

SITE IMPROVEMENTS FOR  
**TALLGRASS PLAZA**  
 PRIVATE SANITARY & STORM SEWER EXTENSION  
 TO SERVE DILLONS AT TALLGRASS, 2244 N. ROCK ROAD COURT

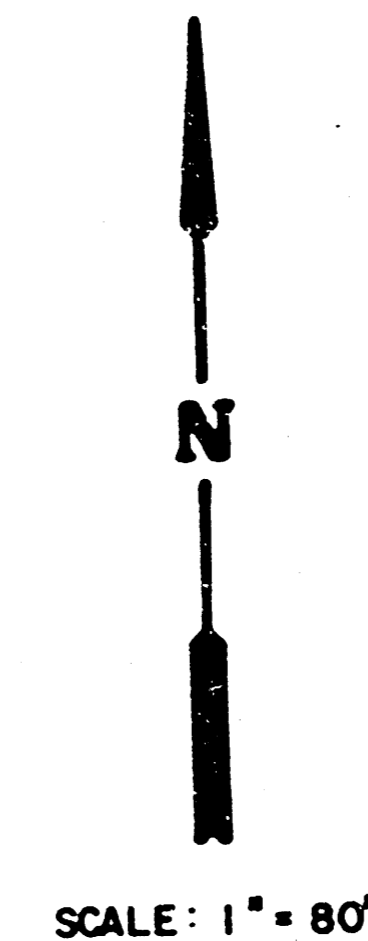
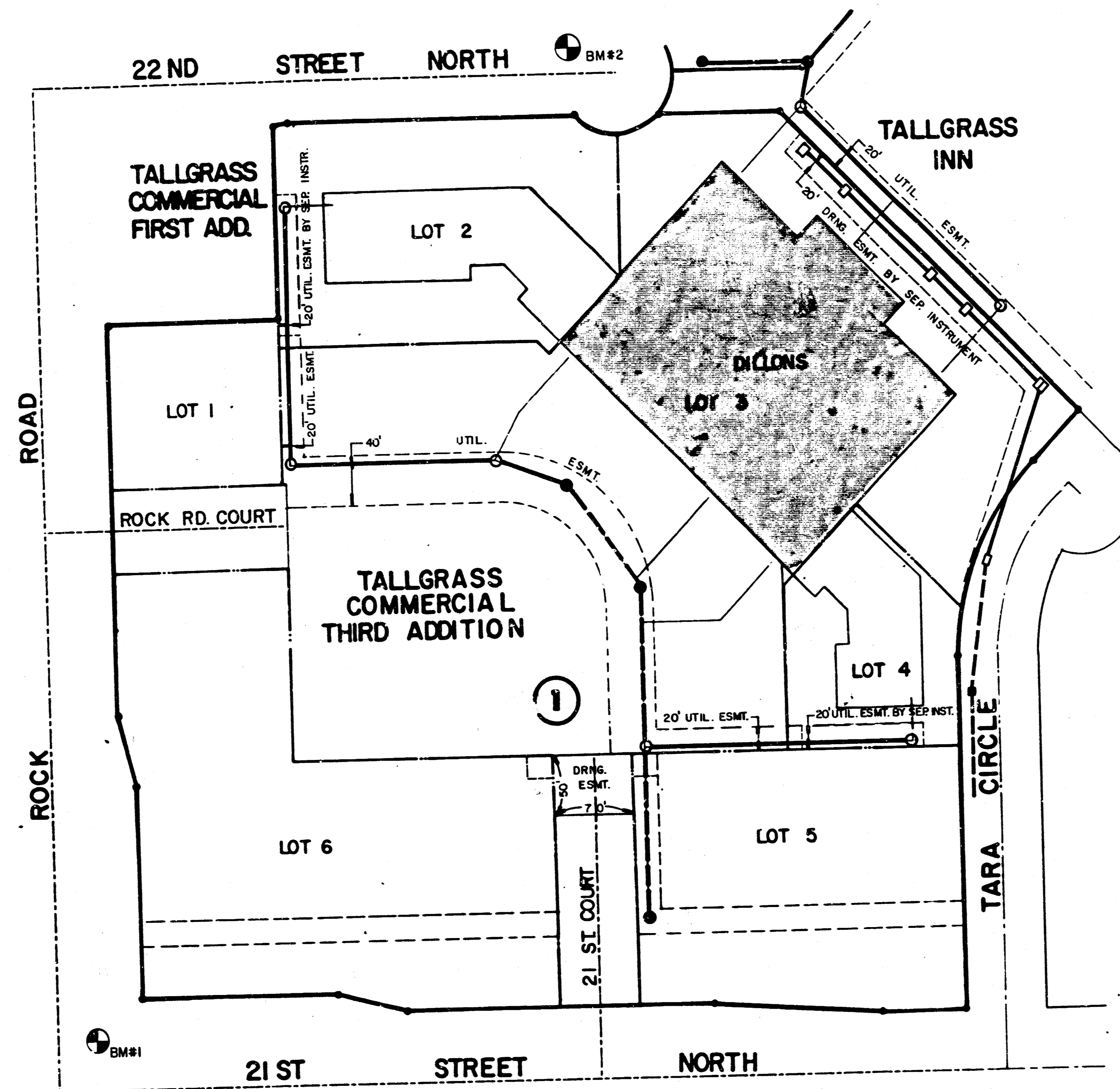
PROJ. NO. 468-76-245-80001-000-000-054

FEBRUARY 1986

**GENERAL NOTES**

1. THE 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 HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
2. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
3. 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 PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
4. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO EXCAVATION:
 

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-268-2256
CABLEVISION	262-0661
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	261-6248
KANSAS ONE-CALL	1-800-344-7233
5. ALL WORK TO BE DONE ACCORDING TO CITY OF WICHITA SPECIFICATIONS.



