

STORMWATER SEWER TO SERVE

I-135-Turnpike Business Park

Lots 4 & 5, Block 2

Private Project Number: 0136 PPD (607861)

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

November 2012

AS BUILT PLANS

Contractor: McCullough Excavating
Inspector: Don Eddingfield, Baughman Co,
pdf's by: KEK, 3/4/14

Bench Mark:

Chiseled notch on the East side of the North manhole rim on the West side of Laura.
Elev. = 1270.27 (NGVD29)

Index

Title Sheet	1
Plan/Profile Sheets	2-3
Drop Inlet Details	4
Curb Inlet Details	5
Reference Grading Plan	6
Reference Erosion Control Plan	7
ERU Plan	8

Legal Description

Lots 4 & 5, I-135-Turnpike Business Park, Wichita, Kansas.

General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cox Communications 262-4270
Kansas Gas Service Company 1-888-482-4950
Westar Energy (Electric) 383-8650
Aquila Energy (Gas) 1-800-303-0357
Southwestern Bell Telephone Co. 1-800-286-8313
City of Wichita Water Dept. (Water) 262-6000
City of Wichita Sewer Maint. (SS) 262-6000
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- All storm sewers and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance for areas in public right-of-way and easement. For projects within the City of Wichita contact Tom Mason (268-4574). Any work done without inspection will be required to be uncovered for inspection.
- 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. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would 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 would require additional archaeological investigations unless buried in a previously approved borrow location.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.

Point #	Northing	Easting	Raw Description
Cp-1	1,656,728.79	1,653,273.76	IRON, North
Cp-2	1,656,536.79	1,653,150.14	BRF IRON, R-4 WEST
Cp-3	1,656,682.30	1,653,576.63	IRON, EAST
Cp-4	1,656,385.27	1,653,385.47	BRF IRON, SOUTH
5	1,656,677.24	1,653,229.24	Sta. 0+00 SWS Line 1
6	1,656,669.04	1,653,242.26	Sta. 0+17.00 SWS Line 1 HOB Manhole
7	1,656,662.94	1,653,252.27	Sta. 0+28.7 SWS Line 1 2'x4' Inlet
8	1,656,721.60	1,653,287.56	Sta. 0+98.6 SWS Line 1 5'x3' Curb Inlet, Center Inside Face
9	1,656,681.13	1,653,513.24	Sta. 3+27.9 SWS Line 1, 2'x4' Inlet
10	1,656,546.76	1,653,170.98	Sta. 1+41.8 SWS Line 2 end line 2
11	1,656,723.09	1,653,287.79	Sta. 0+98.6 SWS Line 1 5'x3' Curb Inlet, Center
12	1,656,448.34	1,653,318.84	Sta. 2+24.7 SWS Line 3, 5'x3' Curb Inlet, Center
13	1,656,446.84	1,653,318.87	Sta. 2+24.7 SWS Line 5'x3' Curb Inlet, Center Inside Face
14	1,656,429.63	1,653,373.34	Sta. 2+82.3 SWS Line 3, 2'x2' Area Inlet

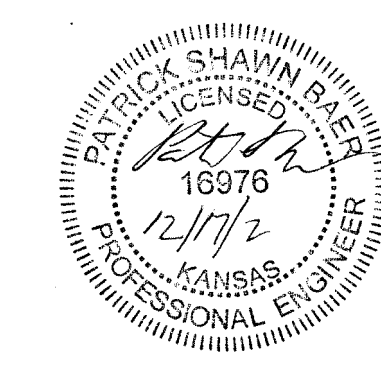
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Engineering *[Signature]* 12-24-12

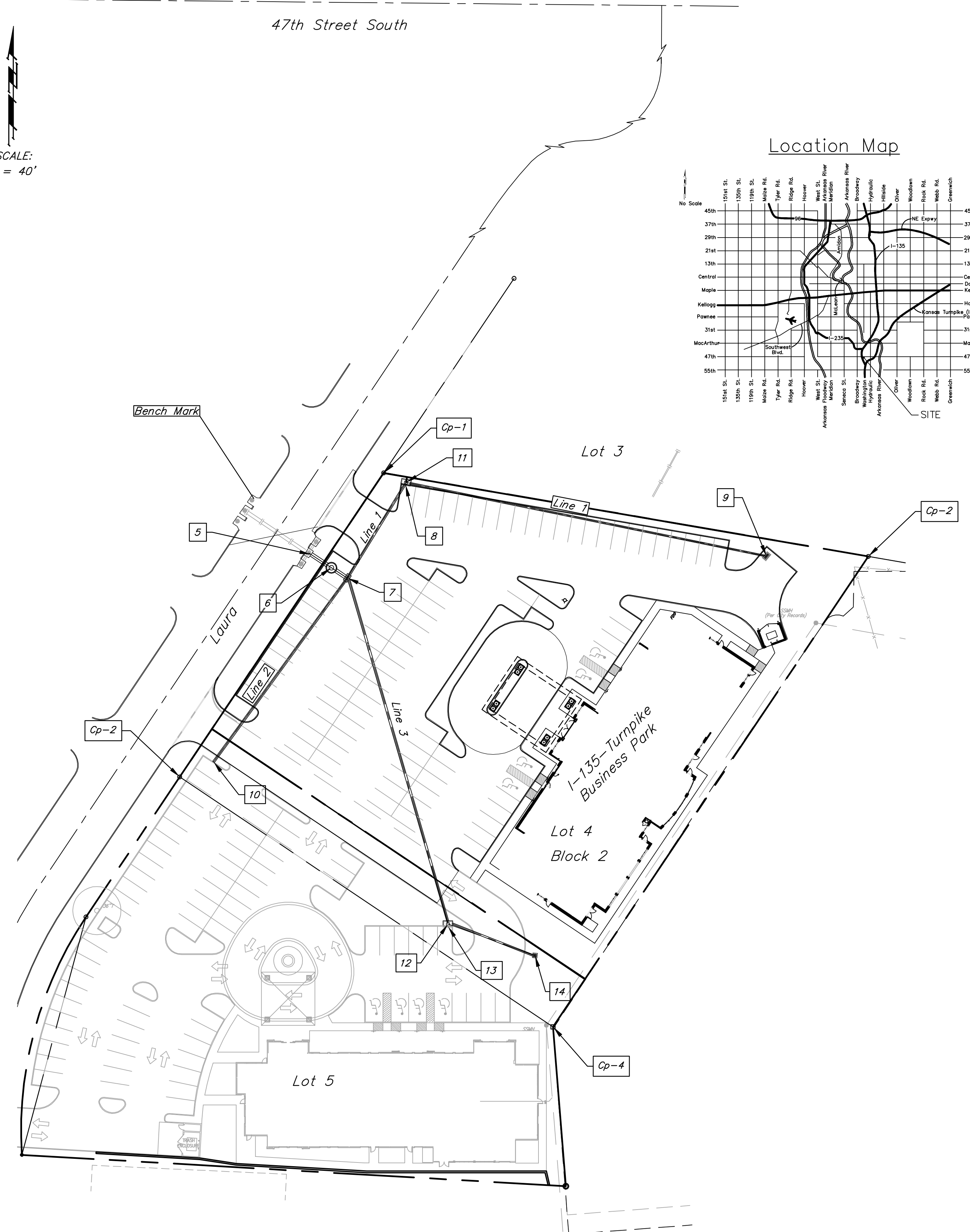
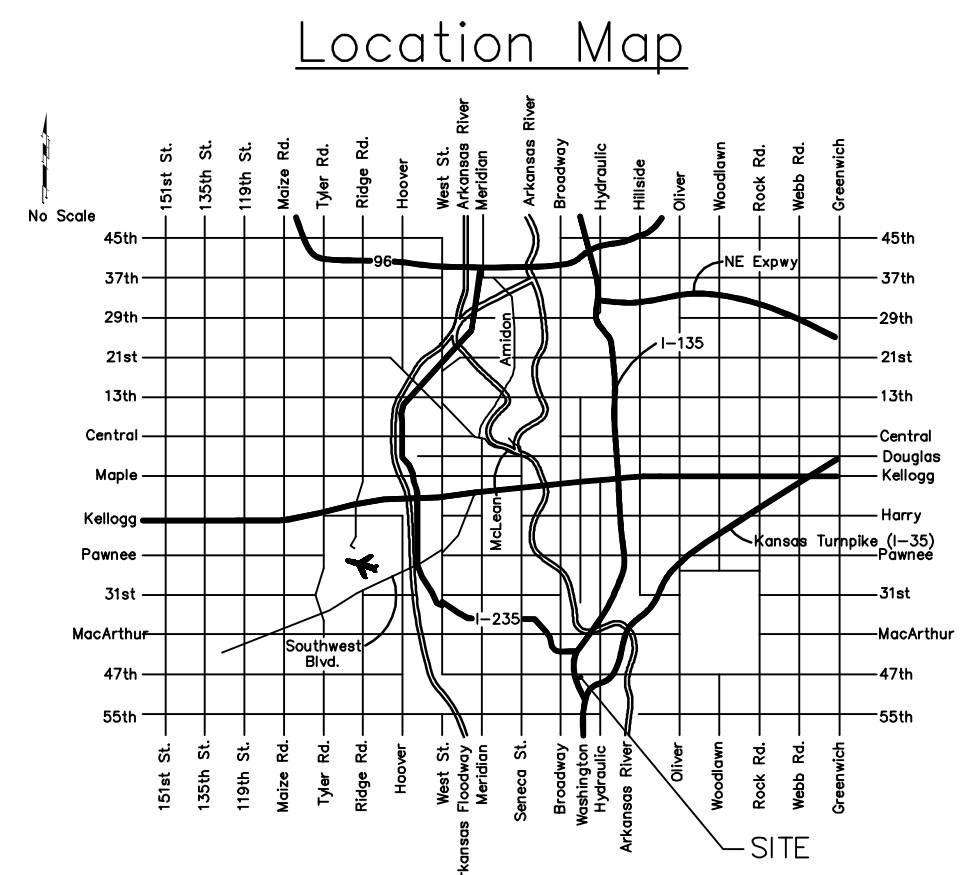
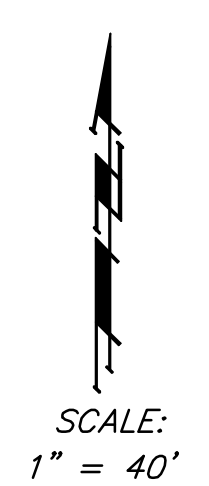
Stormwater *[Signature]* 01-03-13

NOTE TO CONTRACTORS

Installation, 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).



