PAVING PLANS & INCIDENTAL DRAINAGE FOR

TALLGRASS COMMERCIAL SECOND

PEPPERTREE & EXECUTIVE: FROM THE EAST LINE OF ROCK ROAD TO THE NORTH LINE OF TWENTY-FIRST STREET NORTH

PROJECT NO. 472-76-245-81344-000-000-001

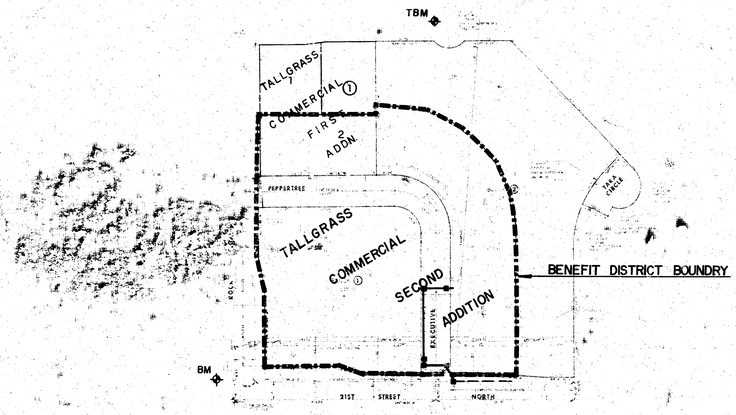
CITY OF WICHITA, KANSAS

MIKE E. LINDEBAK, CITY ENGINEER

MAY, 1984

GENERAL NOTES

1. Trees to be removed are indicated on plans; however, any tree which can be saved, as determined by the field engineer, shall not be removed.
2. Contractor shall be responsible for preserving property irons. The Contractor shall be required to re-establish any property irons which are damaged or destroyed by this construction operation. Such irons shall be re-established by a licensed land surveyor or a licensed professional engineer in accordance with state laws.
3. Wider gutter section of combined curb and gutter at intersections will not be paid for directly and this cost shall be considered as subsidiary to other pay items of work.
4. Contractor to bid only one subgrade treatment alternate. Alternate chosen by successful bidder shall be used for construction on this project.
5. The tops of inlets and manholes as noted on the plans may vary so as to meet proposed top of curb elevations or pavement elevations. The Field Engineer shall locate inlets and manholes with reference to proposed paving plans of the pertinent streets.
6. All concrete shall be Standard Paving Mix unless otherwise noted.
7. Contractor shall avoid uncovering existing water lines unless absolutely necessary. Uncovering shall be done only in the presence of a Water Department Engineer.



N

Scale: 1"= 150'

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PAVING DETAILS
3-4	PEPPERTREE & EXECUTIVE: FROM THE EAST LINE OF ROCK ROAD TO THE NORTH LINE OF 21ST STREET NO.
5-7	CROSS SECTIONS
8	LINE I
9	STANDARD INLET DETAILS
10	MANHOLE ADJUSTMENT DETAILS
11	FINAL PLAT

BENCH MARKS

T.B.M. = "□" Cut on N ch. 22nd St. N, 475' E C.L. Rock Road
Elev. = 215.83

KENNETH H. BENGTSON LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

PAVING PLANS & INCIDENTAL DRAINAGE FOR TALLGRASS COMMERCIAL SECOND

Design AMS
Drawn by DLM
Checked by KHB
Date May 1984
Job no.

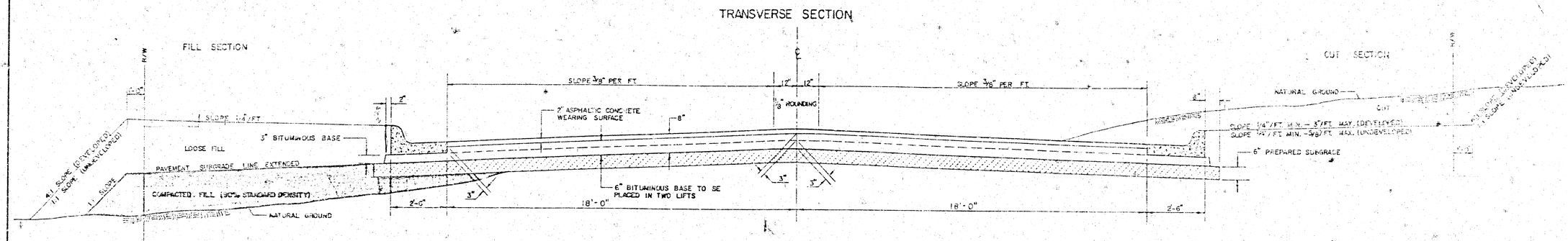
MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206
682-6561

Sheet 1 of 11

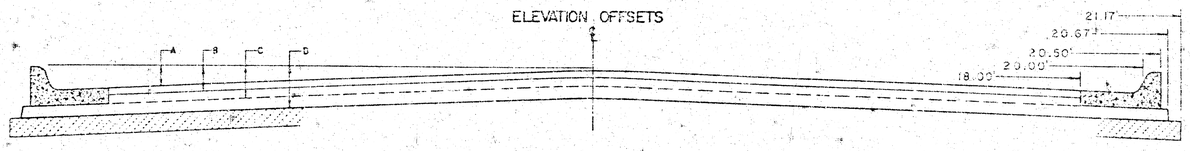
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TYPICAL 41' PAVEMENT DETAILS

TRANSVERSE SECTION

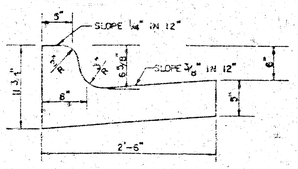


ELEVATION OFFSETS

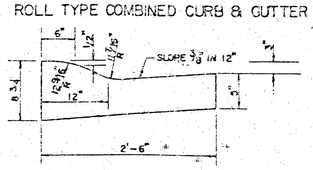


	DISTANCE FROM CENTERLINE (LT. & RT.)														
	0	2	4	6	8	10	12	14	16	18	20	20.5	20.67	21.17
A: TOP OF CURBS TO TOP OF SURFACE LIFT	-.05	-.01	.05	.11	.18	.24	.30	.36	.43	.49	—	—	—	—
B: TOP OF CURBS TO TOP OF UPPER BASE LIFT	.11	.16	.22	.28	.34	.40	.47	.53	.59	.65	—	—	—	—
C: TOP OF CURBS TO TOP OF LOWER BASE LIFT	.36	.41	.47	.53	.59	.65	.72	.78	.84	.90	.97	.98	.99	—
D: TOP OF CURBS TO TOP OF SUBGRADE	.61	.66	.72	.78	.84	.90	.97	1.03	1.09	1.15	1.22	1.23	1.24	1.25

COMBINED CURB & GUTTER



ROLL TYPE COMBINED CURB & GUTTER



GENERAL NOTES

1) THE ASPHALTIC CONCRETE PAVEMENT BETWEEN THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 8" ASPHALTIC CONCRETE (6" BITUMINOUS BASE).