APPROVED AS NOTED  
 By CITY ENGINEER OF WICHITA  
 Sanitary Sewers *DOB 3/5/86*  
 Storm Sewers *DOB 3/5/86*  
 Driveway Approaches \_\_\_\_\_  
 Water Mains \_\_\_\_\_  
 Paving \_\_\_\_\_

**NOTE TO CONTRACTOR**

This project will be constructed under the supervision of the CITY ENGINEER and conforming to the SPECIFICATIONS of the CITY OF WICHITA. The CONTRACTOR will pay the City of Wichita for all costs of plan review, inspection and booking per contract.

**INDEX TO DRAWINGS**

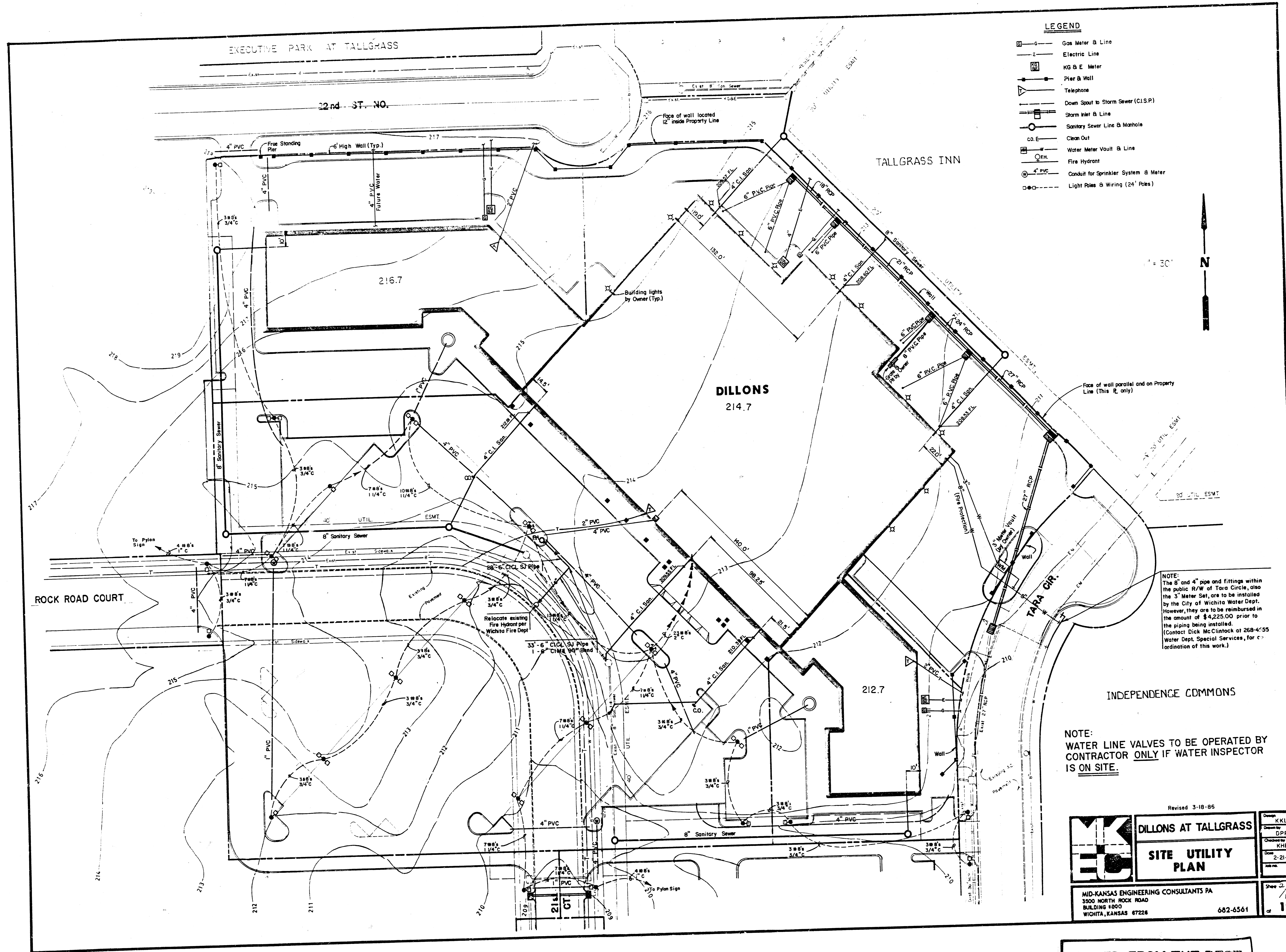
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE GRADING PLAN
3	SITE UTILITY PLAN
4	SANITARY SEWER PLAN & PROFILE
5	SANITARY SEWER PLAN & PROFILE
6	STORM SEWER PLAN & PROFILE
7	STORM SEWER INLET DETAIL
8	STANDARD CURB INLET DETAIL
9	SITE PAVING PLAN
10	SITE DIMENSION & STRIPING PLAN
11	PAVING DETAILS
12	INTERSECTION DETAILS

**BENCH MARKS**

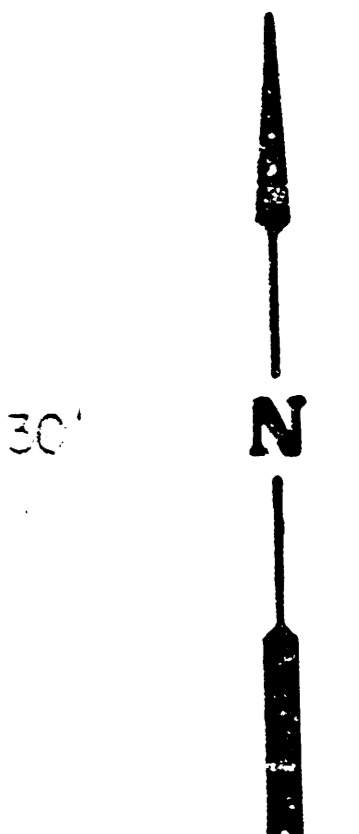
- BH #1 Rock Road & 21st Street North  
 City of Wichita Bench Mark Disc. 45' north,  
 and 48' east of centerline both  
 Elev. = 214.57
- BH #2 "x" cut on top of north curb south of fire  
 hydrant at east end of 22nd Street North,  
 Elev. = 215.83

