STORMWATER SEWER NO. 477 TO SERVE

WEST KELLOGG POWER CENTER

Project Number

468-82629

Index Code

751263

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P. E., 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 887-2470

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

Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Arkla Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Department	268-4071

2. Exist. 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 which do not conflict with proposed construction.

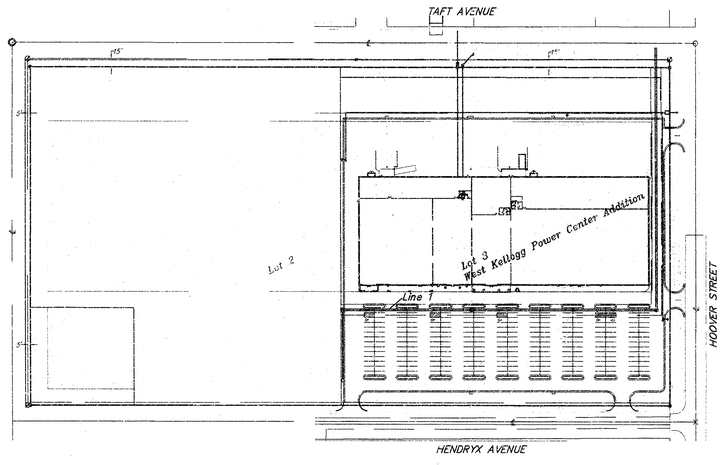
3. The Contractor to verify utility locations prior to construction of this project.

4. Utility service and installation shall be coordinated with the respective utility owners. Contacts are:

KG&E Gas	Shane Price	261-6867
K.G. & E.	Miles Capps	261-6434
Wichita Water	PAUL BRYANT	268-4555
	Joe Botinelly	268-4908
Southwestern Bell	Jim Tobin	268-2759

5. All areas disturbed by construction shall be seeded with rye grass at a rate of 350 lbs./acre immediately following construction in that area.

6. All lawn/turf areas disturbed by construction of proposed improvements shall be restored with the same grass/ sod as existing. Restoration of disturbed areas shall include, but not be limited to, top soil preparation, seeding, mulch and/or reseeding. All seeding/sodding work shall be in accordance with the City of Wichita standard specifications and the City of Wichita administrative regulation No. AR78 which governs cleanup and replacement following construction. All costs for this work shall be subsidiary to the lump sum price bid for "Site Restoration."



LEGEND:

Benefit District included

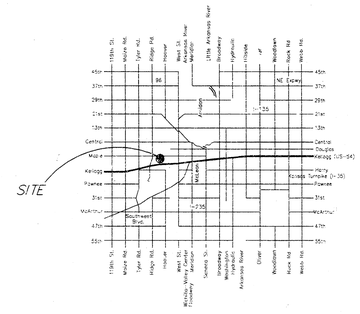
BENCHMARK:

"□" T.C. East end of return S.E. Corner of Dugan and Taft
Elev. = 118.61

"+" Centerline of both Hoover and Hendryx Street
Elev. = 115.77

INDEX

1 Cover
2 SWS Line 1
3 SWS Line 1
4 SWS Line 1



LOCATION MAP

DRAINAGE BOOKED 7-22-99 MCG D-429

AS-BUILT

Date: 4-8-99

Signed: [signature]

[signature] 2/17/99

FILE

AUSTIN P.A.
ENGINEERING SERVICES
254 S. Lorraine, Suite 310 Wichita, KS 67211
PH 262-1281 FAX 316.262-8733

BENCHMARK

" □ " I.C. East end of return S.E. Corner of Dugan and Taft Elev. = 118.61

" + " Centerline of both Hoover and Hendryx Street Elev. = 115.77

SCALE 20' 0 20' 40'

5' 0 5'

N

HOOVER STREET

TAFT AVENUE

26.83

89°55'30"

SWB Marker

SWB Marker

Sta. 0+00 Line 1
Connect to Exist.
10'x3' RCB
FL= 111.13

48.00'

~~485.05~~ 495.05 L.F. 36" RCP

20' Drainage Esmt

Sta. 4+~~85~~95.05 Line 1
Install 1-6' Shallow MH
W/Grated Lid
Top Elev.= 116.81
FL (IN)= 111.55
FL (OUT)= 111.55