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316262-7271 F 316-262-0145
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



BENCHMARK

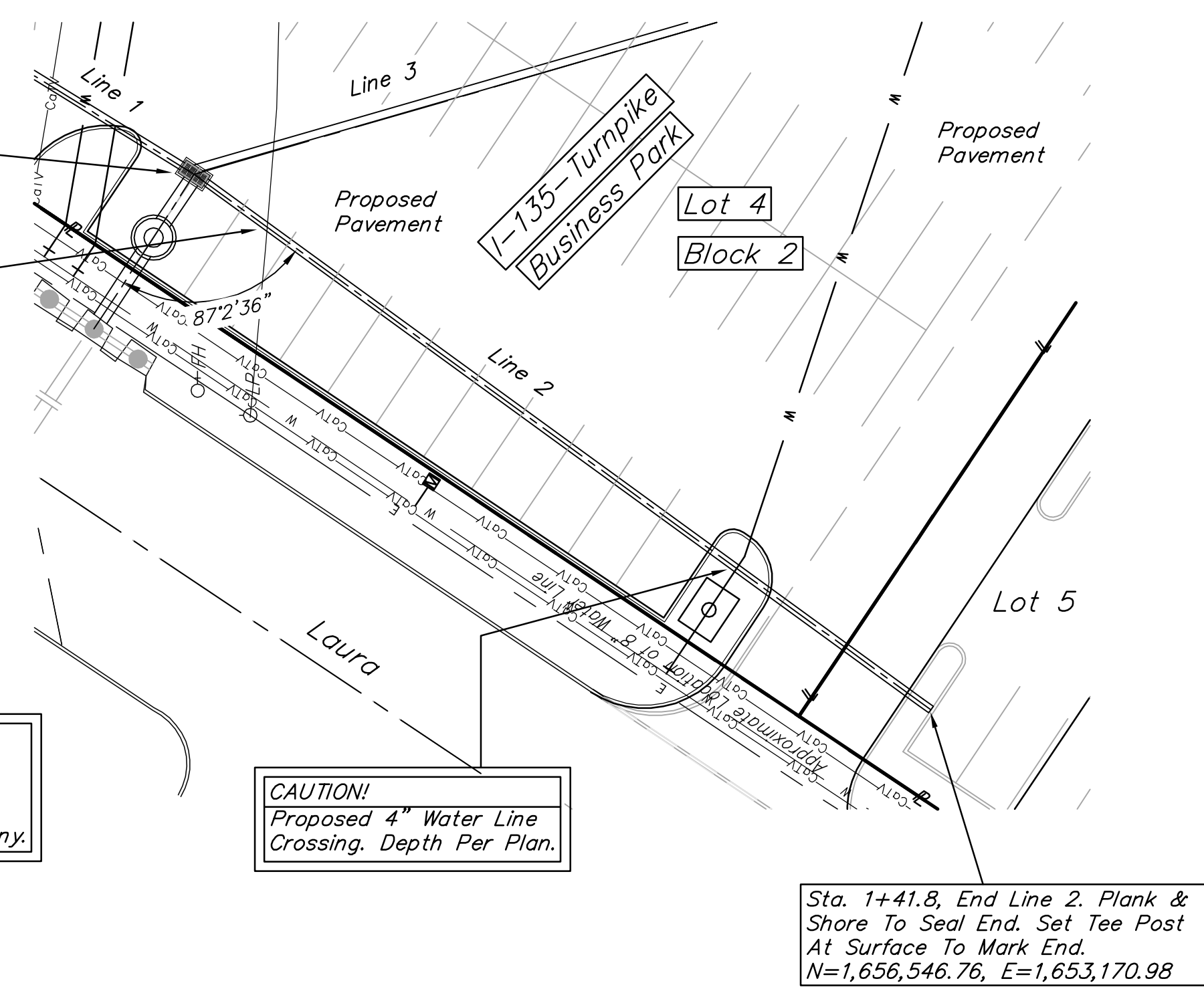
Chiseled notch on the East side of the North manhole rim on the West side of Laura.
Elev. = 1270.27 NGVD 29

Sta. 0+00.0, Line 2 =
Sta. 0+28.7, Line 1 =
Sta. 0+00.0, Line 3,
Extend 15" RCP Southwesterly.

CAUTION! VERIFY!
Electric Line Crossing. Depth
Unknown. See Note This Sheet.

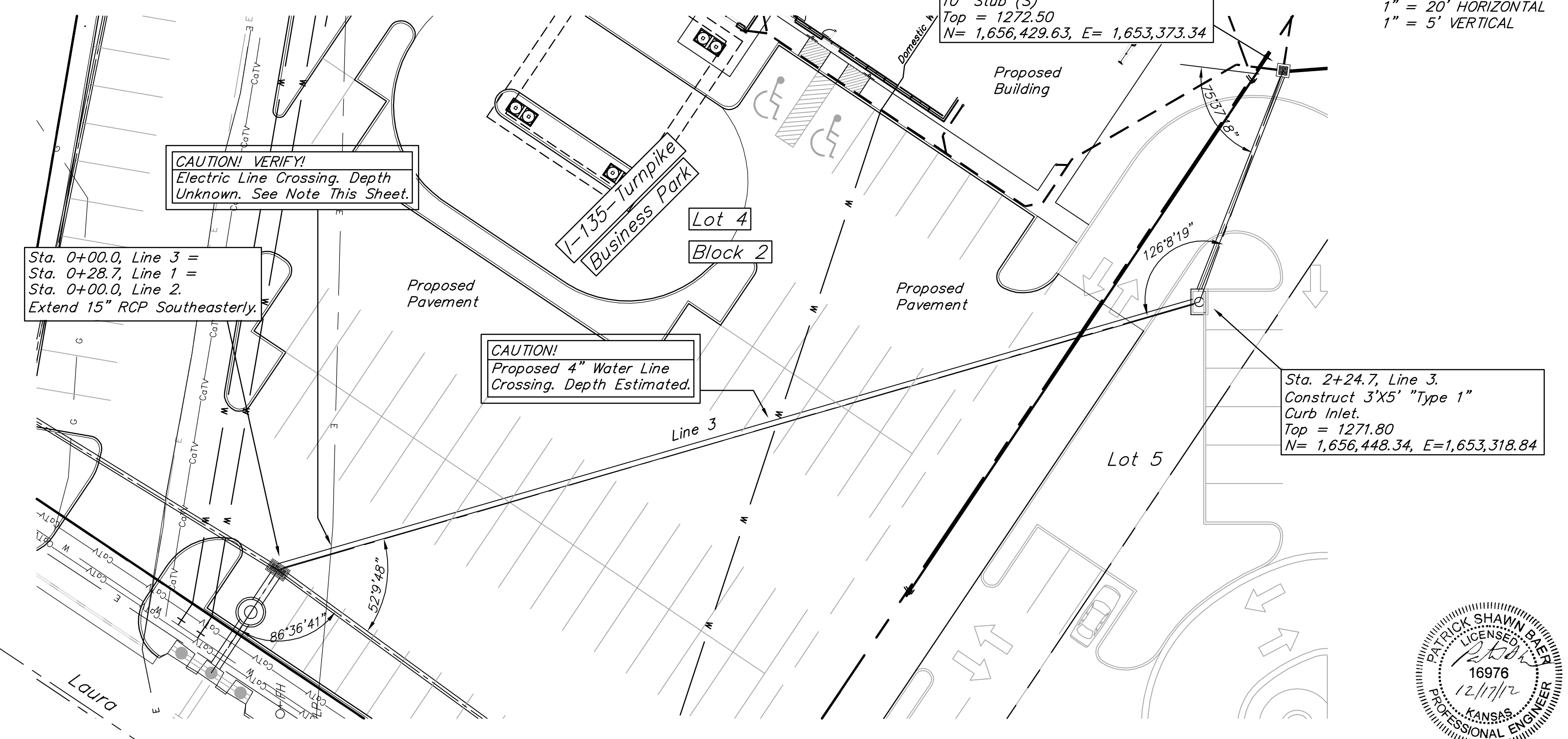
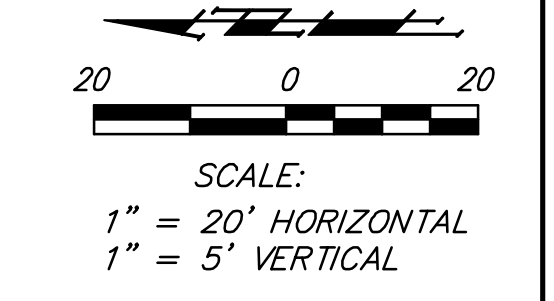
Contractor To Use Extreme Caution
When Excavating Near Utility Lines.
Contractor To Hand Dig To Expose All
Utility Lines Prior To Construction.
Verify Depth To Determine Conflict If Any.

Contractor Shall Follow All Applicable
Best Management Practices (BMP)
For Erosion Control.



CAUTION!
Proposed 4" Water Line
Crossing. Depth Per Plan.

Sta. 1+41.8, End Line 2. Plank &
Shore To Seal End. Set Tee Post
At Surface To Mark End.
N=1,656,546.76, E=1,653,170.98

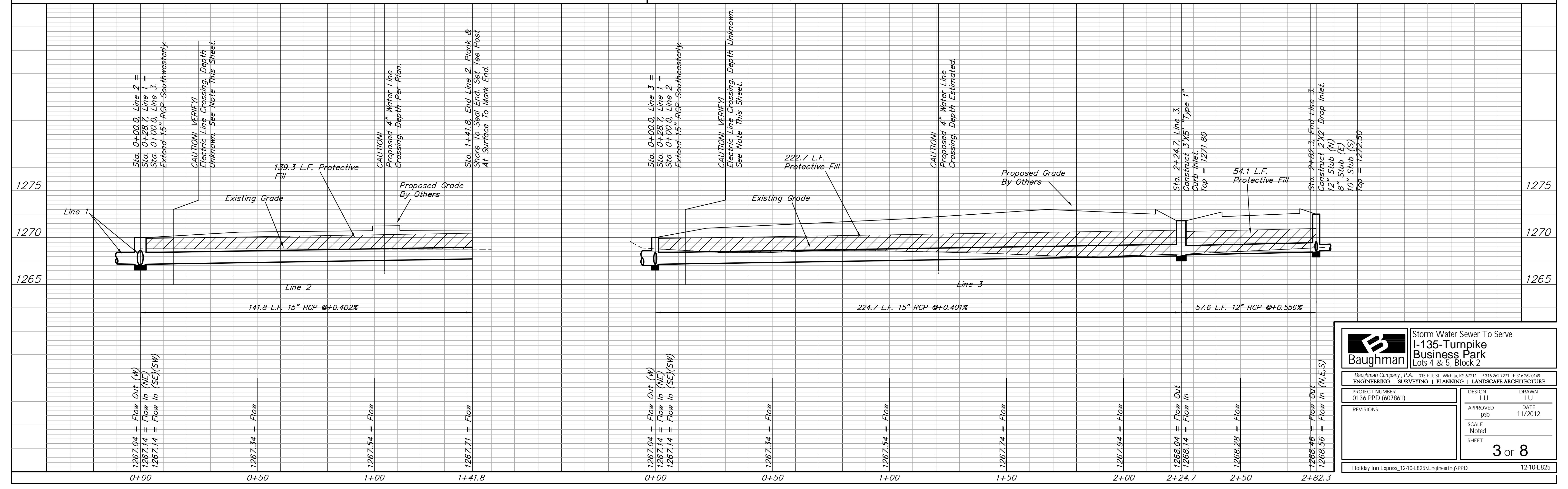
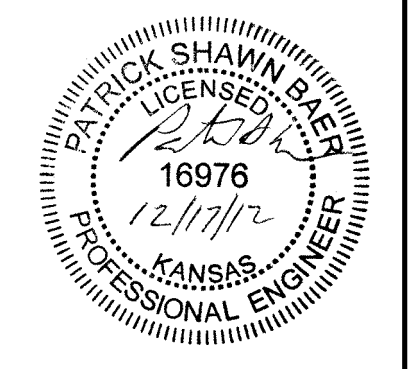


CAUTION! VERIFY!
Electric Line Crossing. Depth
Unknown. See Note This Sheet.