	<b>DILLONS AT TALLGRASS</b>	Design: KKL Drawn by: DPR
	<b>COVER SHEET</b>	Checked by: KHB/DS Date: 2-21-86
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #600 WICHITA, KANSAS 67226		Sheet 1 of 10 682-6561

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- LEGEND**
- Gas Meter & Line
  - Electric Line
  - KG & E Meter
  - Pier & Wall
  - Telephone
  - Down Spout to Storm Sewer (C.I.S.P.)
  - Storm Inlet & Line
  - Sanitary Sewer Line & Manhole
  - Clean Out
  - Water Meter Vault & Line
  - Fire Hydrant
  - 4" PVC Conduit for Sprinkler System & Meter
  - Light Poles & Wiring (24' Poles)



NOTE:  
The 8" and 4" pipe and fittings within the public R/W of Tara Circle, also the 3" Meter Set, are to be installed by the City of Wichita Water Dept. However, they are to be reimbursed in the amount of \$4,225.00 prior to the piping being installed. (Contact Dick McClintock at 268-4555 Water Dept. Special Services, for coordination of this work.)

NOTE:  
WATER LINE VALVES TO BE OPERATED BY CONTRACTOR ONLY IF WATER INSPECTOR IS ON SITE.

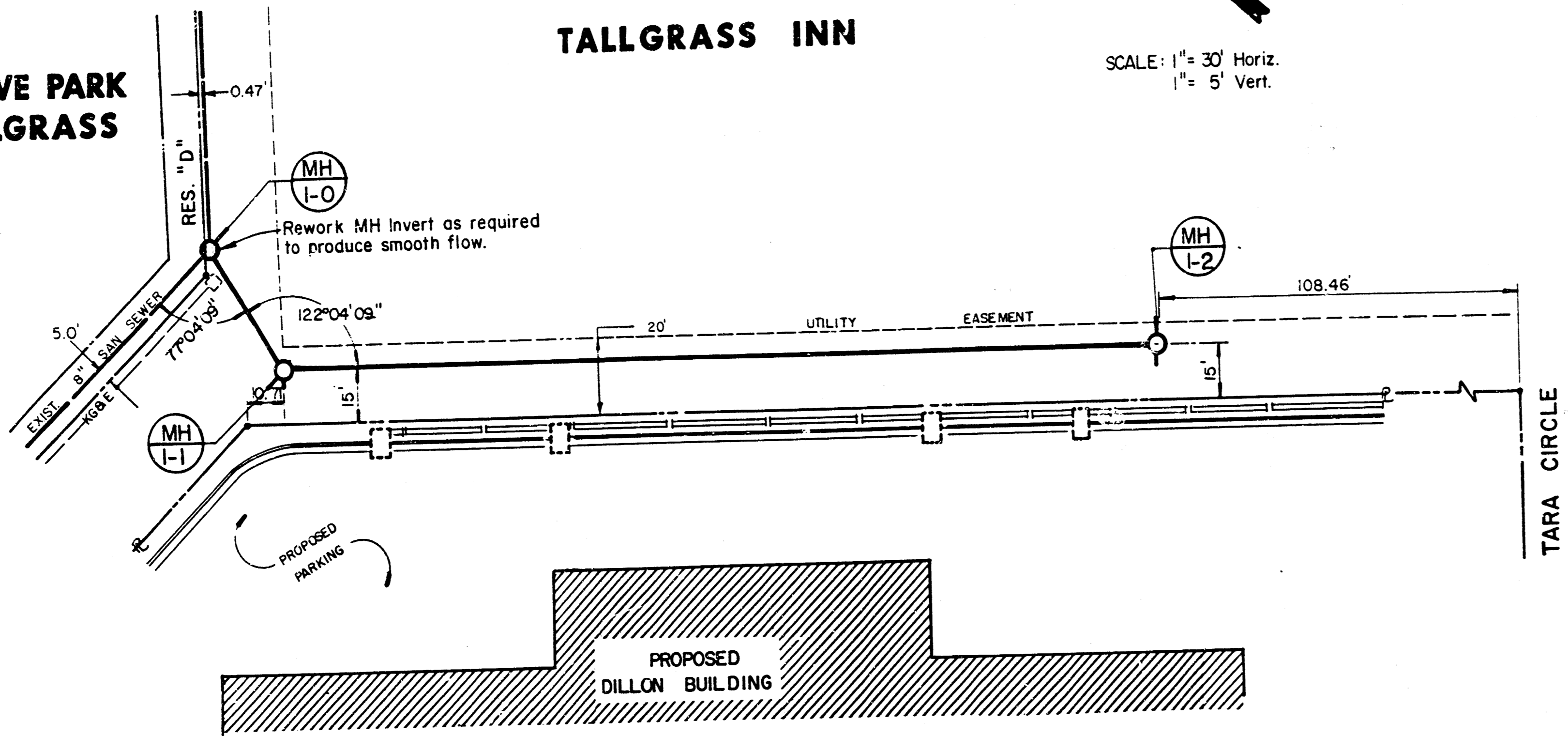
	<b>DILLONS AT TALLGRASS</b>	Prepared by KKB
	<b>SITE UTILITY PLAN</b>	Checked by DPR
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226		Date 2-21-86
Revised 3-18-85		Sheet 2 of 12