26.83

16.95 L.F. 36" RCP

90°00'

MATCH LINE STA. 5+~~06~~ 12

MATCH LINE STA. 5+~~09~~ 12

Exist. Grade

Prop. Grade

120
115
110

~~485.05~~ 495.05 L.F. 36" RCP @0.086%

14.95 L.F. 36" RCP @ 0.086%

4+95.5'

FL 111.13 | FL 111.22 | FL 111.31 | FL 111.39 | FL 111.48 | FL 111.55 | FL 111.57

0 1 2 3 4 5

316/262-2691		PROJECT NUMBER 468-82629				AM. NO. 28049	WEST KELLOGG POWER CENTER
	DESIGN JG	DRAWN JG	FILE SWS1	DATE 12/28/98	SCALE 1"=20'		SWS LINE 1 WICHITA, KS
							SHEET 2 OF 5
							REVISED 1/11/99

BENCHMARK

" □ " T.C. East end of return
S.E. Corner of Dugan and Toft
Elev. = 118.61

" + " Centerline of both Hoover and Hendryx Street
Elev. = 115.77

SCALE
20' 0 20' 40'

5' 0 5'

MATCH LINE STA. 5+60 12

MATCH LINE STA. 10+60 12

176.43' To South PL

145.18 L.F. 36" RCP

57
Sta. 6+~~45~~18 Line 1
Install 1– 5' Shallow MH
W/Grated Lid
Top= 116.00
FL (IN)= 111.69
FL (OUT)= 111.69

57
Sta. 8+~~42~~51 Line 1
Install 1– 6' Shallow MH
W/Grated Lid
Manhole Stack to be conc. rings to bring lid to grade
Top= 116.28
FL (IN)= 111.86
FL (OUT)= 111.86

90°

20' Drainage Esmt.

197.33 L.F. 36" RCP

157.49 L.F. 36" RCP

Cut & Plug
Exist. 29"x45" HERCP

MATCH LINE STA. 5+60 12

MATCH LINE STA. 10+60 12

Prop. Grade

Exist. Grade

120
115
110

145.18 L.F. 36" RCP @0.086%

197.33 L.F. 36" RCP @0.086%

157.49 L.F. 36" RCP @0.086%

6+57.18

8+54.21

FL 111.57
FL 111.65
FL 111.69
FL 111.74
FL 111.83
FL 111.86
FL 111.91
FL 112.00

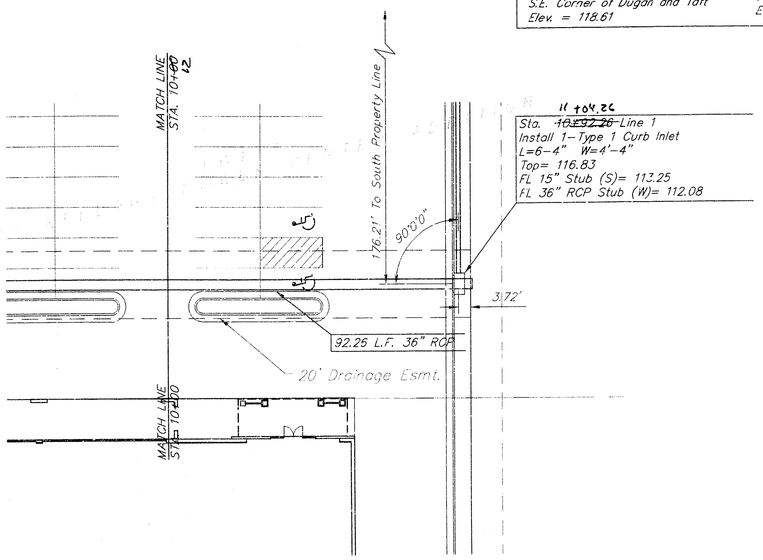
5 6 7 8 9 10

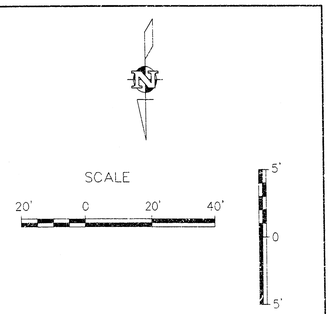
PROJECT NUMBER 468-82629				AM NO. 98049	WEST KELLOGG POWER CENTER	SHEET 3
DESIGN JC	DRAWN JG	FILE SWS2	DATE 12/28/98	SCALE 1"=20'	**SWS LINE 1** WICHITA, KS	OF 5
						REVISED 1/11/99