2) THE BITUMINOUS BASE UNDER AND BEHIND THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 3" BITUMINOUS BASE.

3) A TACK COAT OF EMULSIFIED ASPHALT (SC-1H OR CSS-1H) SHALL BE APPLIED AT AN APPROXIMATE RATE OF 0.05 GALLONS PER SQUARE YARD BETWEEN EACH LIFT OF ASPHALTIC MATERIAL.

4) BITUMINOUS BASE AND ASPHALTIC CONCRETE WEARING SURFACE SHALL BE PLACED WITH A SPREADING MACHINE HAVING AUTOMATIC CONTROLS FOR LINE AND GRADE.

5) CONSTRUCTION JOINTS IN EACH LIFT SHALL BE STAGGERED A MINIMUM DISTANCE OF ONE (1) FOOT FROM JOINTS IN PRECEDING LIFTS AND PLACED SO THAT A JOINT WILL BE CONSTRUCTED ON THE CENTERLINE OF THE TOP LIFT.

6) CONTRACTOR TO BID ONLY ONE SUBGRADE TREATMENT ALTERNATE WHEN ALTERNATES ARE PROVIDED IN THE PROPOSAL AND CONTRACT. THE ALTERNATE CHOSEN BY THE SUCCESSFUL BIDDER SHALL BE USED IN CONSTRUCTING THIS PROJECT.

TRANSVERSE CONSTRUCTION JOINTS

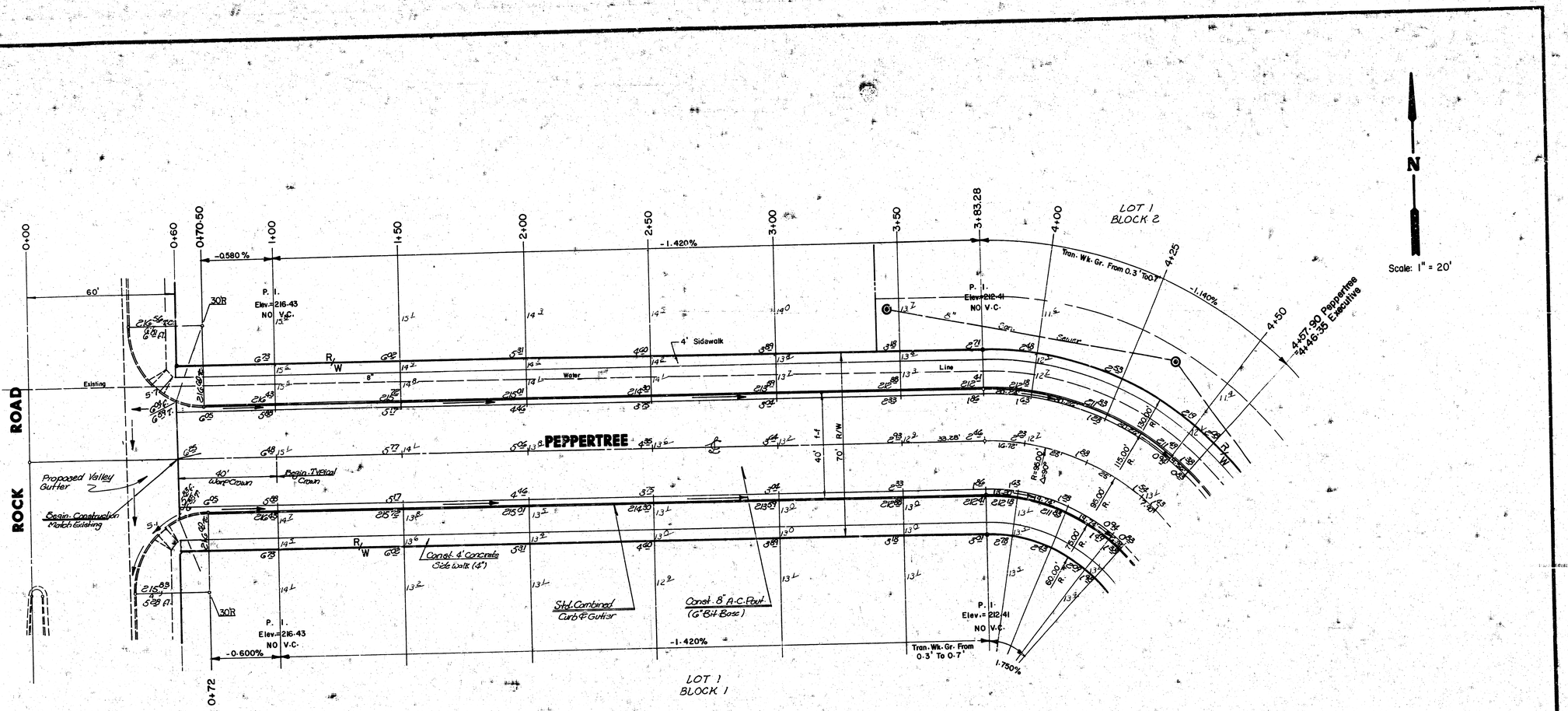


TRANSVERSE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN FLEXIBLE BASE PAVEMENTS AT LOCATIONS WHERE PAVEMENT JOINS EXISTING FLEXIBLE BASE PAVEMENT AS SHOWN BY THE DETAIL. ALL COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE TRANSVERSE JOINT SHALL BE INCLUDED IN THE BID PRICE FOR SQUARE YARDS 8" ASPHALTIC CONCRETE (6" BITUMINOUS BASE).