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EXECUTIVE PARK AT TALLGRASS

LOT 1 BLOCK 1  
TALLGRASS INN

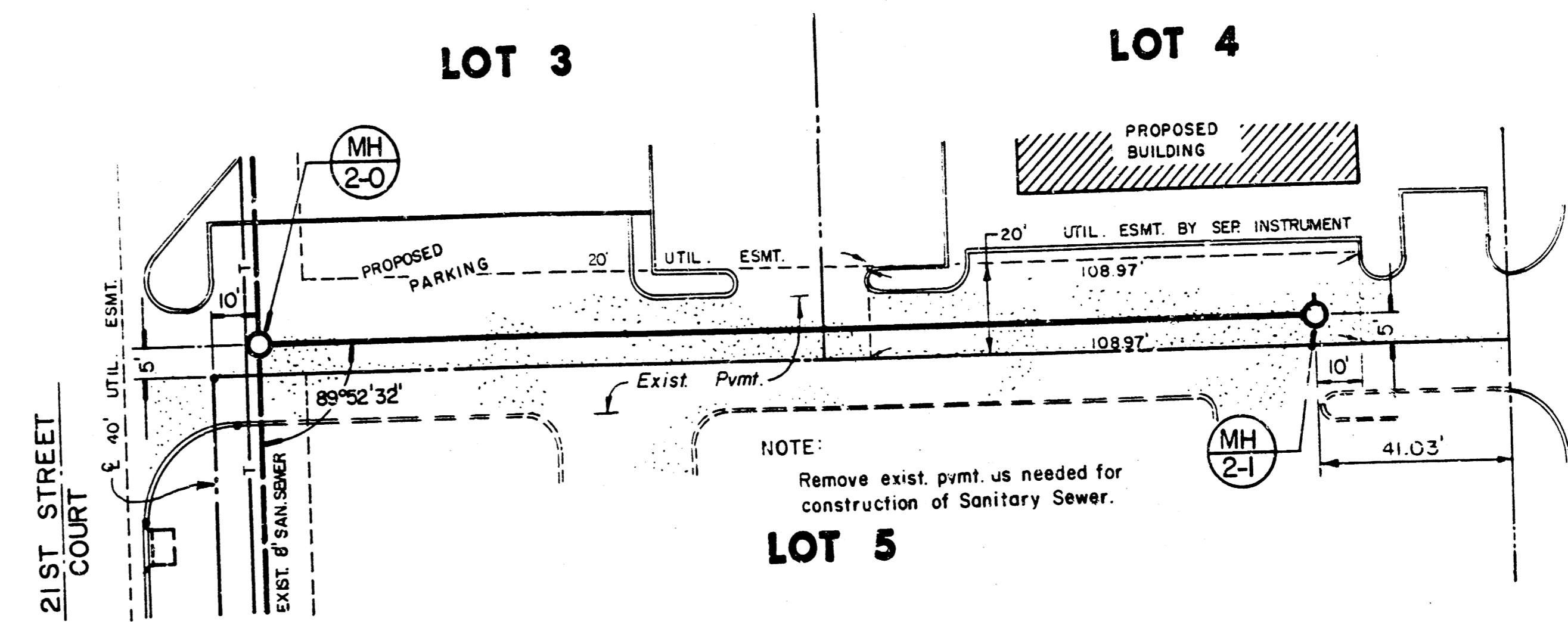
SCALE: 1" = 30' Horiz.  
1" = 5' Vert.



LOT 3 BLOCK 1  
TALLGRASS COMMERCIAL  
THIRD ADDITION

TALLGRASS COMMERCIAL THIRD ADDITION

SCALE: 1" = 30' Horiz.  
1" = 5' Vert.

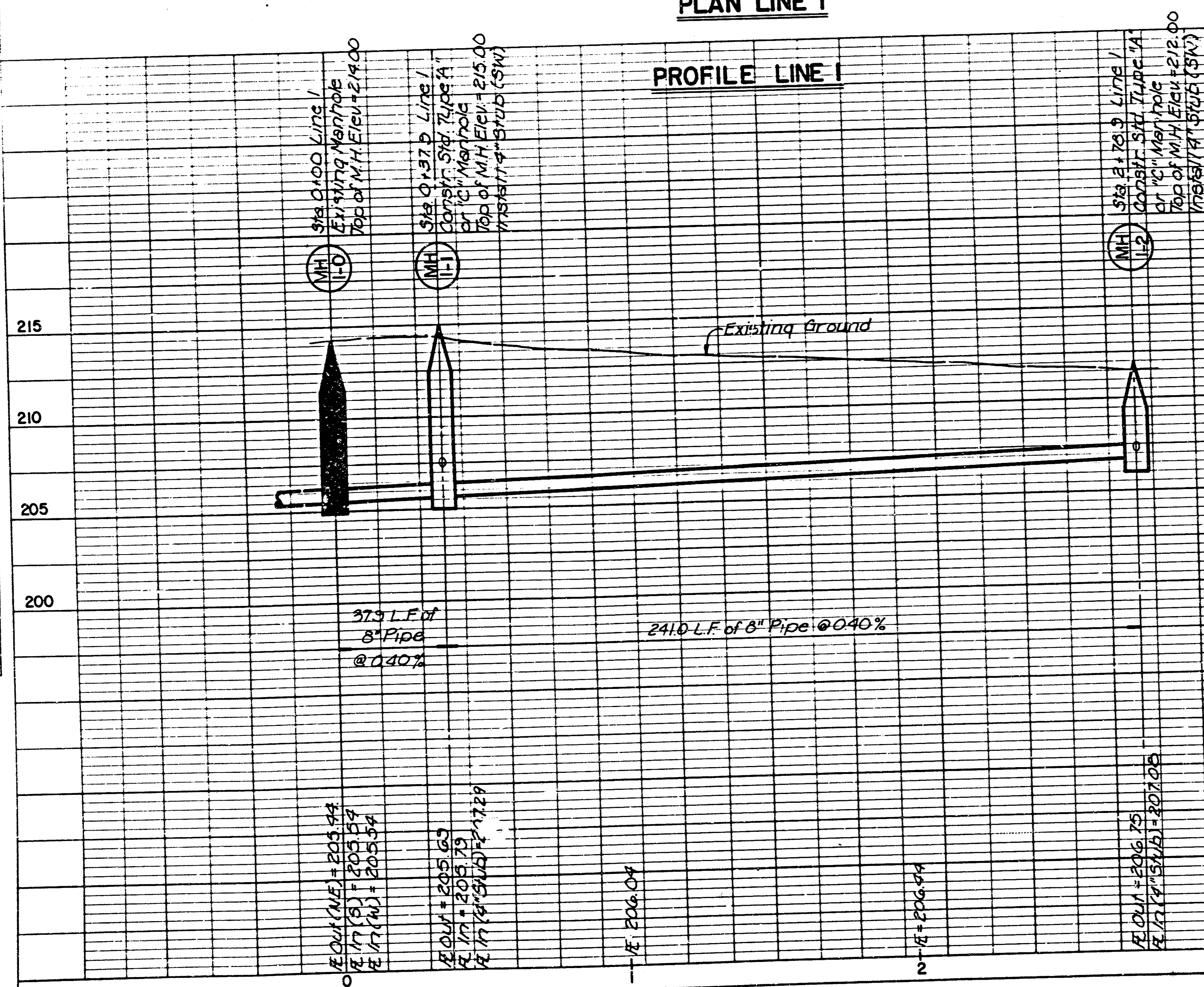


PLAN  
NOTE BOOK  
No.