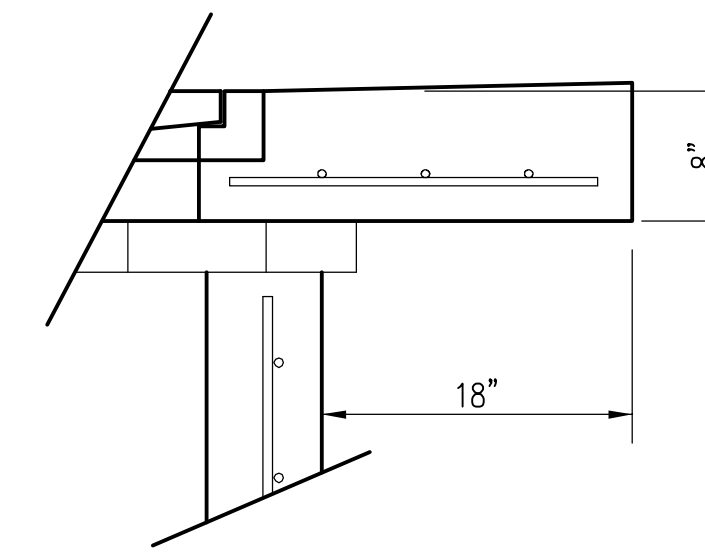
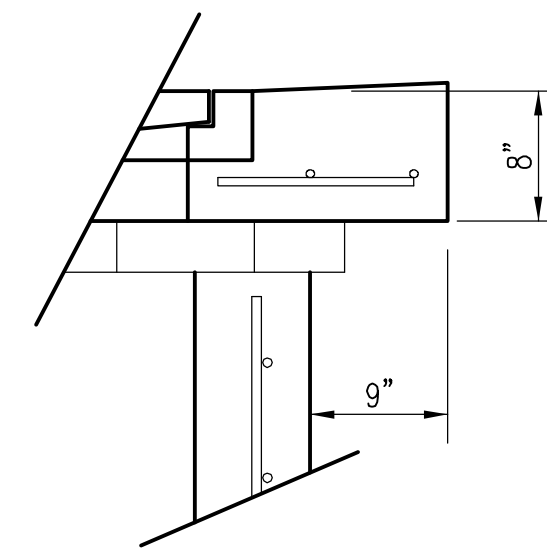
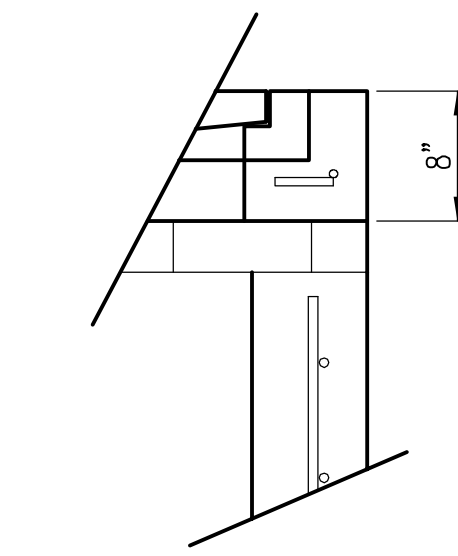
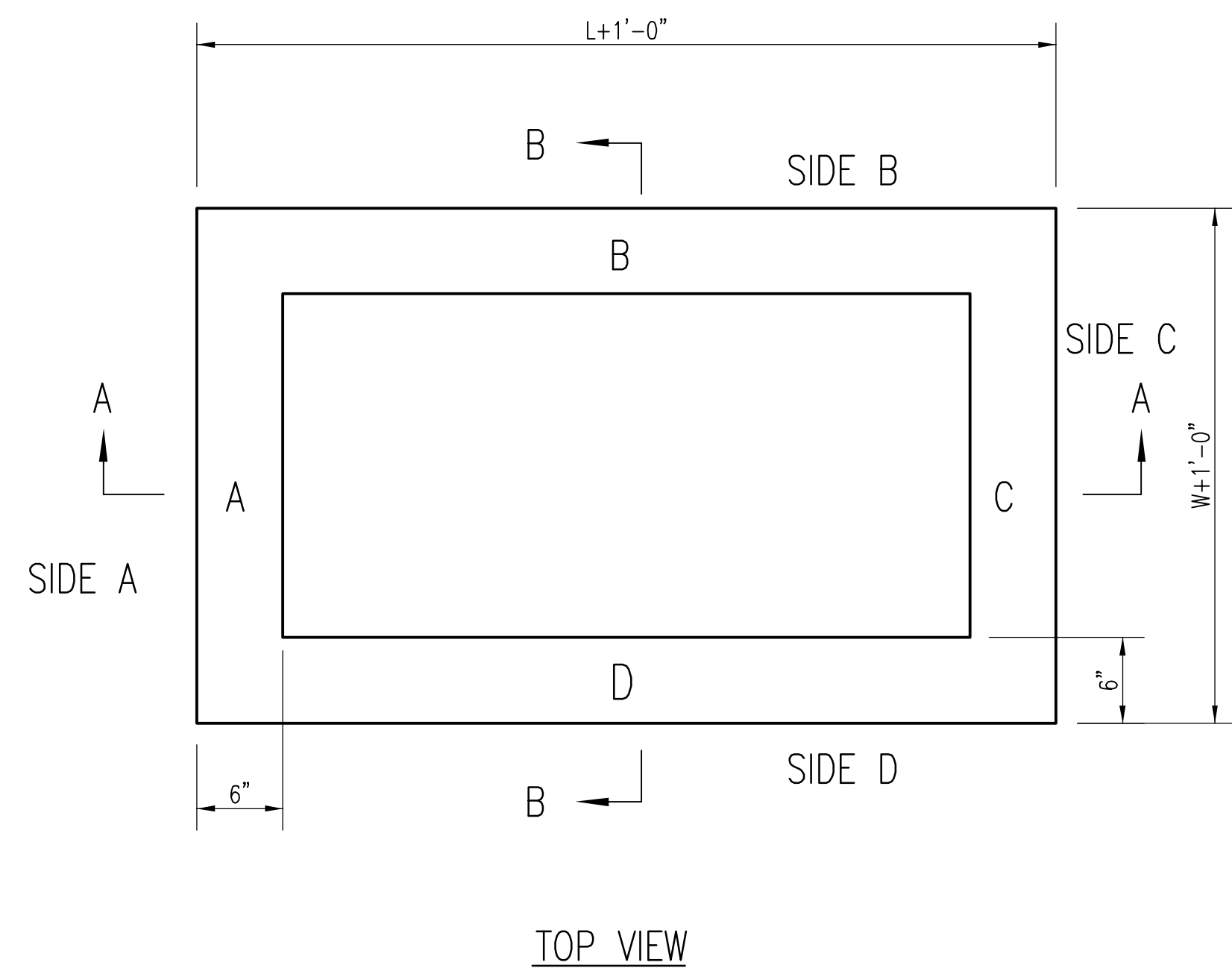
Sta. 0+00.0, Line 3 =
Sta. 0+28.7, Line 1 =
Sta. 0+00.0, Line 2,
Extend 15" RCP Southeasterly.

CAUTION!
Proposed 4" Water Line
Crossing. Depth Estimated.

Sta. 2+24.7, Line 3.
Construct 3'X5' "Type 1"
Curb Inlet.
Top = 1271.80
N= 1,656,448.34, E=1,653,318.84



Baughman		Storm Water Sewer To Serve 1-135-Turnpike Business Park Lots 4 & 5, Block 2	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE			
PROJECT NUMBER 0136 PPD (607861)	DESIGN LU	DRAWN LU	DATE 11/2012
REVISIONS:	APPROVED psb	SCALE Noted	SHEET 3 OF 8
Holiday Inn Express, 12-10-E825-Engineering.PPD		12-10-E825	