8 INCH RESIDENTIAL ASPHALTIC CONCRETE PAVEMENT WITH 6 INCH BITUMINOUS BASE
CITY OF WICHITA, KANSAS 2
PROJECT NUMBER
472-76-245-81344-000-000-001

12/11 — 18

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Scale: 1" = 20'

Excavation	Compacted Fill
1611.00 C.Y.	153.00 C.Y.
+ 10% 161.10 C.Y.	15.30 C.Y.
Total 1772.10 C.Y.	168.30 C.Y.

Manipulation 3689.50 S.Y.

Δ= 45° R= 95' T= 39.35' L= 74.62' LC= 72.71'

CURVE DATA BASED ON C.L. RAD, Δ= 22° 30' / 2

STATION	ARC	CHORD 8' OFF LCh	LENGTH 8' OFF RCh	DEFLECTION	TOTAL DEFLECTION
3 + 83.23					0° 00' 00"
4 + 00	16.72	21.62	11.78	5° 02' 29"	5° 02' 29"
4 + 25	25.00	32.27	17.58	7° 32' 19"	12° 34' 48"
4 + 50	25.00	32.27	17.58	7° 32' 19"	20° 07' 07"
4 + 57.90	7.90	10.22	5.57	2° 22' 53"	22° 30' 00"

Defl./ft. = 18.0934 Min.

CITY OF WICHITA

PEPPERTREE

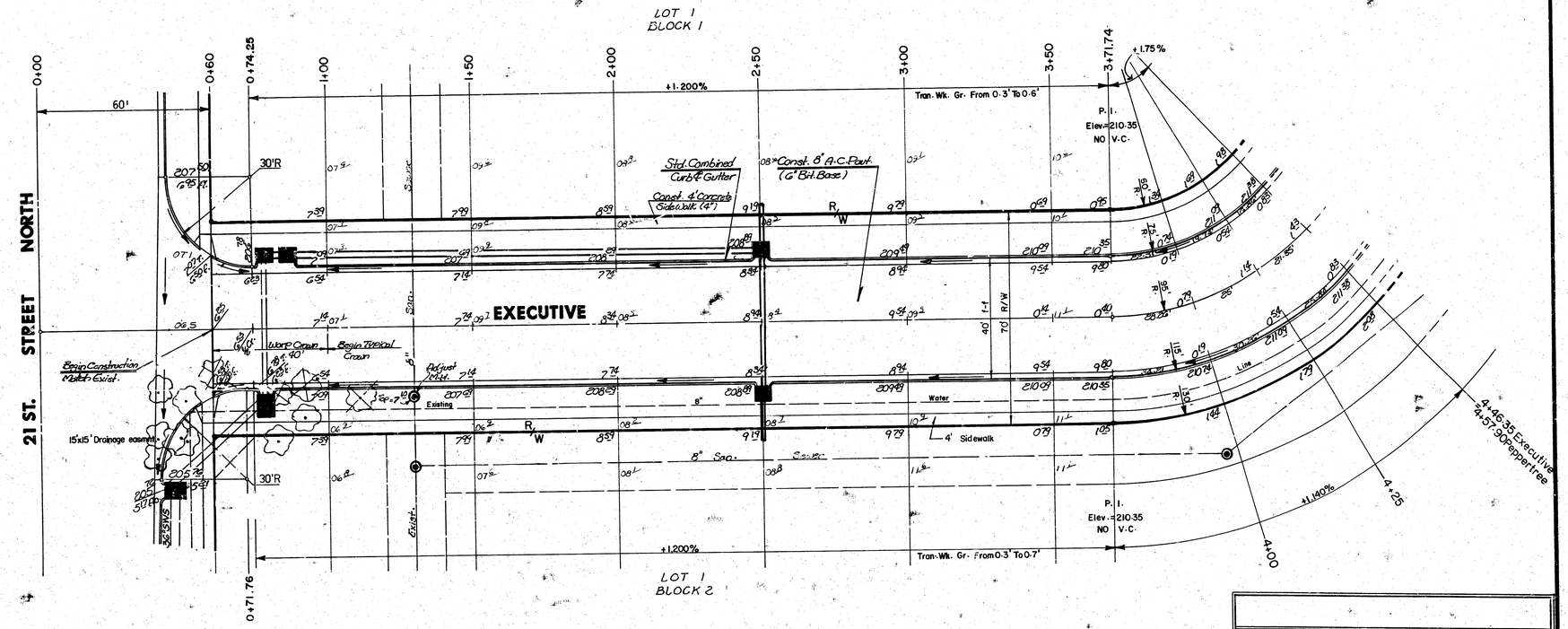
PROJECT NO.
472-76-245-81344-000-000-001

Design
Drawn by
Checked by
Date
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206
682-6561

Sheet 3/11 of 11

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Δ= 45° R= 95' T= 39.35' L= 74.61' LC= 72.71'					
CURVE DATA BASED ON c.l. RAD., Δ/5 22° 30'					
STATION	ARC	CHORD LENGTH 8' Off L.C.	CHORD LENGTH 8' Off R.C.	DEFLECTION	TOTAL DEFLECTION
3 + 71.74					0° 00' 00"
4 + 00	28.26	19.86	36.46	8° 31' 20"	8° 31' 20"
4 + 25	25.00	17.58	32.28	7° 32' 21"	16° 03' 41"
4 + 46.35	21.35	15.03	27.59	6° 26' 19"	22° 30' 00"

Defl./ft. = 18.0934 Min.