PROFILE  
NOTE BOOK  
No.

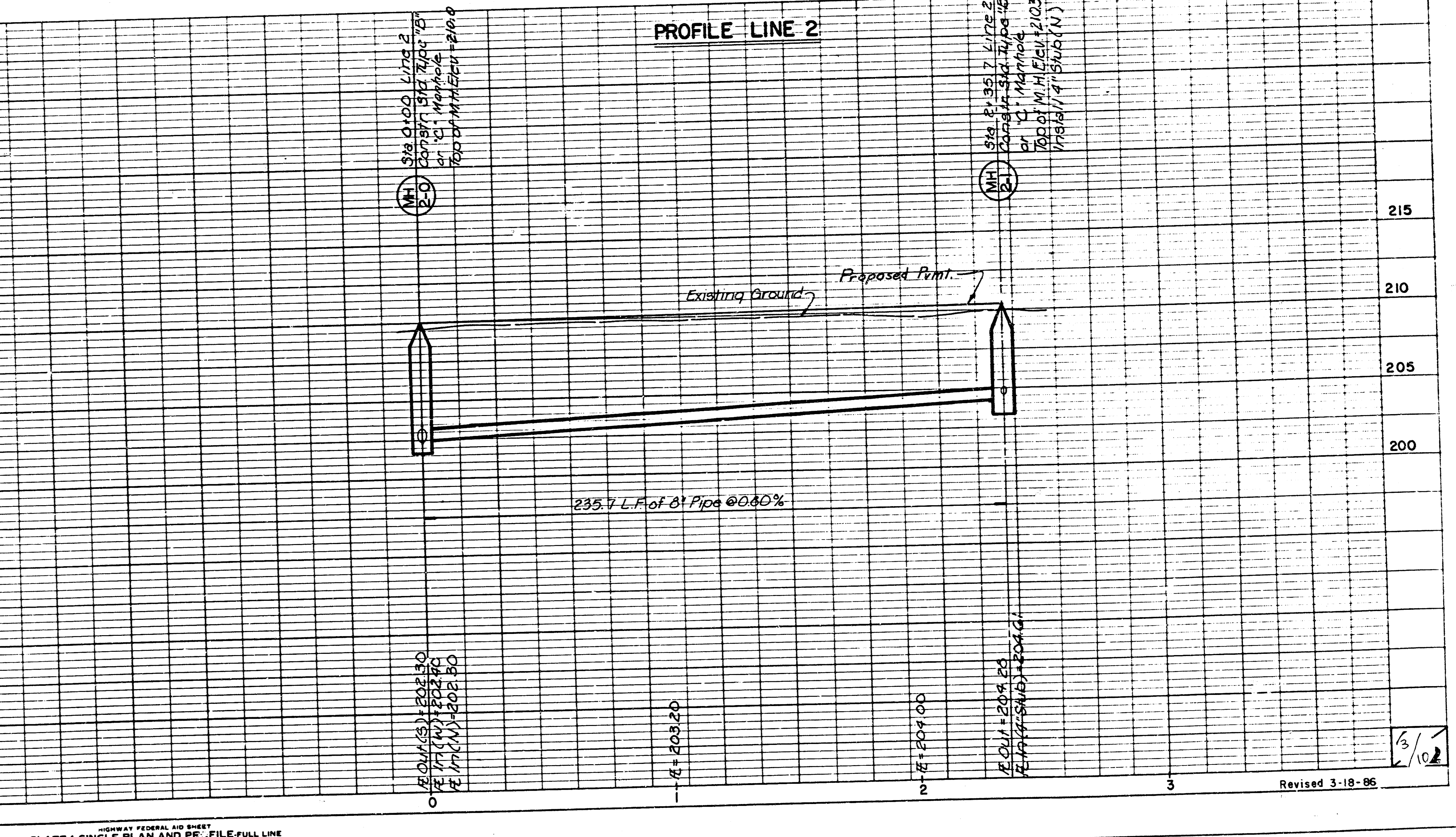
PLAN LINE 1

PROFILE LINE 1



PLAN LINE 2

PROFILE LINE 2



ROADWAY FEDERAL AID SHEET  
PLATE 1-SINGLE PLAN AND PROFILE-FULL LINE  
PRINTED IN U.S.A.

Revised 3-18-85

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PLAN  
 SURVEYED, PLOTTED, CHECKED  
 NOTE BOOK, DRAWING NO. OF WAY CHECKED