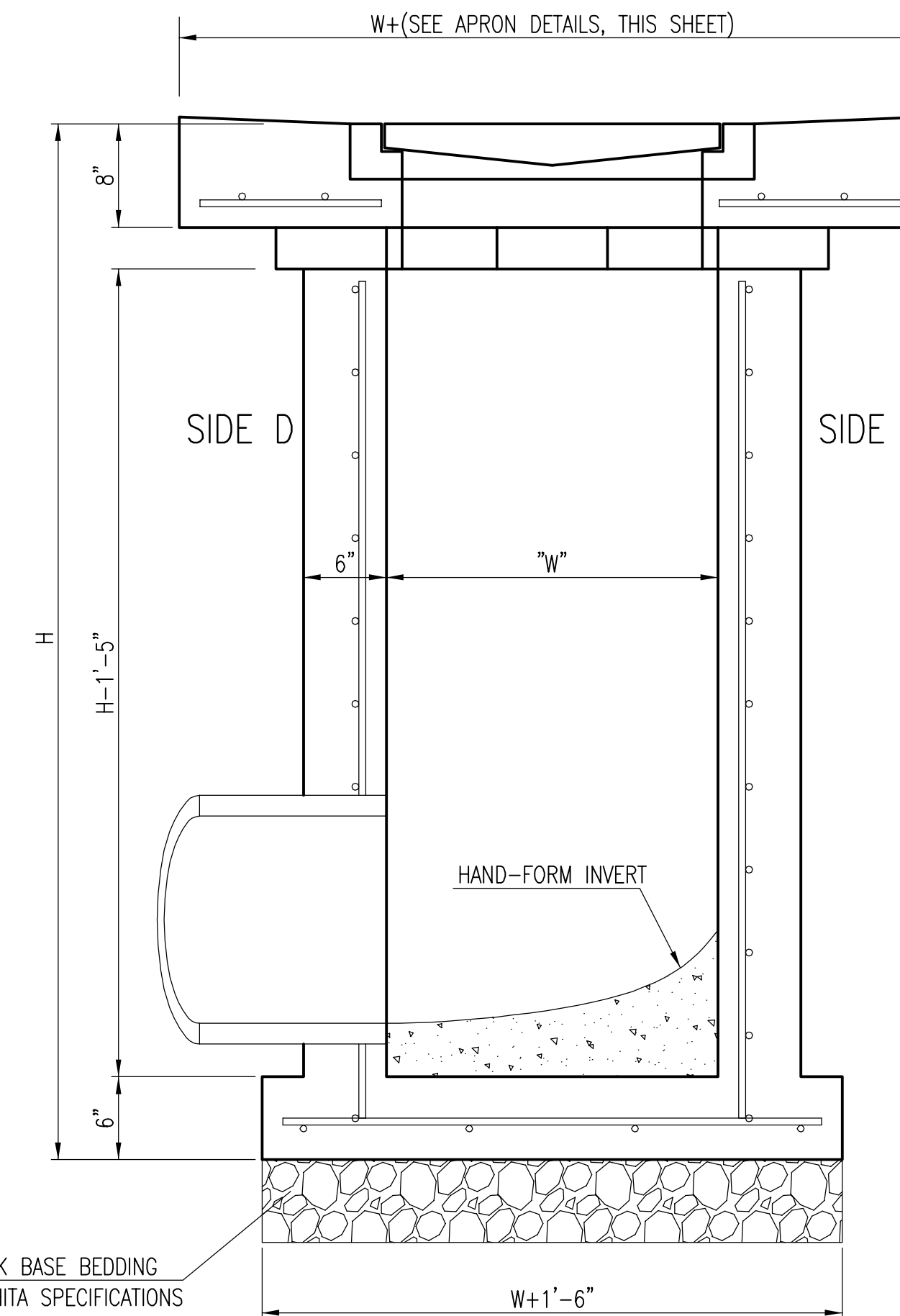
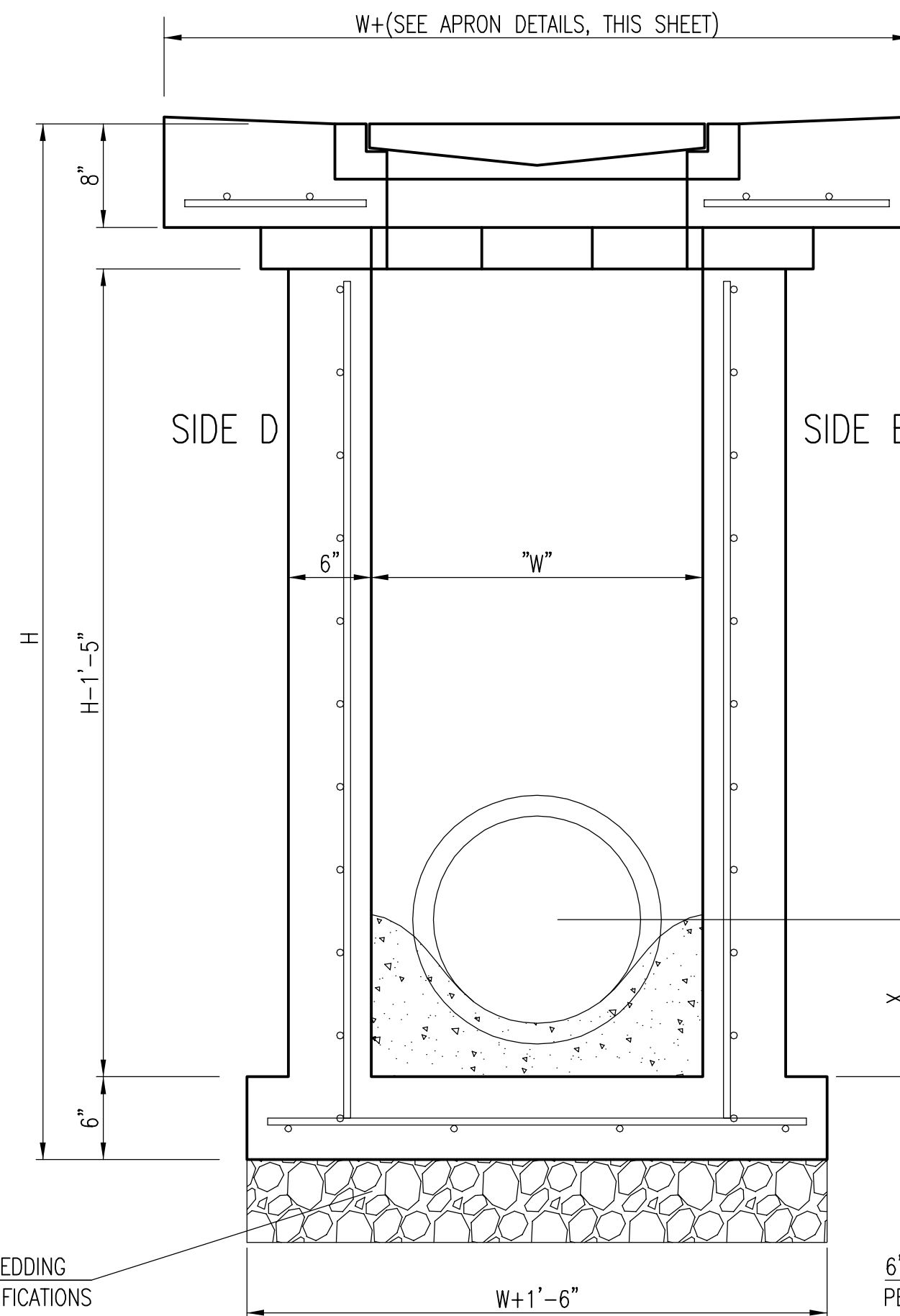
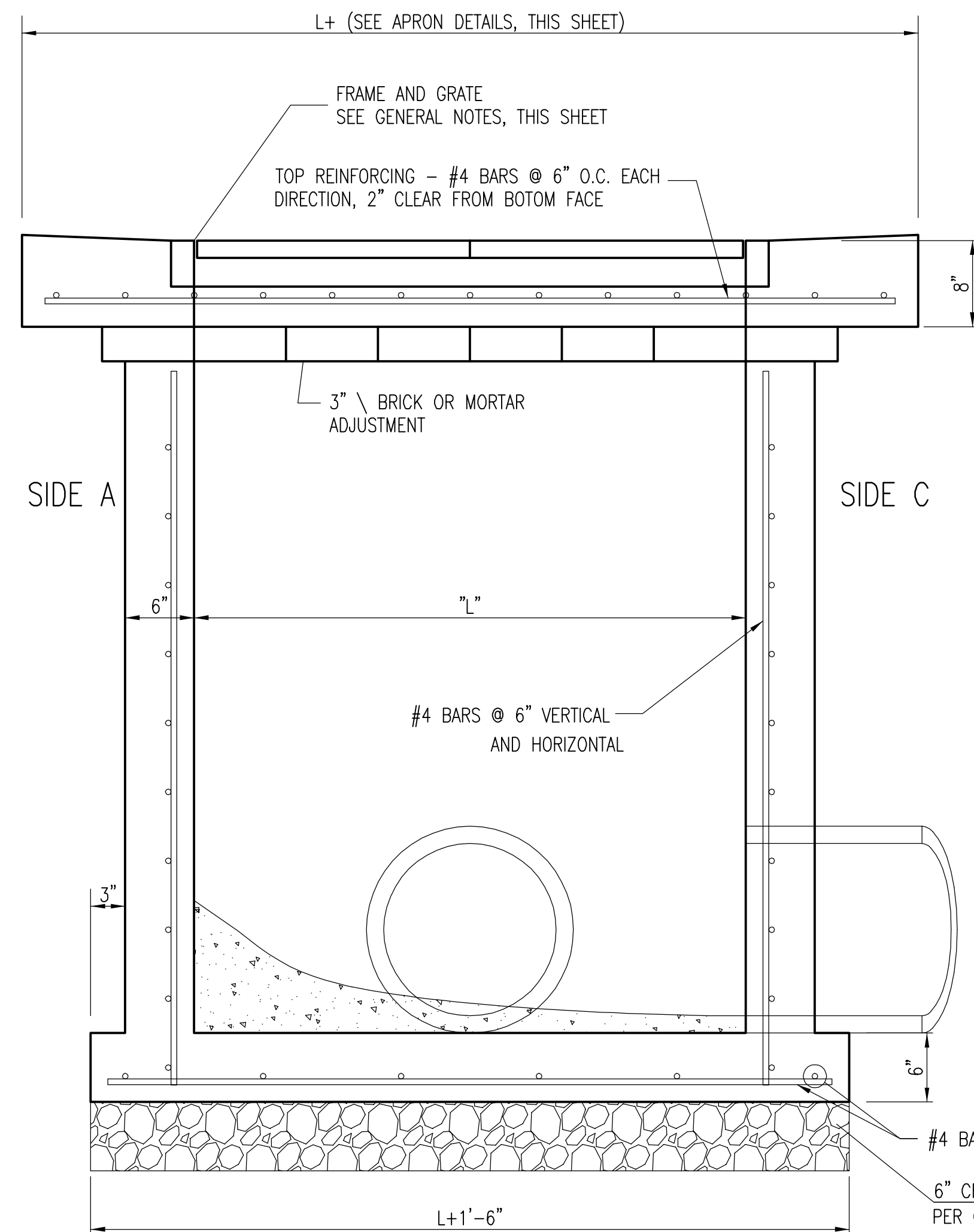
* APRON TO EXTEND ON ALL 4 SIDES OF INLET.
DESIGNER TO DESIGNATE APRON SIZE.

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

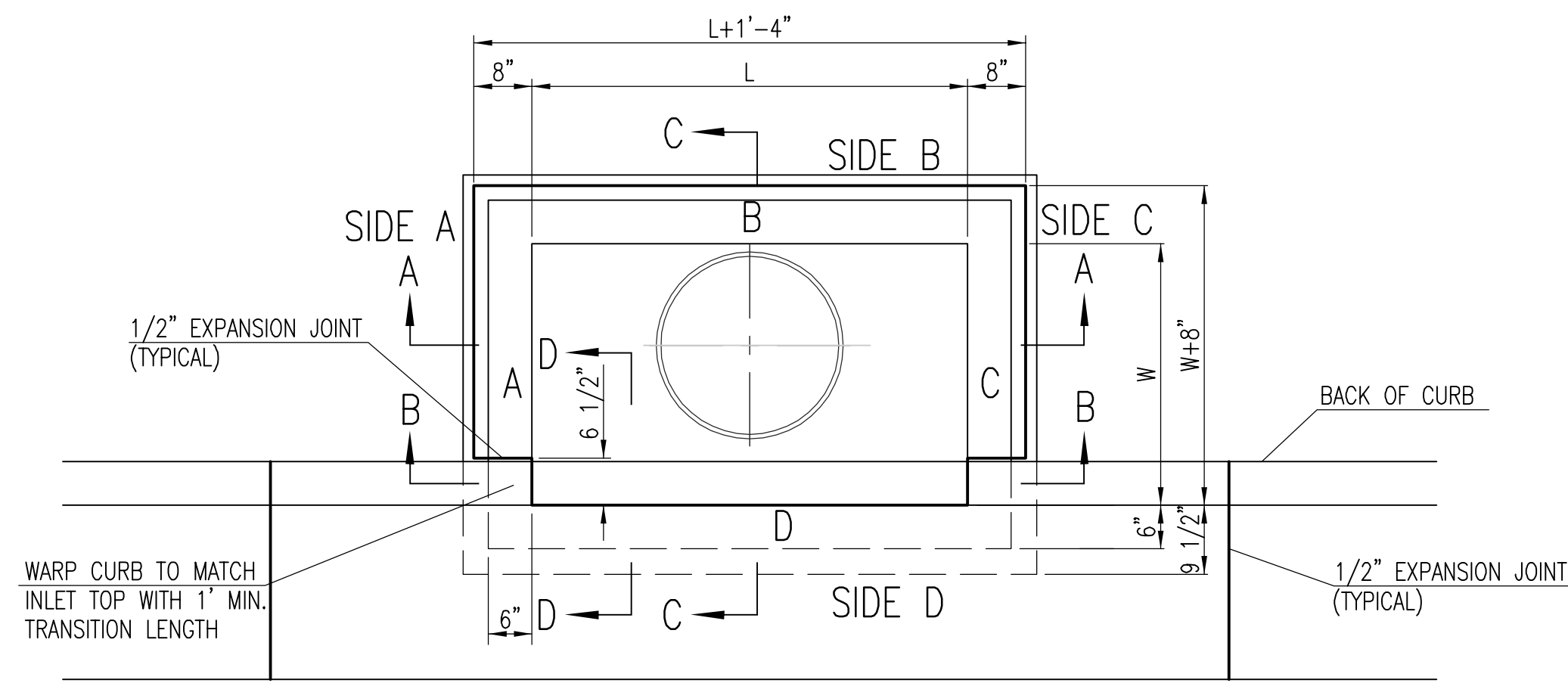
1. GRATE FRAME TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK. CONCRETE USED FOR INLET CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
2. INLET INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE 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.