CITY OF WICHITA

EXECUTIVE

PROJECT NO.
472-76-245-81344-000-000-001

Design
Drawn by
Checked by
Date
Job no

MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206
682-6561

Sheet 4 of 11

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TALLGRASS COMMERCIAL SECOND STREETS

472-76-245-81344-000-000-00

PEPPERTREE

TOTALS:
EXCAVATION @ 470.0 CY
LOOSE FILL @ 250.0 CY
COMPACTED FILL @ 147.0 CY
MANIPULATION @ 113.0 CY

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TALLGRASS COMMERCIAL-SECOND STREETS

472-76-245-81344-000-000-001

EXECUTIVE

PEPPERTREE

6/11

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TALLGRASS COMMERCIAL SECOND
STREETS
472-76-245-81344-000-000-001

TOTALS:	
EXCAVATION @	1141.0 CY
LOOSE FILL @	31.0 CY
COMPACTED FILL @	0.0 CY
MANIPULATION @	1.0 CY

EXC 189.0 CY
0 CY
0 CY
L.F.
C.F.
46.35'

CUT
L.F. 127.0
C.F. 0 0

4'WK

END PAVEMENT - EXECUTIVE @ 4+46.35
STA 4+57.10 PAVEMENT

CUT

4'WK

EXECUTIVE

EXC 172.0 CY
0 CY
0 CY
L.F.
C.F.
50.00'

CUT
L.F. 93.0
C.F. 0 0

4'WK

CUT

(STA 4+11.74 BEGIN CURVE @ 4% S.E.)

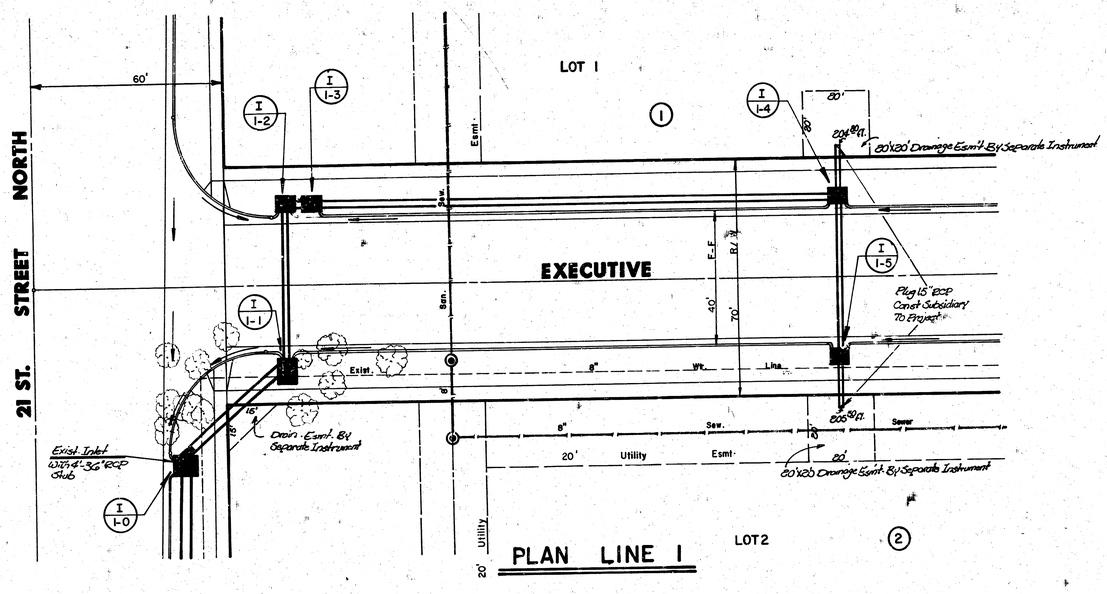
4'WK

4+00

7/11

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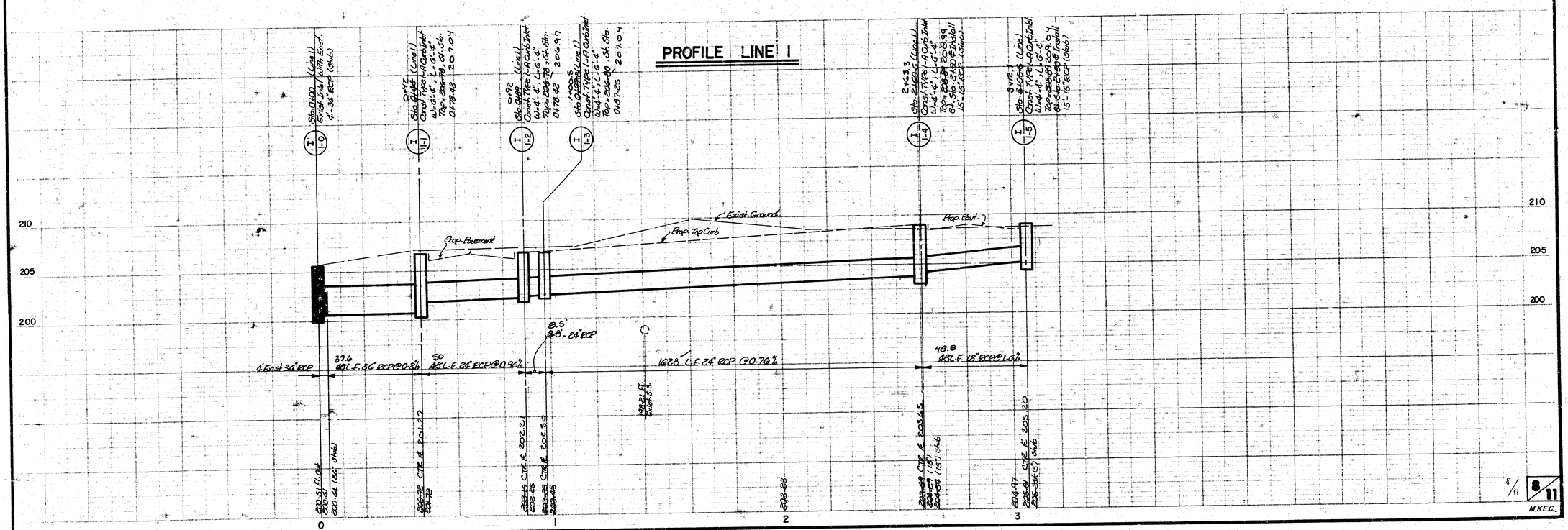
TALLGRASS COMMERCIAL SECOND
INCIDENTAL DRAINAGE
472-76-245-81344-000-000-001