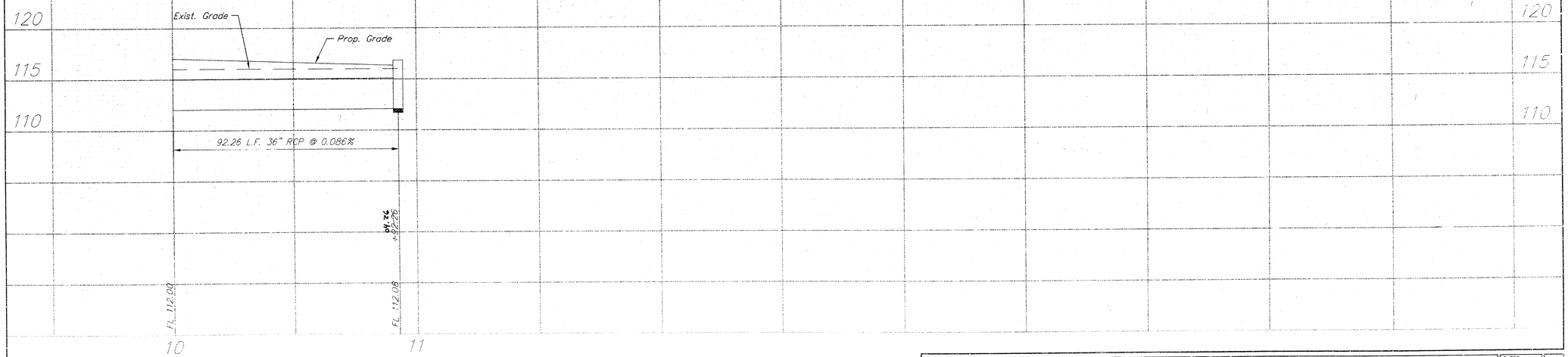
BENCHMARK

"□" T.C. East end of return
S.E. Corner of Dugan and Toft
Elev. = 118.61

"+" Centerline of both Hoover and Hendryx Street
Elev. = 115.77







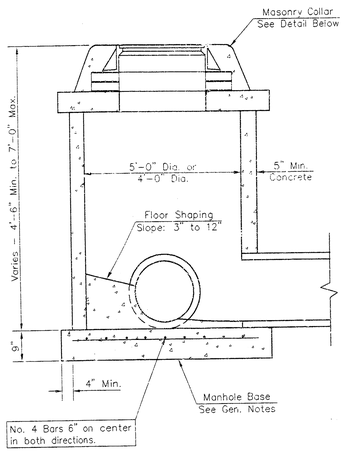
DESIGN: JS	DRAWN: JS	FILE: SWS1	DATE: 2/26/98	PROJECT NUMBER: 4888-82629	AM NO: 98-03	SCALE: 1"=20'	SHEET 4 OF 5