REVISED 05/10/2011 - GJ



SINGLE/DOUBLE DROP INLET		
CITY ENGINEER Gary Janzen, P.E. City Engineer		
PROJECT NUMBER 0136PPD	OCA NUMBER	DATE 10/2012
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		DESIGN Staff DRAWN Staff SHEET 4 of 8



TOP VIEW

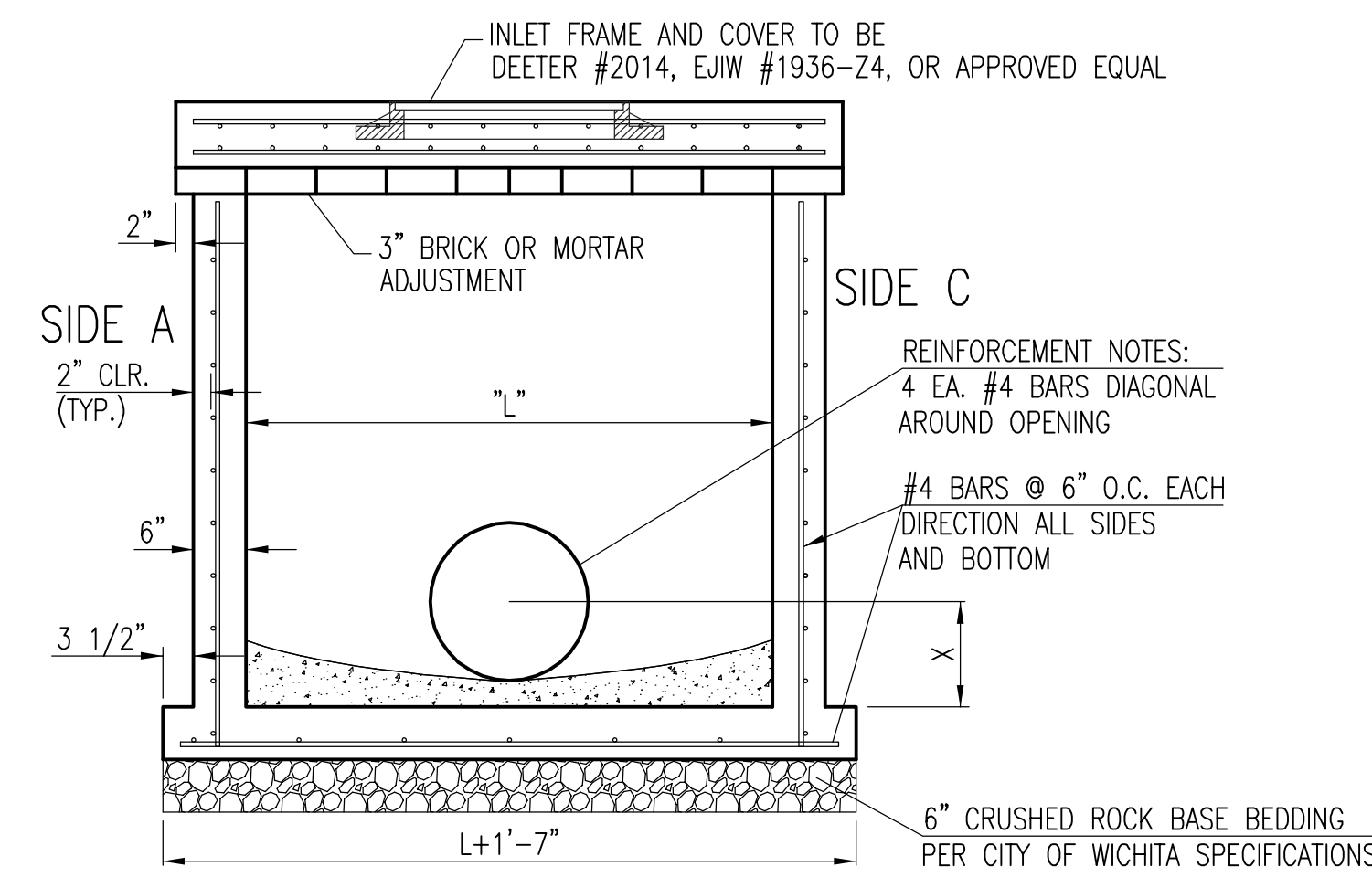
BAR SCHEDULE		
INLET OPENING	B1 BARS	SPACING
5'-0"	#4	4"
10'-0"	#6	3.5"

PRECAST CURB INLET WIDTHS				
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"

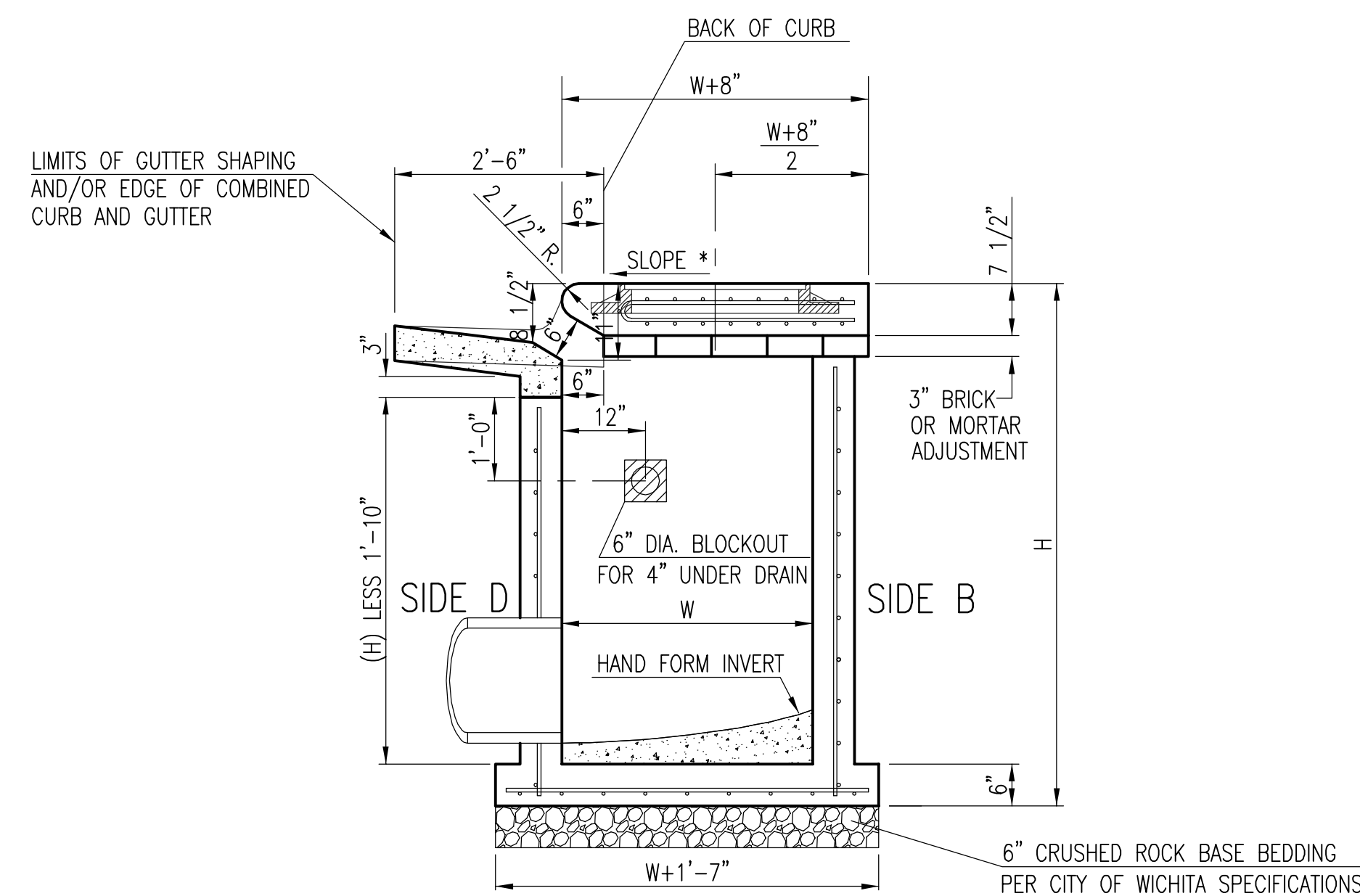
** FOR PIPES PERPENDICULAR TO INLET WALL

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 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.

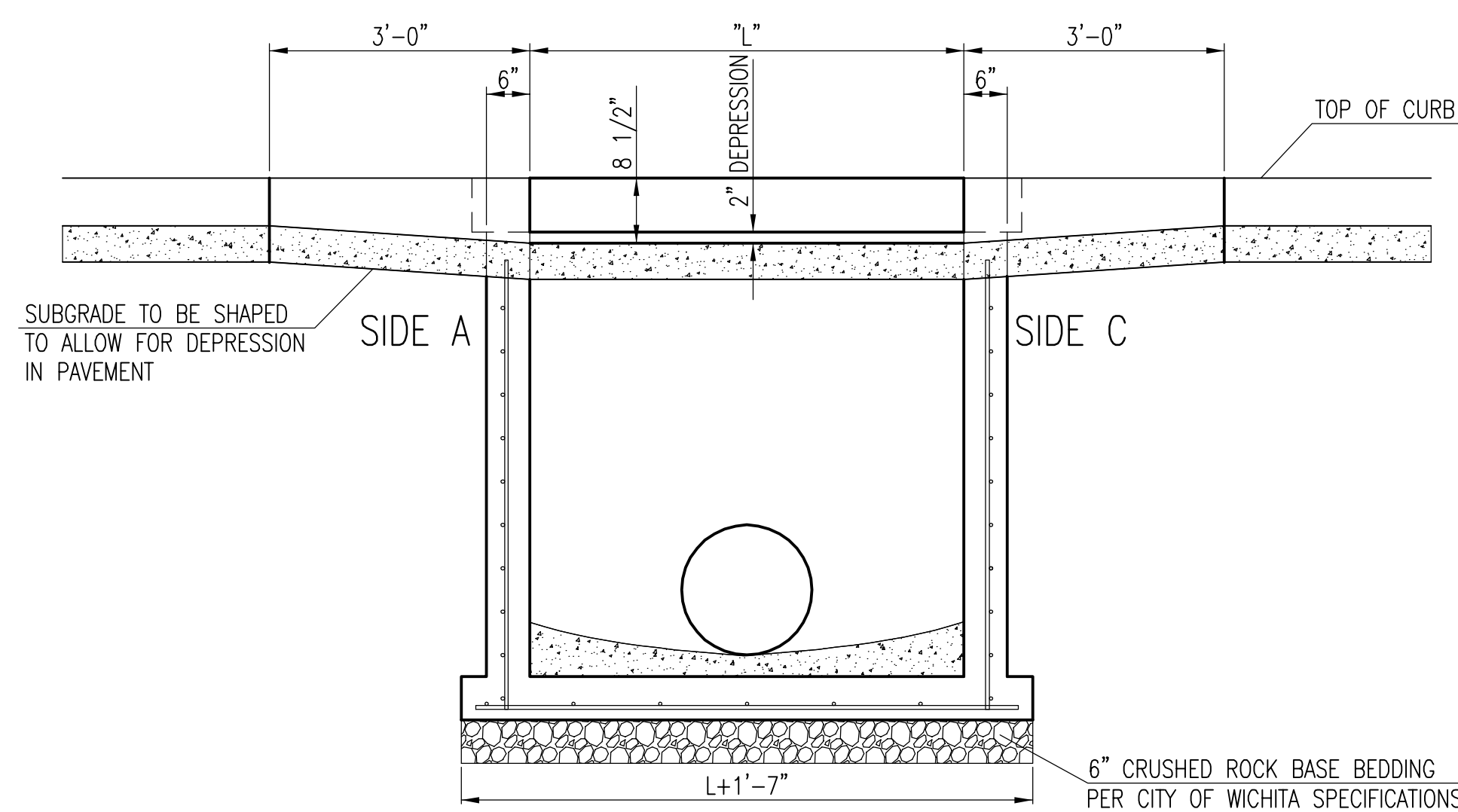
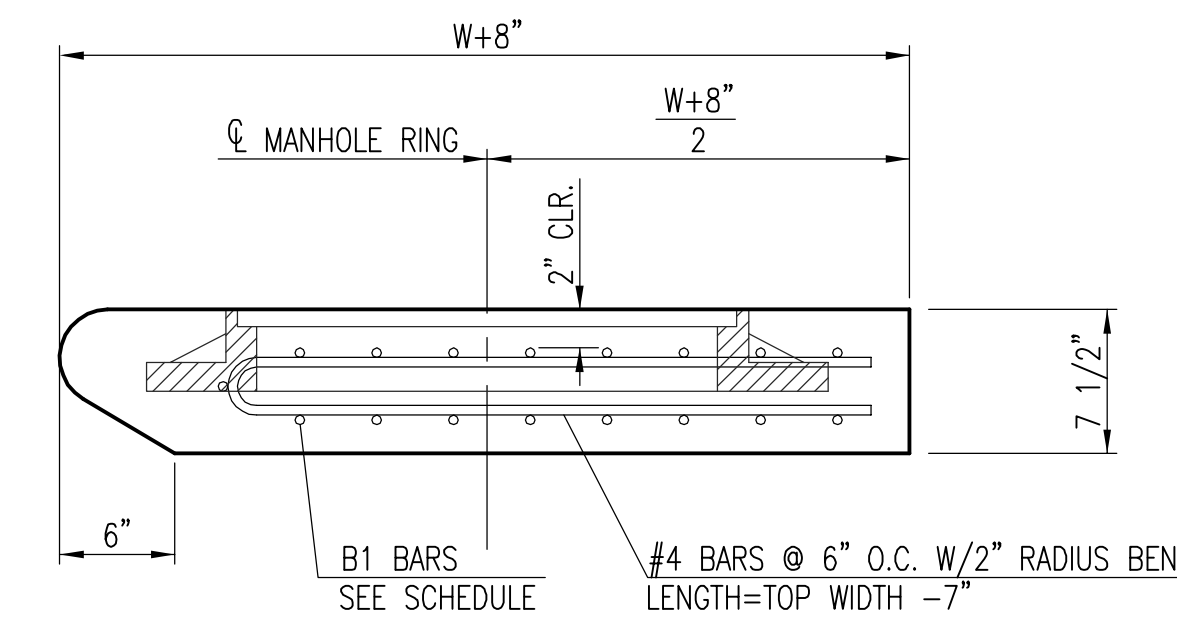