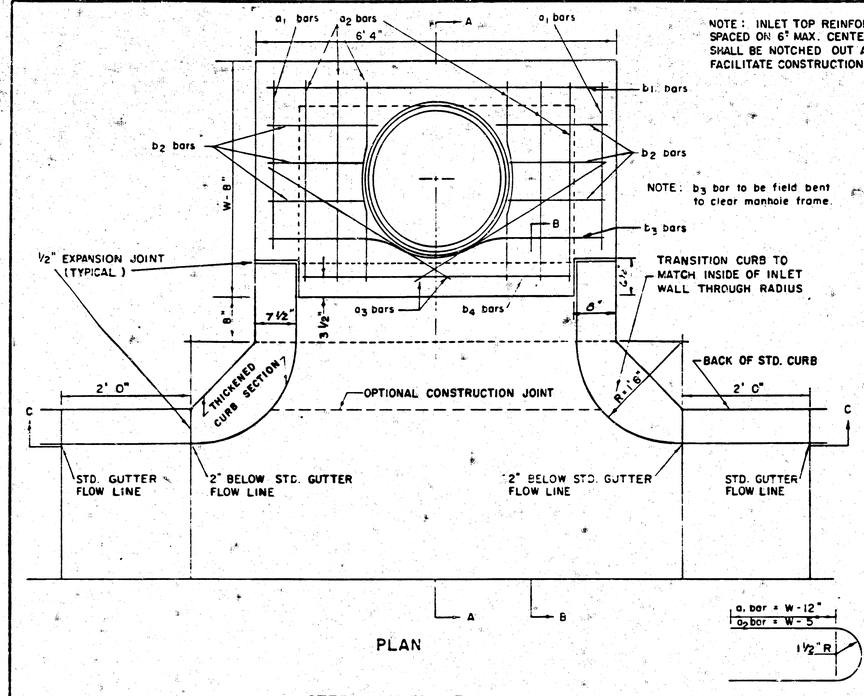
N

Scale:
1"= 20' Horiz.
1"= 5' Vert.

AS BUILTS
10-12-84
M. GREGENE



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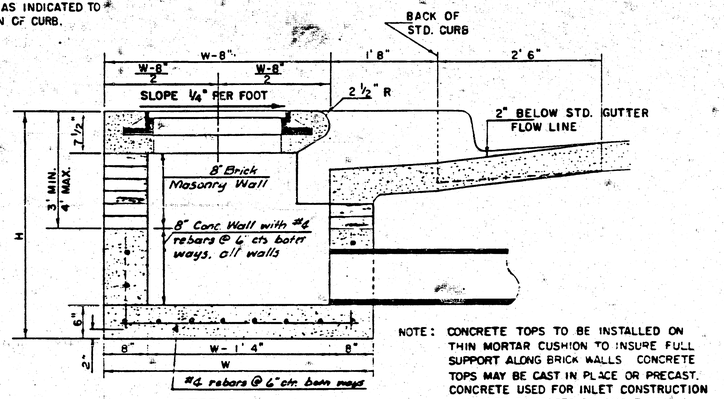


PLAN

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: b_3 bar to be field bent to clear manhole frame.

BENDING DIAGRAM



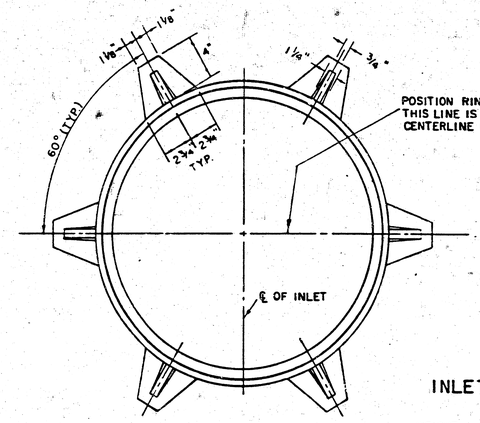
SECTION A-A

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.

NOTE: CONTRACTOR SHALL HAVE THE OPTION OF CONSTRUCTING 8" BRICK MASONRY WALLS BETWEEN THE CONCRETE INLET BASE AND TOP ON THIS INLET WHEN W = 4'4" AND H = 6'0" OR LESS.

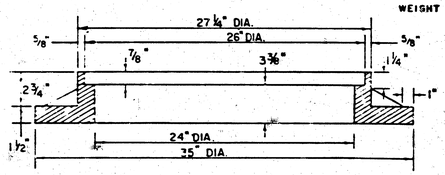
ADDITIONAL CURB AND GUTTER CONSTRUCTION NECESSARY TO CONNECT SET-BACK INLET TO PAVEMENT WILL BE PAID FOR AT THE UNIT PRICE BID FOR EACH INLET HOOKUP.

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.



INLET FRAME

WEIGHT = 180 LBS.



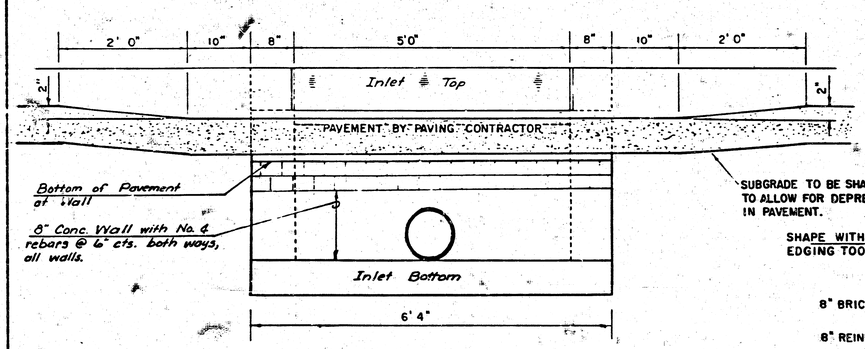
SEE CITY OF WICHITA STANDARD MANHOLE FRAME AND COVER DETAIL SHEET FOR COVER DETAILS TO BE USED WITH INLET FRAME.