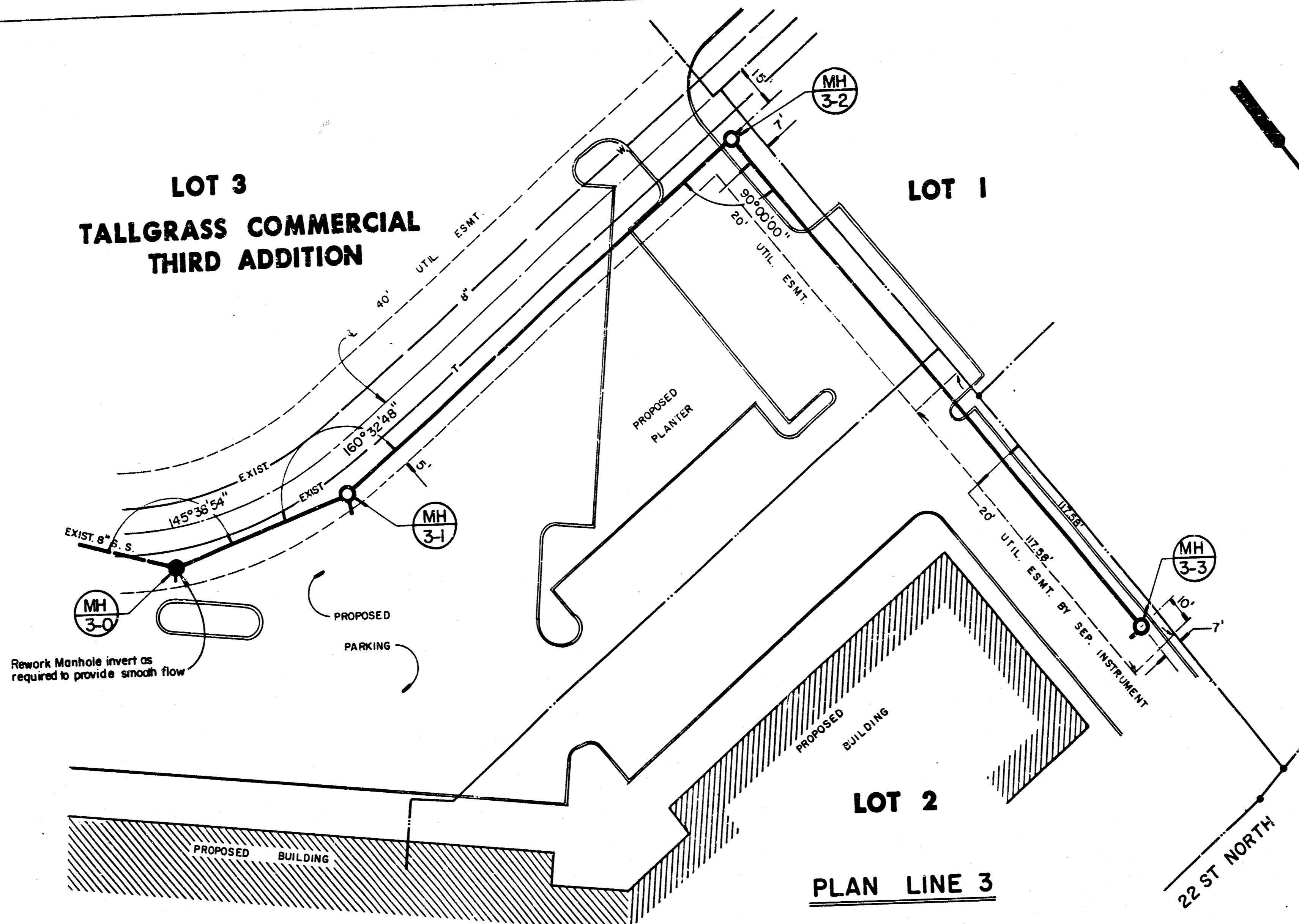
PROFILE  
 SURVEYED, PLOTTED, CHECKED  
 NOTE BOOK, DRAWING NO. OF WAY CHECKED  
 VERIFICATION, NOTATIONS, CHECKED

**LOT 3  
 TALLGRASS COMMERCIAL  
 THIRD ADDITION**

**LOT 1**

**LOT 2**

**PLAN LINE 3**

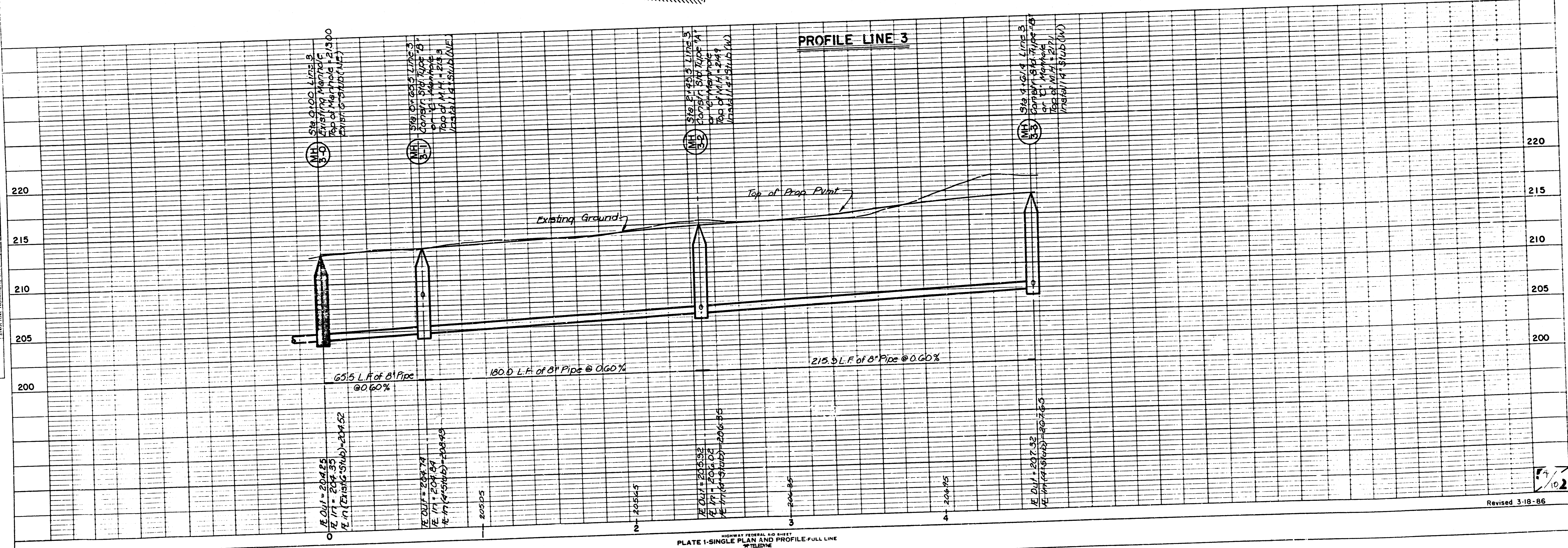


**NOTE:**

1. THE 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 HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
2. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
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5. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
6. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-268-2256
CABLEVISION	262-0661
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	261-6248
KANSAS ONE-CALL	1-800-344-7233

**PROFILE LINE 3**



HIGHWAY FEDERAL AID DISTRICT  
 PLATE 1-SINGLE PLAN AND PROFILE FULL LINE  
 TELEPHONE  
 PRINTED IN U.S.A.