SECTION "A-A"

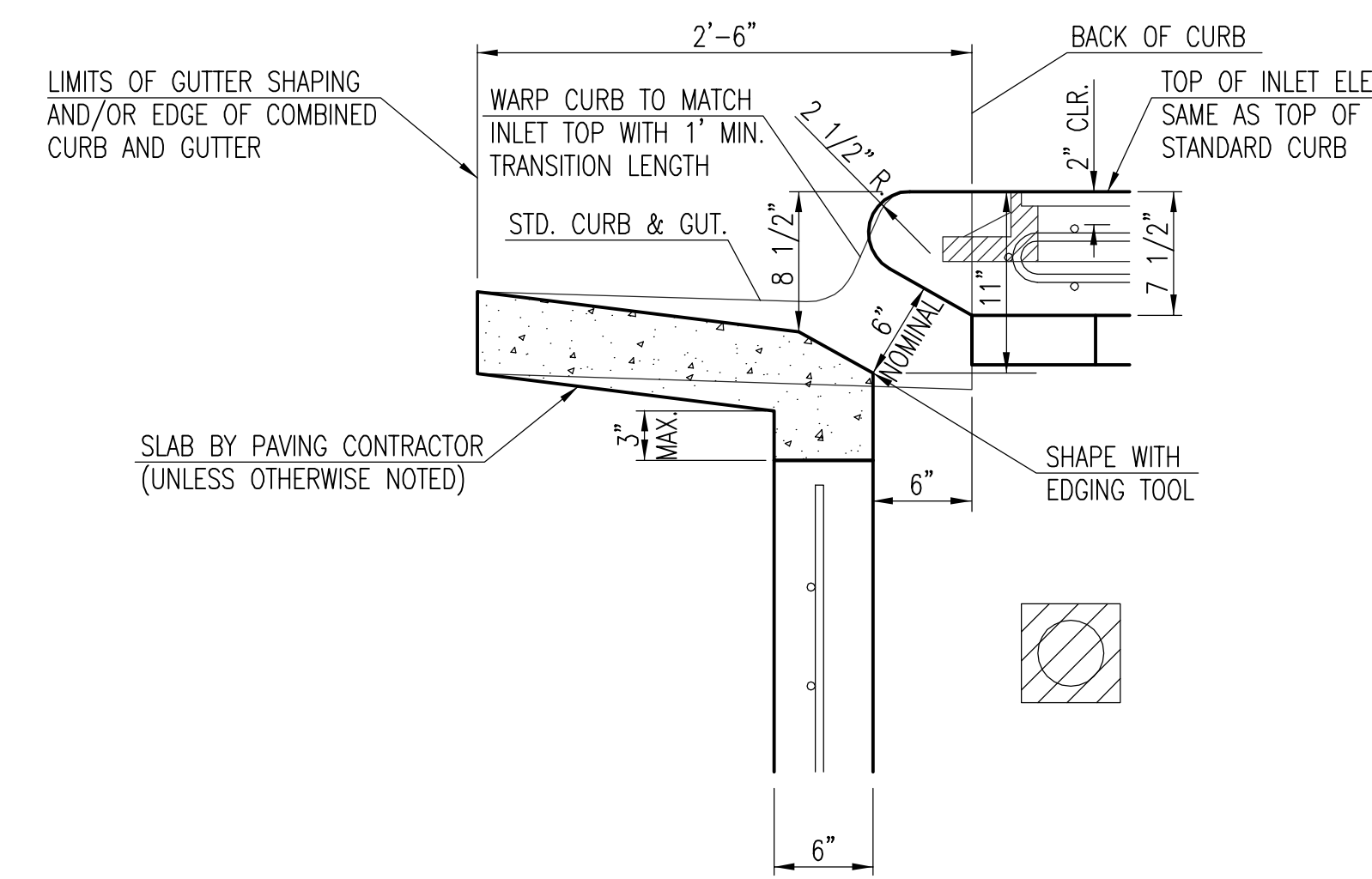


SECTION "C-C"

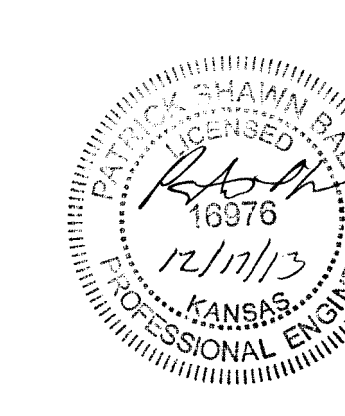
NOTES:
 * SLOPE OF INLET TOP TO MATCH SIDEWALK OR PARKING SLOPES WITHIN LIMITS INDICATED.



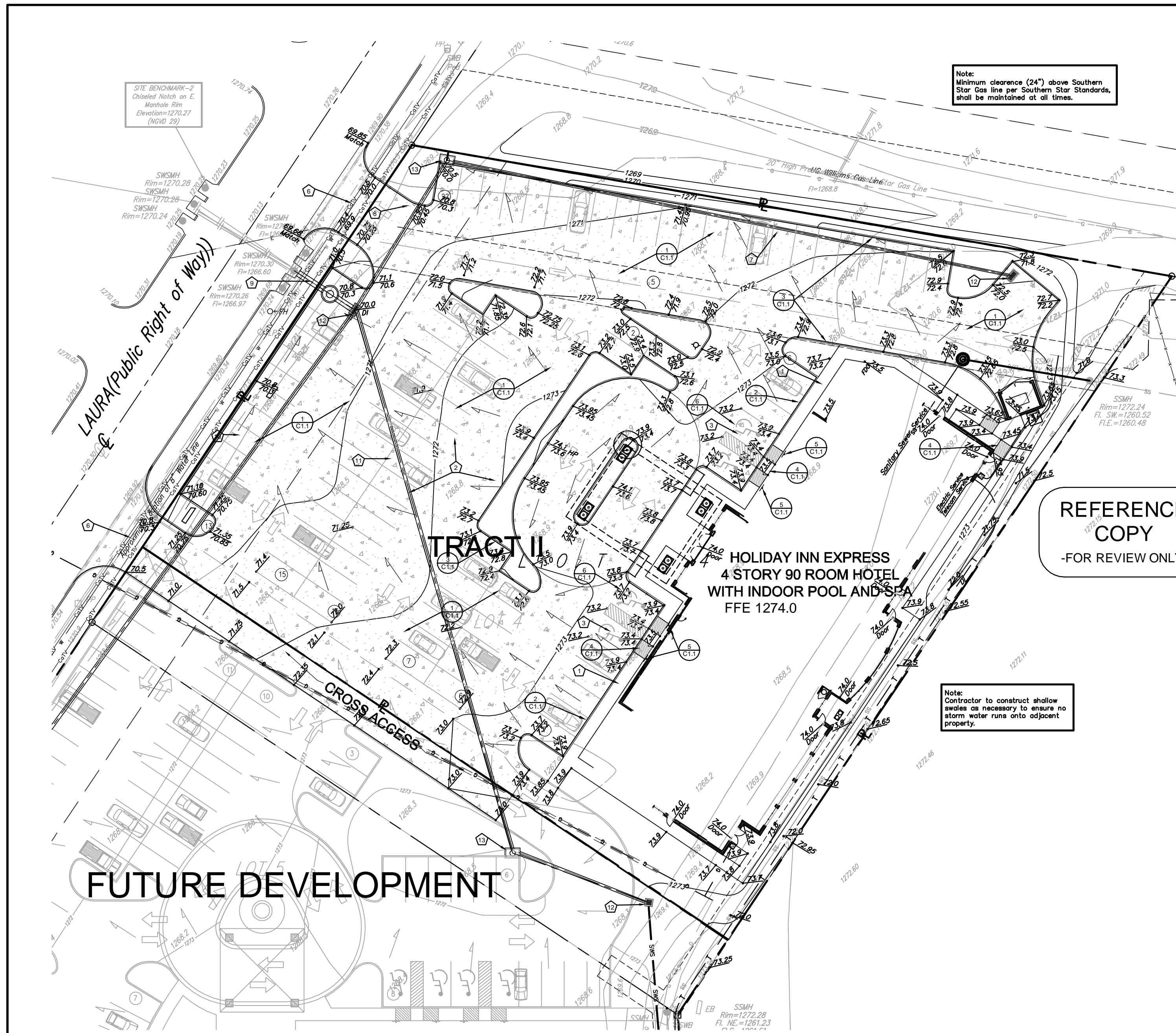
SECTION "B-B"



SECTION "D-D"

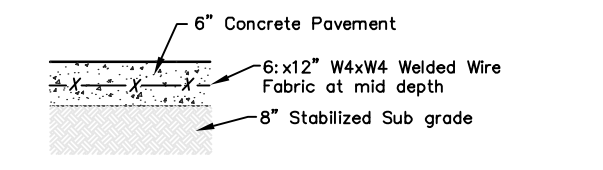


STANDARD TYPE 1 CURB INLET 5'-0" OR 10'-0" OPENING			
CITY ENGINEER Gary Janzen, P.E. City Engineer			
PROJECT NUMBER 0136PPD	OCA NUMBER	DATE 10/2012	
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		DESIGN Staff	DRAWN Staff
			SHEET 5 of 8

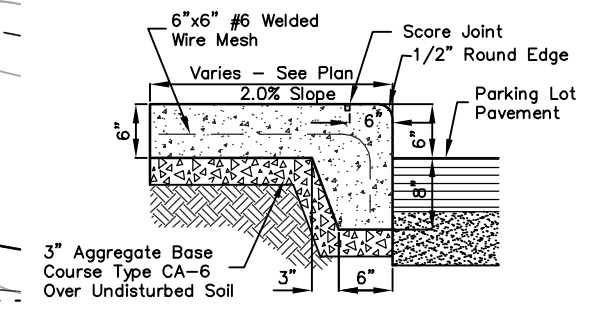


Note:
Minimum clearance (24") above Southern Star Gas line per Southern Star Standards, shall be maintained at all times.