STEEL SCHEDULE

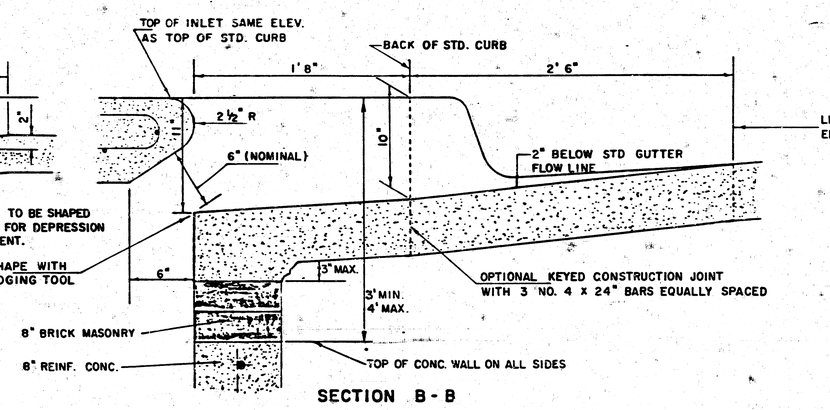
BAR		a_1	a_2	a_3*	b. W=4'4"	b. W=5'4"	b. W=6'4"	b. W=7'4"	b. W=8'4"	b_2	b_3	b_4	WT. LBS
NUMBER		4	4	2	1	3	5	7	9	6	1	1	
SIZE		#4	#4	#4	#4	#4	#4	#4	#4	#4	#4	#6	
LENGTH	W=4'4"	7' 1"	8' 3"	4' 0"	6' 1"	–	–	–	–	1' 9"	6' 2"	4' 8"	69±
	W=5'4"	9' 1"	10' 3"	5' 0"	–	6' 1"	–	–	–	1' 9"	6' 2"	4' 8"	83±
	W=6'4"	11' 1"	12' 3"	6' 0"	–	–	6' 1"	–	–	1' 9"	6' 2"	4' 8"	110±
	W=7'4"	13' 1"	14' 3"	7' 0"	–	–	–	6' 1"	–	1' 9"	6' 2"	4' 8"	130±
	W=8'4"	15' 1"	16' 3"	8' 0"	–	–	–	–	6' 1"	1' 9"	6' 2"	4' 8"	150±

* 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" 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 ±



SECTION C - C



SECTION B - B

DETAIL STANDARD TYPE IA CURB INLET

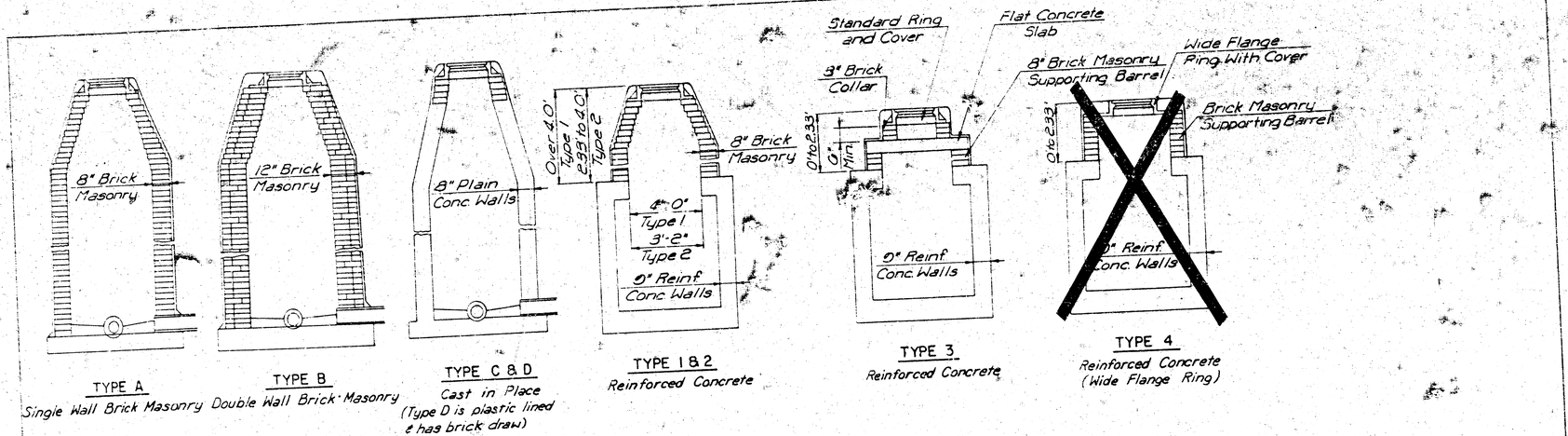
CITY OF WICHITA, KANSAS

INLET OPENING = 6" x 5' 0"

MARCH 1984

9/11

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TYPE A
Single Wall Brick Masonry

TYPE B
Double Wall Brick Masonry

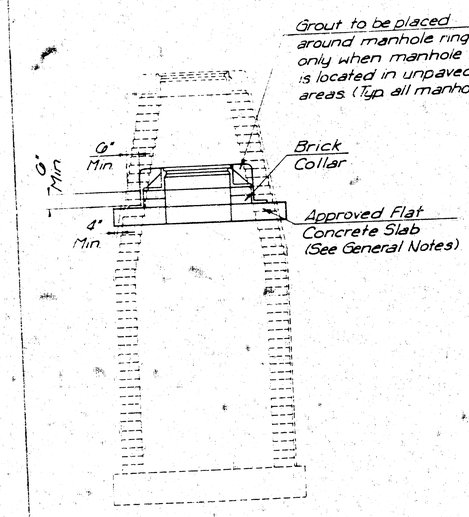
TYPE C & D
Cast in Place
(Type D is plastic lined & has brick draw)

TYPE 1 & 2
Reinforced Concrete

TYPE 3
Reinforced Concrete

TYPE 4
Reinforced Concrete
(Wide Flange Ring)

DEFINITION SKETCHES - CITY OF WICHITA STANDARD MANHOLES

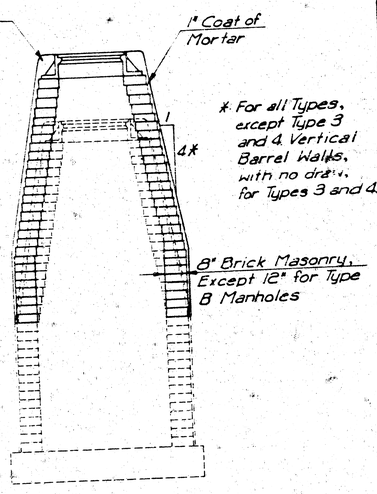


DOWNWARD ADJUSTMENT (GREATER THAN 12")

All Types

THE APPROPRIATE PORTIONS OF THE DRAW AND BARREL OF TYPE A, B, C, D, 1 AND 2 MANHOLES SHALL BE REMOVED. A FLAT CONCRETE SLAB SHALL BE PLACED AND THE RING AND COVER RESET. ALL WORK AND MATERIALS SHALL CONFORM TO THE DETAILS SHOWN AND THE GENERAL NOTES.