WEST SEDGWICK COUNTY WATER

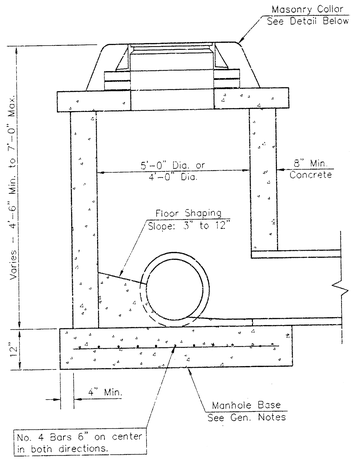
SWS LINE 1

WICHITA, KS

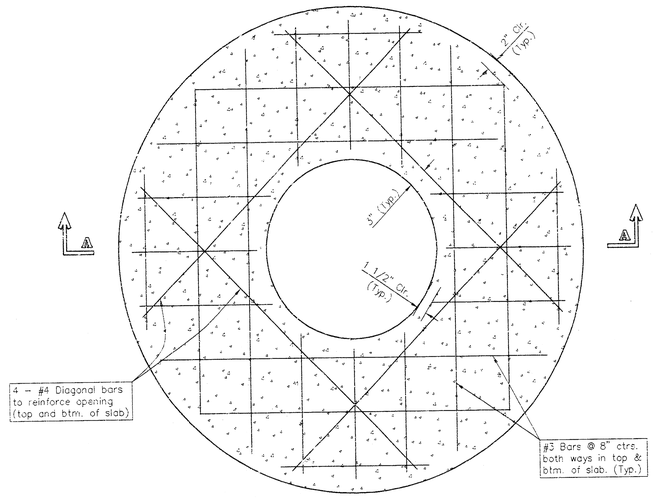
REVISED 7/1/98



SHALLOW TYPE "P" MANHOLE



SHALLOW TYPE "C" MANHOLE



PLAN

GENERAL NOTES

1. Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in manhole bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining admixture. Mortar shall be placed around the manhole ring as shown on the drawings when manholes are constructed in unpaved areas. Manholes constructed where pipe sizes are smaller than 24" shall have an inside diameter of 4'. Manholes constructed where pipe sizes are 24" or larger shall have an inside diameter of 5'. Completed manhole shall be without leaks and water tight.

2. Reinforcing steel shall be installed in the manhole bases and shall consist of no. 4 bars placed on 6" centers in both directions. The manhole base reinforcement shall be placed 6" above the bottom of the manhole base. All costs for furnishing and installing reinforcing steel shall be included in the unit price bid for the manhole.

3. The floors of all manholes shall be shaped with flow channels such that the manholes will be self cleaning and free of areas where solids could be deposited as sewage flows through the manhole from all inlet pipes to the outlet pipe. Flow channels shall be formed to match the bottom halves of the inflowing pipes and the outflowing pipe as shown by the drawings. Manhole floors shall have slopes of 3 inches per foot in the areas outside of the flow channels sloped toward the flow channels. Pipes laid through manholes shall have the top half removed to neat lines for the full inside diameter of the manhole. Manhole floors shall then be shaped around the bottom half of the pipe which forms the flow channel.

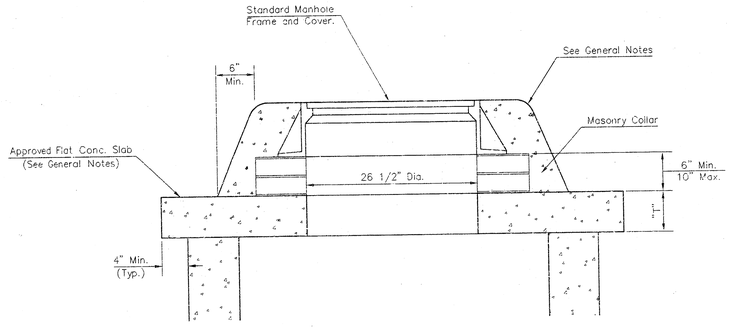
4. Pipes installed within the excavation made for the manhole shall be cradled with concrete to the limits of the manhole excavation. When clay pipe is used, the cradle shall extend to the first joint outside the manhole. The cradle shall be terminated at the clay pipe joint in a manner which will maintain the flexibility of the joint. Cost of cradle within manhole excavation or to clay pipe joints adjacent to manhole shall be included in the unit price bid for the manhole.

5. Manhole cover castings and manhole frame castings shall conform to the requirements as indicated in the standard specifications and as shown in the standard detail drawings.

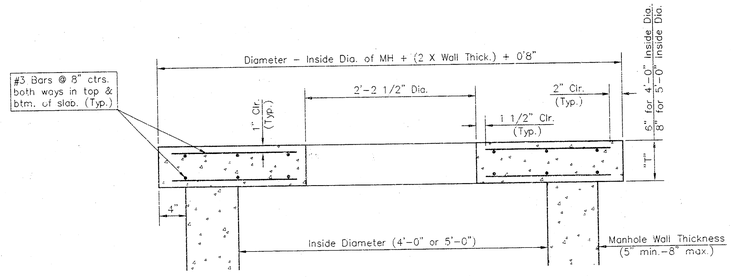
6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.

7. Standard shallow manholes type "P" and "C" shall be paid for at the unit price bid per each for the type and diameter indicated. All standard shallow manhole diameters will be 4' unless indicated otherwise.