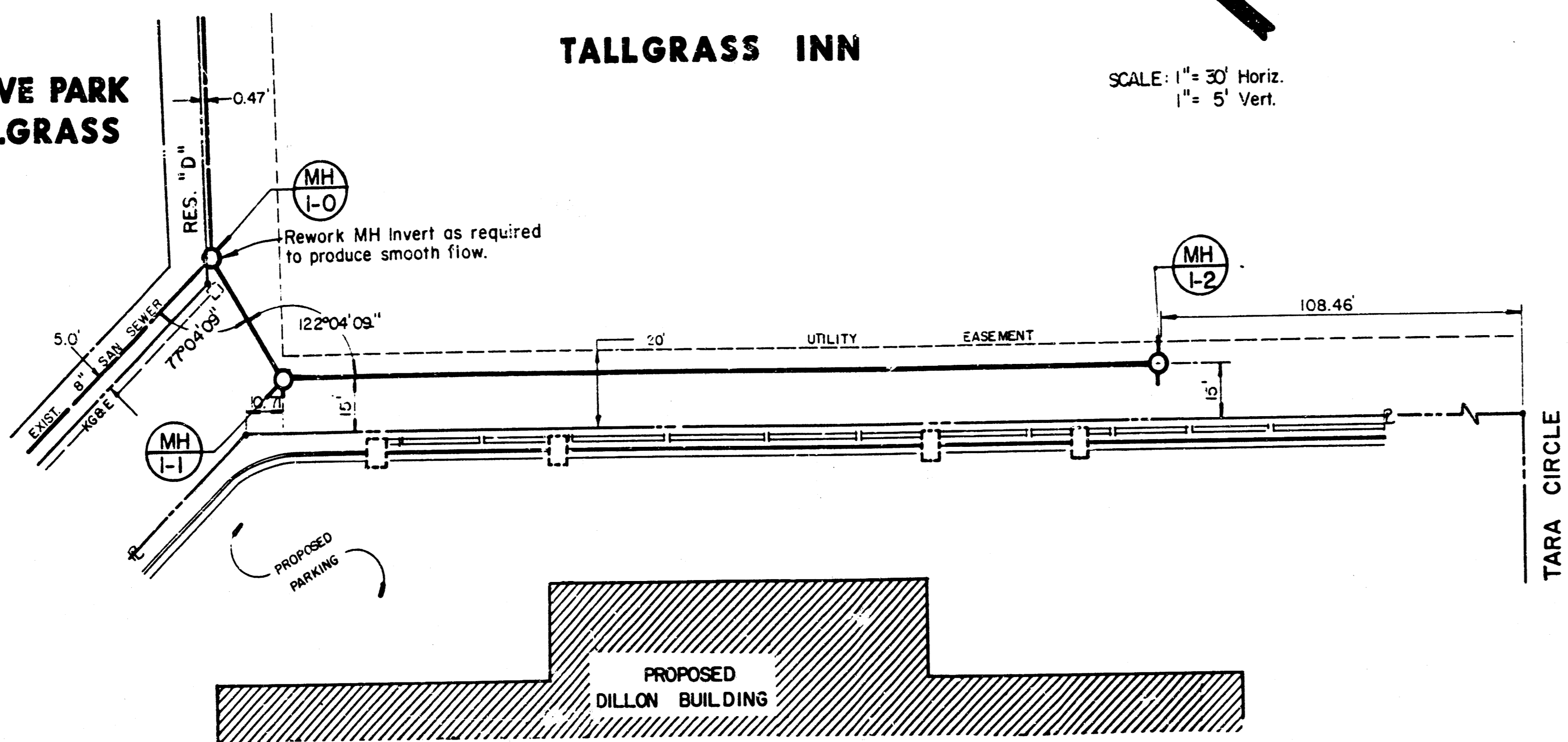
Revised 3-18-86

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EXECUTIVE PARK AT TALLGRASS

LOT 1 BLOCK 1  
TALLGRASS INN

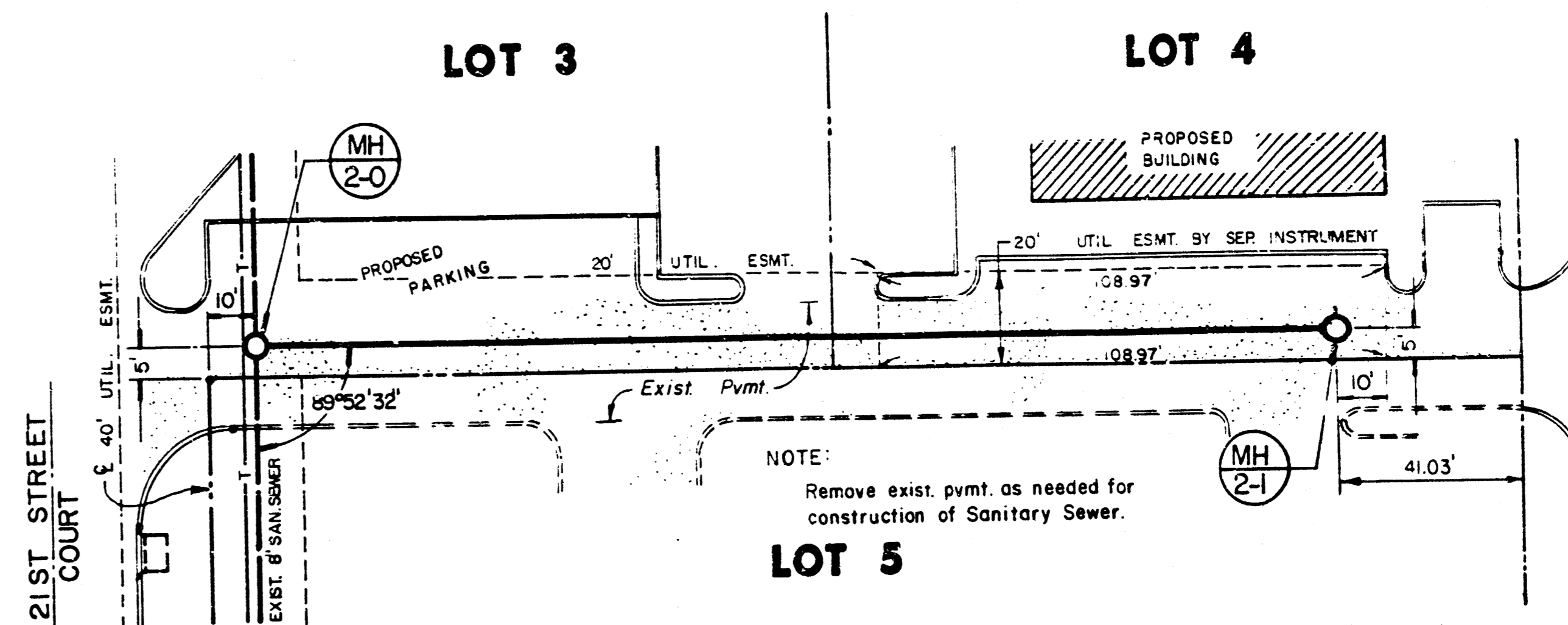
SCALE: 1" = 30' Horiz.  
1" = 5' Vert.



TALLGRASS COMMERCIAL THIRD ADDITION

LOT 3 LOT 4