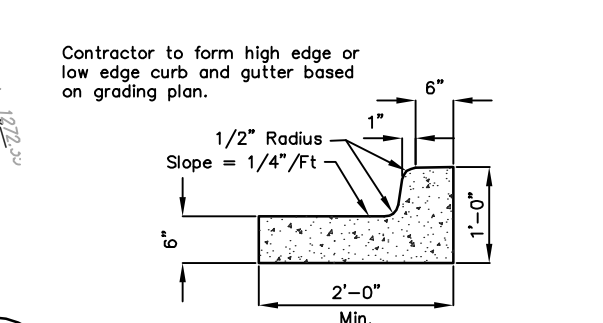
Note:
Contractor to construct shallow grades as necessary to ensure no storm water runs onto adjacent property.



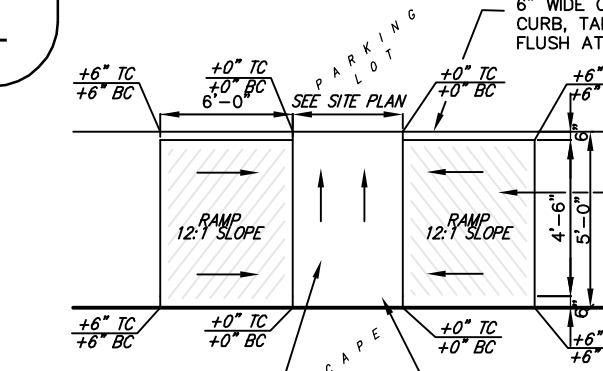
1 6" CONCRETE PAVEMENT
NOT TO SCALE



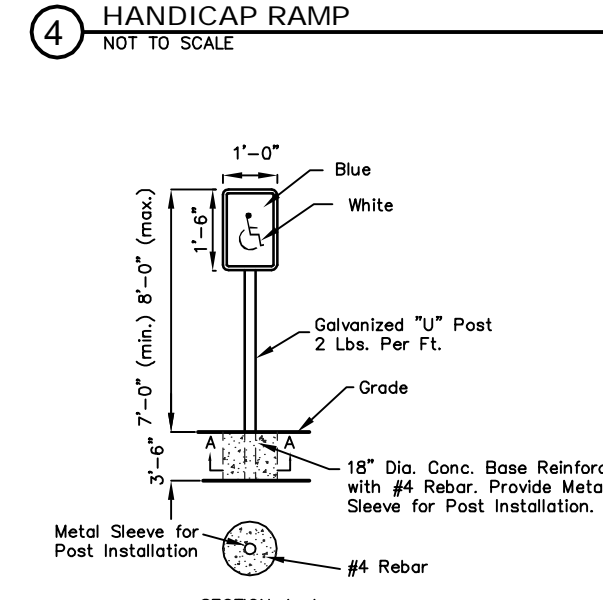
2 CURB-WALK SECTION
NOT TO SCALE



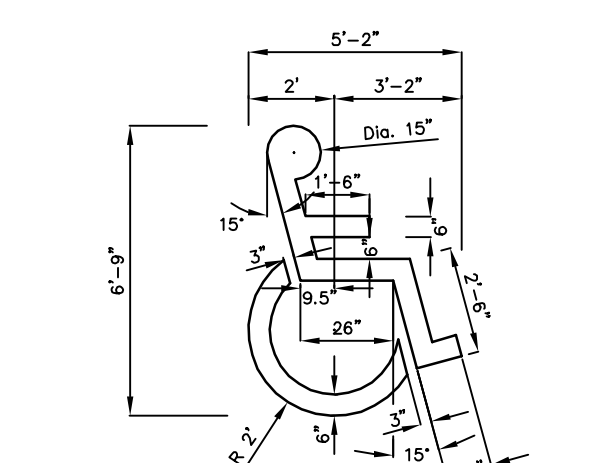
3 MONOLITHIC CURB SECTION
NOT TO SCALE



4 HANDICAP RAMP
NOT TO SCALE



5 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



6 HANDICAP PAV. MARKING DETAIL
NOT TO SCALE

REFERENCE COPY
-FOR REVIEW ONLY-

REFERENCE COPY
-FOR REVIEW ONLY-

BENCHMARK

Chisled notch on the East side of the North manhole rim on the West side of Laura.
Elev. = 1270.27 NGVD 29

LEGAL DESCRIPTION

Lot 4 except the South 35.98' of Lot 4, Block 2, 1-135 Turnpike Business Park, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

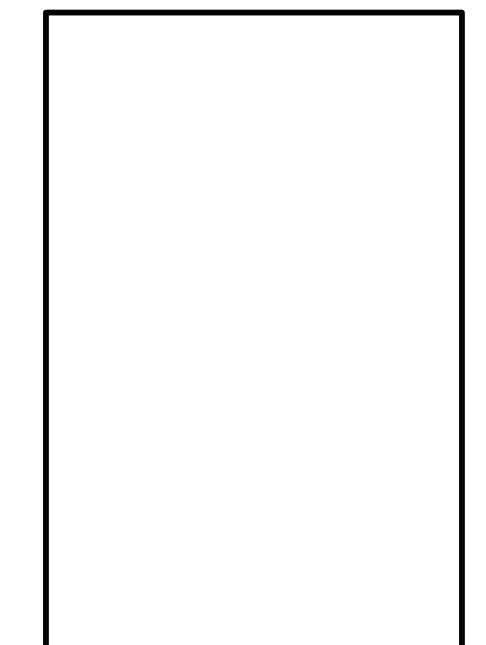
Total Area: 371,297 sq. ft. (8.16 acres)
Impervious Area: 859,334 sq. ft. (21.3 acres)
Building Area: 13,860 sq. ft. (First Floor Only)
Parking Required: 92 spaces
Parking Provided: 95 Spaces, including 4 Accessible Stalls

GRADING NOTES

- Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
 Kansas Gas Service (Gas).....1-888-482-4950
 Aquila Energy (Gas).....1-800-303-0357
 Water Energy (Electric).....303-9650
 Cox Communications (Cablevision).....282-4270
 AT&T (Phone).....282-2726
 City of Wichita Water Dept. (Water).....282-4563
 City of Wichita Sewer Maint.(San. Sewer).....288-4024
 City of Wichita Storm Sewer Maint. (Storm Sewer).....282-6000
 City of Wich Traffic Maint.(Trat. Control).....288-4034
 Conoco Pipeline Co. (Petroleum).....1-800-231-2551
 Williams Pipeline Co. (Petroleum).....1-800-766-6500
 Phillips Pipeline Co. (Petroleum).....1-800-324-9698
 or 1-800-766-8230
- 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 which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Signage and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in accordance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project." The storm sewer system shall be designed separately and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.

KEYED NOTES

- Cross-Slopes on sidewalks shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walk.
- Paved lot to be constructed with 6" reinforced concrete as shown. Sub grade to be compacted to 98% Standard Proctor Density and treated with either 4 to 6 percent lime, 14 to 16 percent class "C" fly ash, or 6" crushed rock with Tensar.
- ADA parking stalls shall not exceed a slope of 2% in any direction.
- Transition from typ. 6" curb to flush with pavement in 10' as shown.
- Construct typ. curb at edge of joint access drive.
- Construct 6" reinforced concrete entry per city standards.
- 12" RCP. Refer to Private Project Plans produced by Baughman Company, P.A.
- 15" RCP. Refer to Private Project Plans produced by Baughman Company, P.A.
- 19"x30" HERCP. Refer to Private Project Plans produced by Baughman Company, P.A.
- 15" RCP. Refer to Private Project Plans produced by Baughman Company, P.A.
- 15" RCP. Refer to Private Project Plans produced by Baughman Company, P.A.
- 15" RCP. Refer to Private Project Plans produced by Baughman Company, P.A.
- Area drop inlet. Refer to Private Project Plans produced by Baughman Company, P.A.
- Curb inlet. Refer to Private Project Plans produced by Baughman Company, P.A.
- Water Quality Unit. Refer to Private Project Plans produced by Baughman Company, P.A.



Holiday Inn EXPRESS
HOTEL AND SUITES
4 STORY
90 ROOMS W/ INDOOR POOL
WICHITA, KANSAS

Preliminary Plan
FOR REVIEW ONLY
February 27, 2008

SHEET TITLE
SITE GRADING PLAN
C1.1
SHEET NUMBER

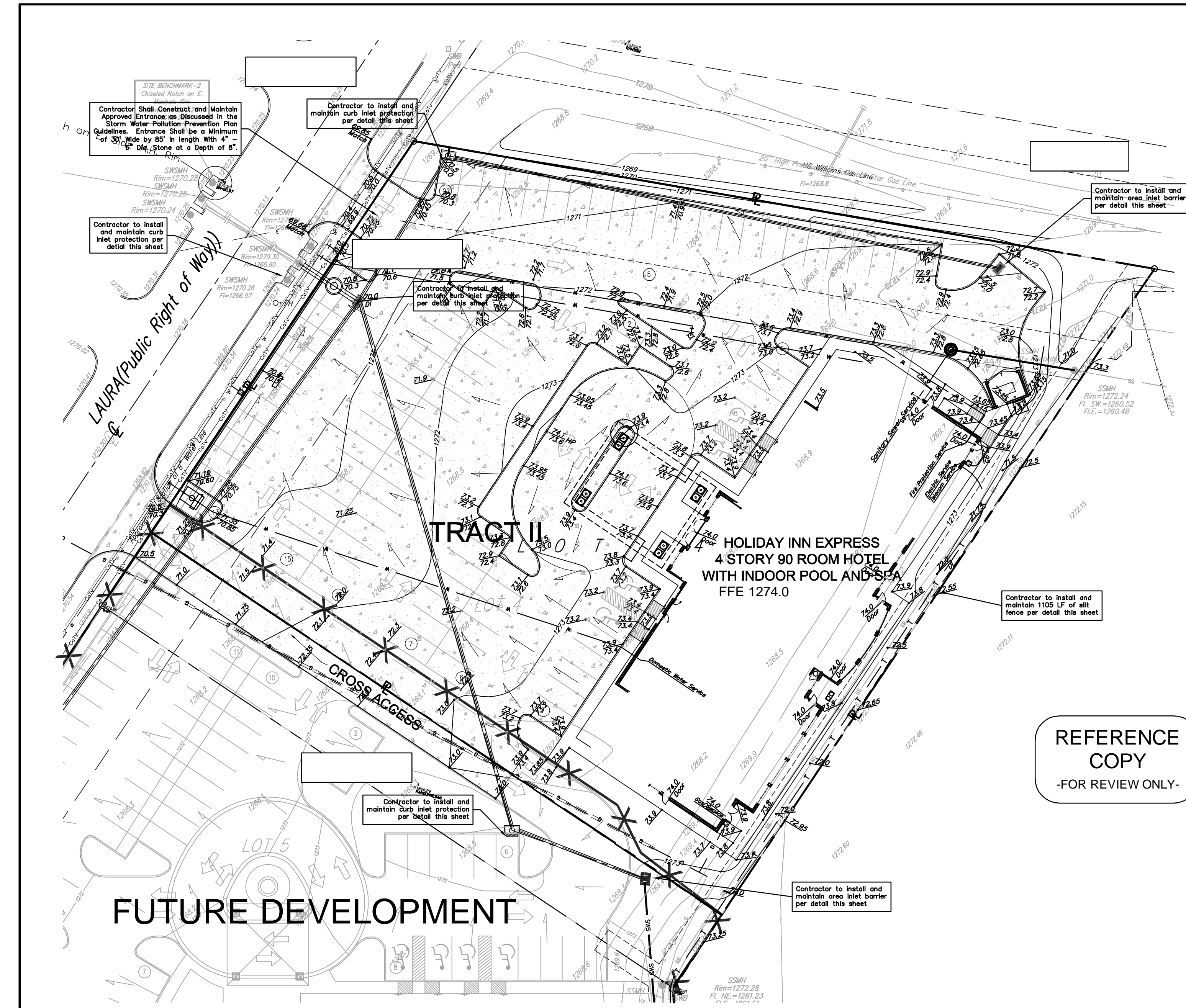
Baughman REFERENCE ONLY GRADING PLAN
Baughman Company, P.A. 135 6th St. Wichita, KS 67211 P:316.262.3271 F:316.262.0189
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER	DESIGN NUMBER	DRAWN
	psb	psb
REVISIONS:	APPROVED	DATE
		11/12
	SCALE	
	SHEET	6 OF 8

