Crockett-Spahn

State of Kansas) 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 10:00 o'clock A.M. and is duly
recorded.

Pat Kettler, Register of Deeds
Pat Kettler By Deann Manheimer, Deputy
Deann Manheimer, Deputy
Deann Manheimer

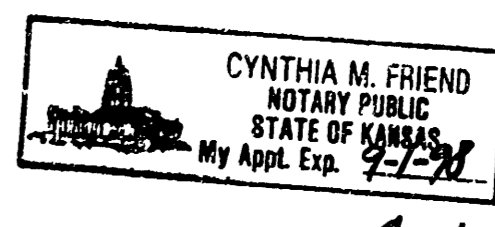
#1561543



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) SS The foregoing instrument acknowledged be-
fore 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
My App'l. Exp. Sept. 1, 1997

10-2-93