8. All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.



MASONRY COLLAR DETAIL



SECTION A–A

FLAT CONCRETE SLAB DETAILS

THE CITY OF WICHITA

CITY ENGINEER'S OFFICE
CITY HALL – SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
(316) 268-4114 FAX

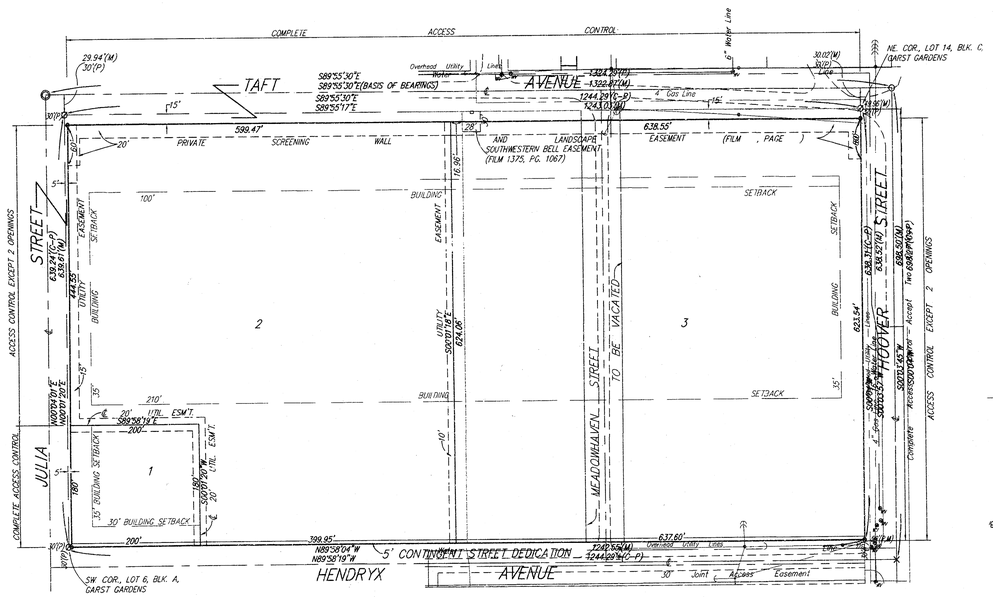
SHALLOW MANHOLES
TYPE 'P' & 'C'

M. E. LINDEBAK P.E. – CITY ENGINEER

PROJECT NUMBER	INDEX CODE
468-82629	751263
DATE: MAR 96	SHEET 5 OF 5

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.

⊙ = THIMBLE (FOUND)
⊘ = 3/4" IRON (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
× = CROSS (FOUND)
○ = 1/2" IRON (FOUND)

= South Western Bell Marker
= South Western Bell Box
= KG&E Marker
= Guard Post
= Light Pole
= Guide Wire
= Power Pole
= Fire Stand Pipe
= Fire Shutoff
= Fire Hydrant
= Sign
= KG&E Transformer
= Sanitary Sewer Man Hole
= Drop Inlet
= ICV Box
= Water Valve Box
= Clean Out
= Gas Regulator
= Gas Tank Vent Pipe
= Gas Filler Cap
= Septic Tank Lid
= Gas Test
= Gas Meter
= Water Meter
= Mail Box
= Yard Light
= Gas Marker
= Sanitary Sewer Man Hole

Contract Purchaser

Love Box Co. LLC.
Attn: Tim Boyd, Member
128 S. Dellrose
Wichita, Ks 67218

Benchmark

"□" T.C. East end of Return S.E. Corner of Dugan & Taft
Elevation = 118.61

"+" Centerline of both Hoover & Hendryx Street
Elevation = 115.77

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.

_____ 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.

_____, Vice-President
Michael J. Boyd

Visser Real Estate Investments, a Colorado partnership

_____, _____
(title)

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

_____ Notary Public

My App't. Exp. _____

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of _____, 1996, by _____, _____ (title), Visser Real Estate Investments, a Colorado partnership, on behalf of the partnership.

_____ Notary Public

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 ____ day of _____, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Susan Osborne-Howes

_____ Secretary
Marvin S. Krout

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

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1996.

_____ 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 ____ day of _____, 1996, at ____ o'clock ____M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

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

_____, Vice-President
H. C. Stalker

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

_____ Notary Public

My App't. Exp. _____

18-02-05