COURSES OF BRICK BARREL SUPPORTING THE WIDE FLANGE RING FOR TYPE 4 MANHOLES AND FLAT CONCRETE SLAB FOR TYPE 3 MANHOLES SHALL BE REMOVED AS NECESSARY PRIOR TO RESETTING THE WIDE FLANGE RING OR FLAT CONCRETE SLAB AND RING. ALL WORK AND MATERIALS SHALL CONFORM TO THE DETAILS SHOWN AND THE GENERAL NOTES.

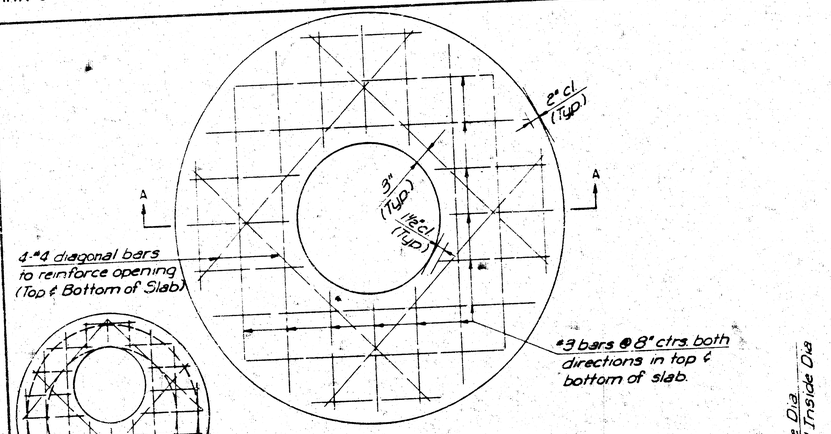


* For all Types, except Type 3 and 4 Vertical Barrel Walls, with no draw, for Types 3 and 4.

UPWARD ADJUSTMENT (GREATER THAN 12")

All Types

THE ENTIRE DRAW OF TYPES A, B, C, D, 1 AND 2 MANHOLES SHALL BE REMOVED, THE MANHOLE BARREL RAISED THE APPROPRIATE AMOUNT. A NEW DRAW CONSTRUCTED, AND THE RING AND COVER RESET. THE UPPER PORTION OF TYPE 3 MANHOLES SHALL BE REMOVED TO THE BOTTOM OF THE FLAT CONCRETE SLAB, THE BRICK MASONRY BARREL SUPPORTING THE SLAB SHALL BE RAISED THE APPROPRIATE AMOUNT, AND THE SLAB AND RING AND COVER RESET. THE WIDE FLANGE RING AND COVER OF TYPE 4 MANHOLES SHALL BE REMOVED, THE BRICK MASONRY BARREL SUPPORTING THE RING SHALL BE RAISED THE APPROPRIATE AMOUNT AND THE RING AND COVER RESET. ALL WORK REQUIRED FOR A GREATER THAN TWELVE INCH (12") UPWARD ADJUSTMENT OF ANY MANHOLE SHALL BE ACCOMPLISHED WITH BRICK MASONRY IN ACCORDANCE WITH THE DETAILS SHOWN AND THE GENERAL NOTES.

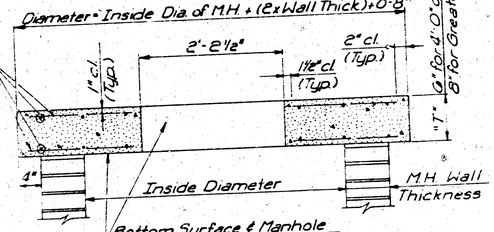


PLAN

* PLAN
ALTERNATE OPENING LOCATION

#3 bars @ 8" ctrs both directions in top & bottom of slab.

* To be used only if necessary to keep ring and cover from conflicting with curb or combined curb and gutter. Flat concrete slab shall be rotated on existing manhole to position ring and cover in pavement or behind curb.



Bottom Surface of Manhole opening to be plastic lined when Slab is Constructed for sanitary sewer manhole.

SECTION A-A

FLAT CONCRETE SLAB DETAILS

MANHOLE ADJUSTMENT DETAILS

CITY OF WICHITA, KANSAS
M. E. LINDEBAK — CITY ENGINEER

Designed by		Checked by	
Drawn by		Date	

10
11 10/11

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FINAL PLAT OF

TALLGRASS COMMERCIAL SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Tallgrass Commerical Second Addition", an addition to Wichita, Sedgwick County, Kansas, into lots, blocks and streets, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the southwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., a part of which is a replat of a portion of "Independence Commons", an addition to Wichita, Sedgwick County, Kansas, and also a portion of previously unplatted land more particularly described as follows:

Beginning at a point 40.00 feet northerly and 50.00 feet easterly of the southwest corner of Section 5, said point also being the intersection of the north right-of-way line of 21st Street North and east right-of-way line of Rock Road; thence northerly along said east right-of-way bearing N 01° 01' 02" W, 460.81 feet to the southwest corner of "Tallgrass Commercial First Addition", an addition to Wichita, Sedgwick County, Kansas; thence along the boundary of said addition bearing N 88° 58' 58" E, 291.00 feet; thence N 01° 01' 02" W, 299.30 feet; thence N 88° 58' 58" E, 136.79 feet to a point on a curve to the left having a radius of 50.00 feet, a central angle of 91° 08' 20", and a long chord bearing N 88° 58' 58" E, 71.41 feet; thence along said curve 79.53 feet; thence N 88° 58' 58" E, 108.19 feet; thence S 46° 01' 02" E, 410.16 to a point on a curve to the right having a radius of 50.00 feet, a central angle of 156° 21' 11", and a long chord bearing S 32° 09' 33" W, 97.88 feet; thence along said curve 136.44 feet to a point on a curve to the left having a radius of 176.00 feet, a central angle of 8° 12' 26", and a long chord bearing S 27° 33' 23" W, 25.19 feet; thence along said curve 25.21 feet; thence N 66° 32' 50" W, 66.00 feet to the northeast corner of "Lot 1, Independence Commons", an addition to Wichita, Sedgwick County, Kansas, said point also being on a curve to the left having a radius of 242.00 feet, a central angle of 24° 28' 12", and a long chord bearing S 11° 13' 04" W, 102.57 feet; thence along said curve 103.35 feet; thence continuing along the easterly boundary of said "Lot 1, Independence Commons", bearing S 01° 01' 02" E, 294.77 feet; thence S 89° 06' 26" W, 750.01 feet to the point of beginning; containing 11.43 acres, more or less.