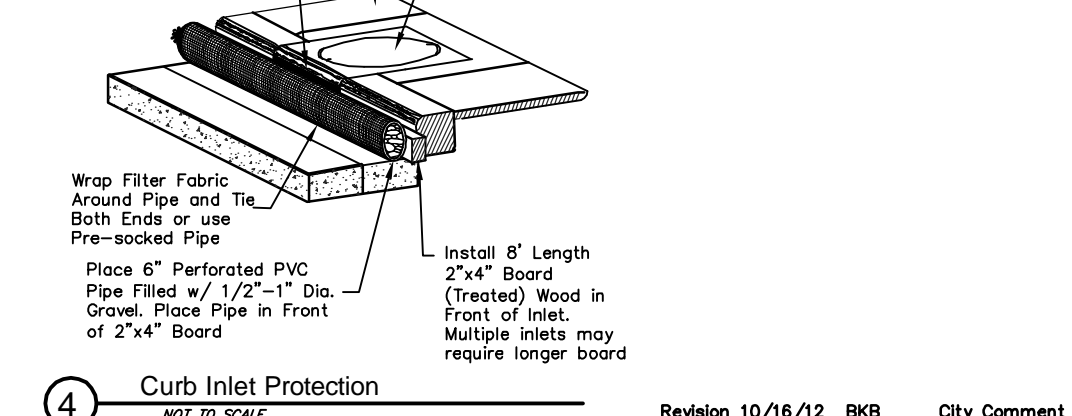
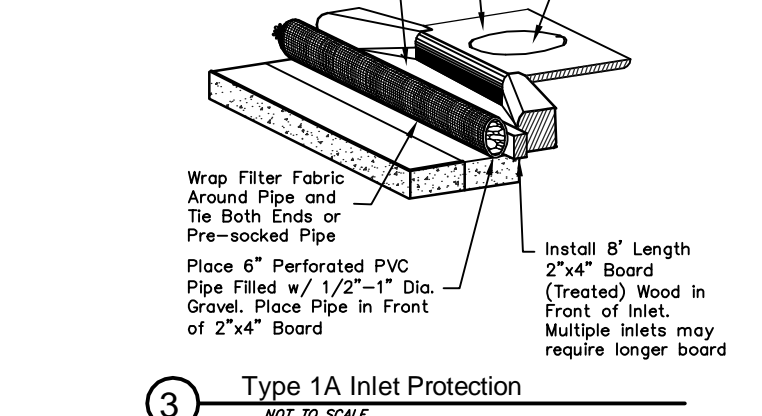
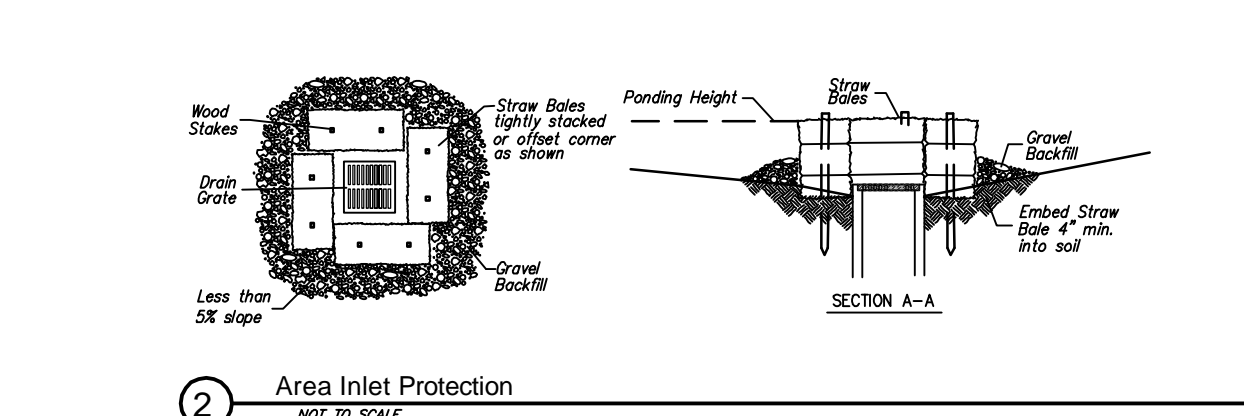
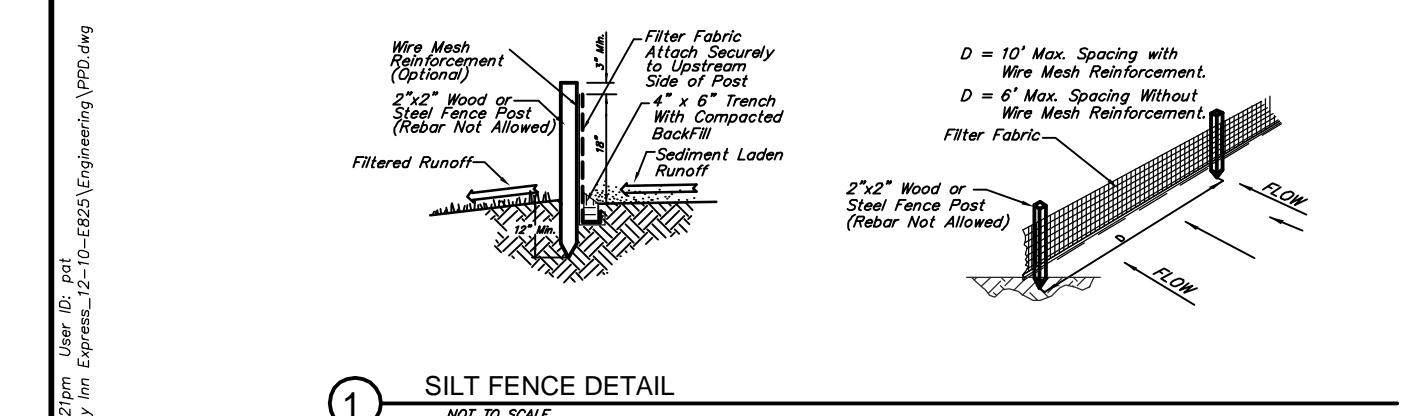
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Revision 10/16/12 BKB City Comment

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Erosion Control Plan
Scale 1" = 20' 0"



1 SILT FENCE DETAIL NOT TO SCALE
2 Area Inlet Protection NOT TO SCALE
3 Type 1A Inlet Protection NOT TO SCALE
4 Curb Inlet Protection NOT TO SCALE
Revision 10/16/12 BRB City Comment

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BENCHMARK

Chisled notch on the East side of the North manhole rim on the West side of Laura.
Elev. = 1270.27 NGVD 29

LEGAL DESCRIPTION

Lot 4 except the South 35.98' of Lot 4, Block 2, I-135 Turnpike Business Park, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

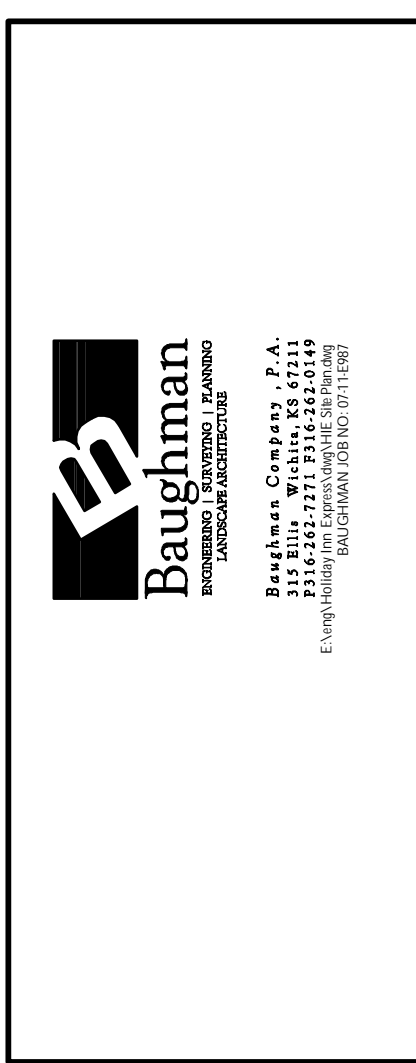
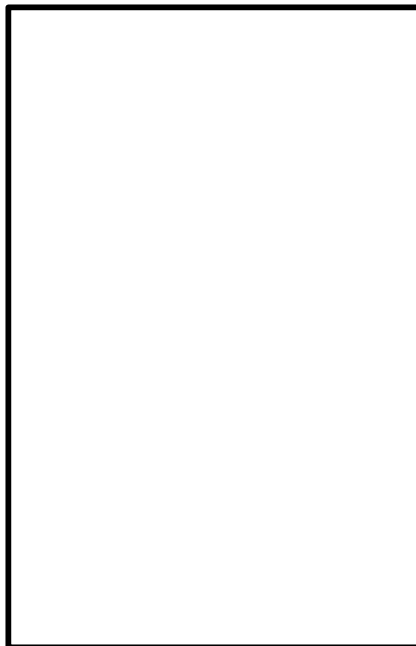
Total Area: 479,297 sq. ft. (41.6 acres)
Impervious Area: 452,798 sq. ft. (41.2 acres)
Building Area: 13,828 sq. ft. (First Floor Only)
Parking Required: 92 spaces
Parking Provided: 95 Spaces, including 4 Accessible Stalls

EROSION CONTROL NOTES:

- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (See #11).
- All exposed areas shall be seeded as specified within 14 days of final GRADING or if construction should stop for longer than 14 days.
- The site shall be seeded as specified. Initial stabilization activities must be completed within 21 days.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received from the governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- All disturbed areas beyond impervious surfaces to be seeded with Kansas Premium Fescue Seed unless otherwise specified by the landscape plan.
- This SWPP Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any use on site.
- An NPDES Permit Application has been submitted for this property. A copy of this application must be kept at the job site for the duration of the construction process. See Baughman Company, P.A. for a copy of submitted NPDES permit.

EROSION CONTROL LEGEND

- Silt Fence
- Curb Inlet Sediment Barrier
- Area Inlet Sediment Barrier
- Area Inlet Sediment Barrier



SHEET TITLE
SITE EROSION CONTROL PLAN
C1.2
SHEET NUMBER

Baughman REFERENCE ONLY EROSION PLAN

Baughman Company, P.A. 315 E. 9th St., Wichita, KS 67201 P: 316.262.7271 F: 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER	DESIGN psb	DRAWN psb
REVISIONS	APPROVED DATE	11/12
	SCALE	
	SHEET	7 OF 8

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