Michael D. Harding
Michael D. Harding, P.E.
Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, Kansas 67206

MICHAEL D. HARDING — NUMBER 9399 — KANSAS — PROFESSIONAL ENGINEER

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate have caused the same to be surveyed and platted into lots, blocks and streets, the same to be known as "Tallgrass Commercial Second Addition", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for drainage, maintenance and construction of public utilities are hereby granted as indicated. All abutters rights of access to or from 21st Street North and Rock Road across Blocks 1 & 2, "Tallgrass Commercial Second Addition", are hereby granted to the City of Wichita, Kansas. The building setbacks shall be in accordance with the Tallgrass Community Unit Plan (D.P.-92) on file in the Wichita - Sedgwick County Metropolitan Area Planning Department Office.

Tallgrass Company, a partnership

By: W.F. BINTER

Independence Commons Company

By: E.D. RITCHIE

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

Be it remebered that on this 13th day of December, 1983, before me, a Notary Public in and for said State and County, came Tallgrass Company, a partnership by W.F. Binter, and Independence Commons Company by E.D. Ritchie, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Debra M. Gent, Notary Public

My Appointment Expires: June 7, 87

Debra M. Gent
NOTARY PUBLIC

This plat of "Tallgrass Commercial Second Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 30th day of June, 1983.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

David Bayouth, Chairman

Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 17th day of JANUARY, 1984.

Margalee Wright, Mayor

Donald E. Gisick, City Clerk

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 10:30 A.M. on the 2nd day of February, 1984.

Bette P. McCart, Register of Deeds

Pat Kettler, Deputy

Entered on transfer record this 21st day of February, 1984

Dorothy K. White, County Clerk

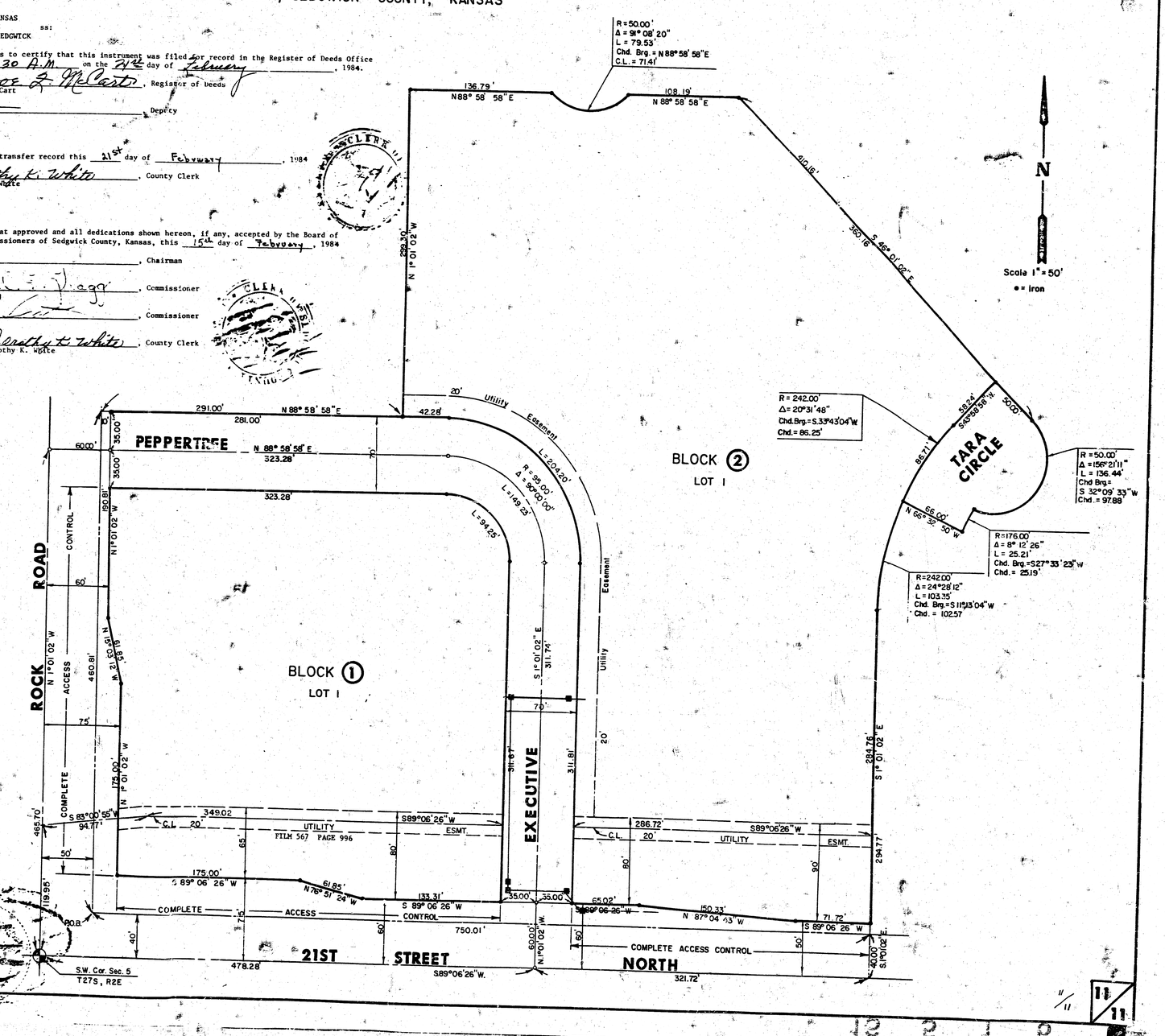
This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 15th day of February, 1984

Jack Spratt, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

Attest: Dorothy K. White, County Clerk



MKEC

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