SCALE: 1" = 30' Horiz.  
1" = 5' Vert.



PLAN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

PROFILE  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

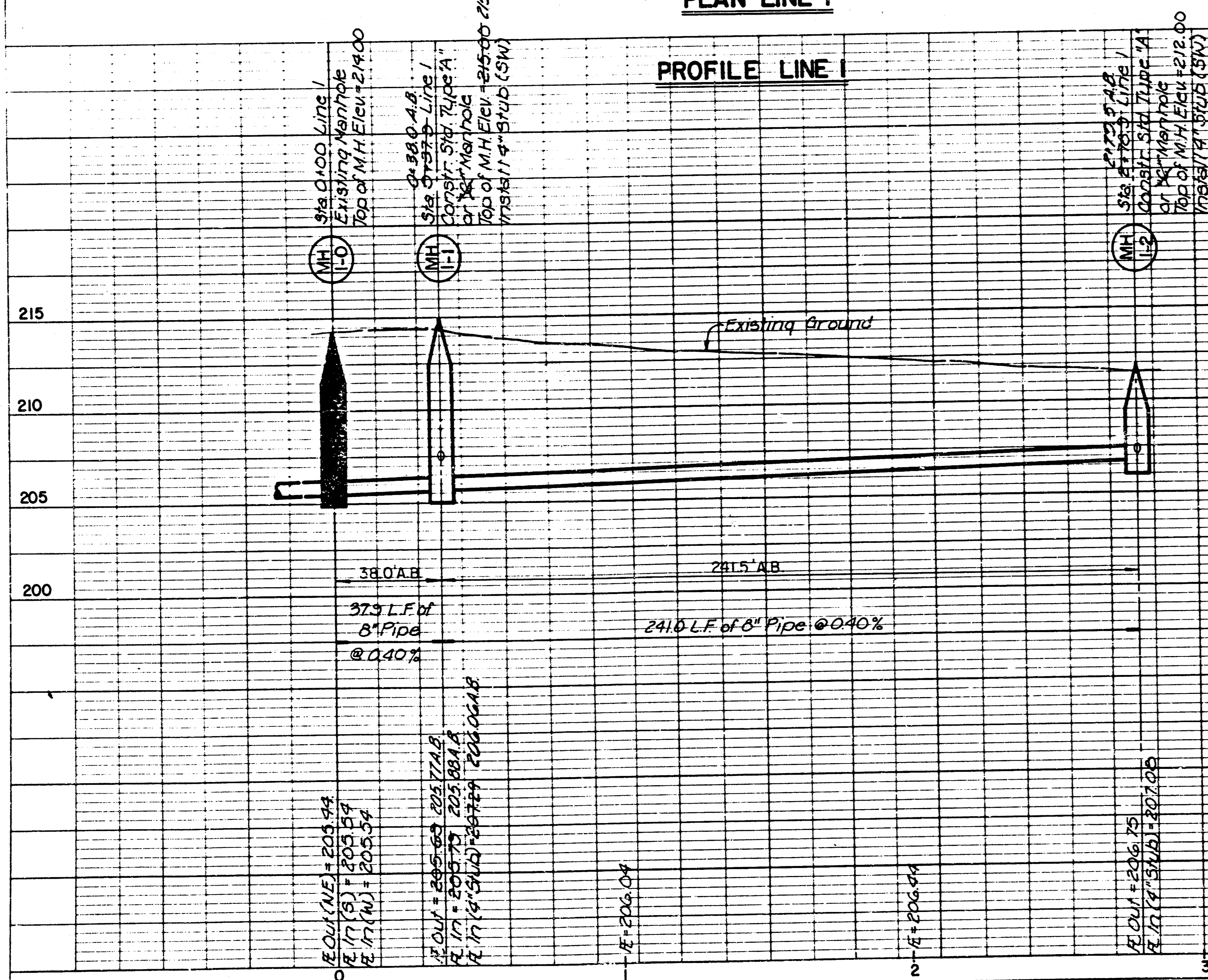
LOT 3 BLOCK 1  
TALLGRASS COMMERCIAL  
THIRD ADDITION

LEGEND  
A.B. = As Built

As Built  
Feb., 1987

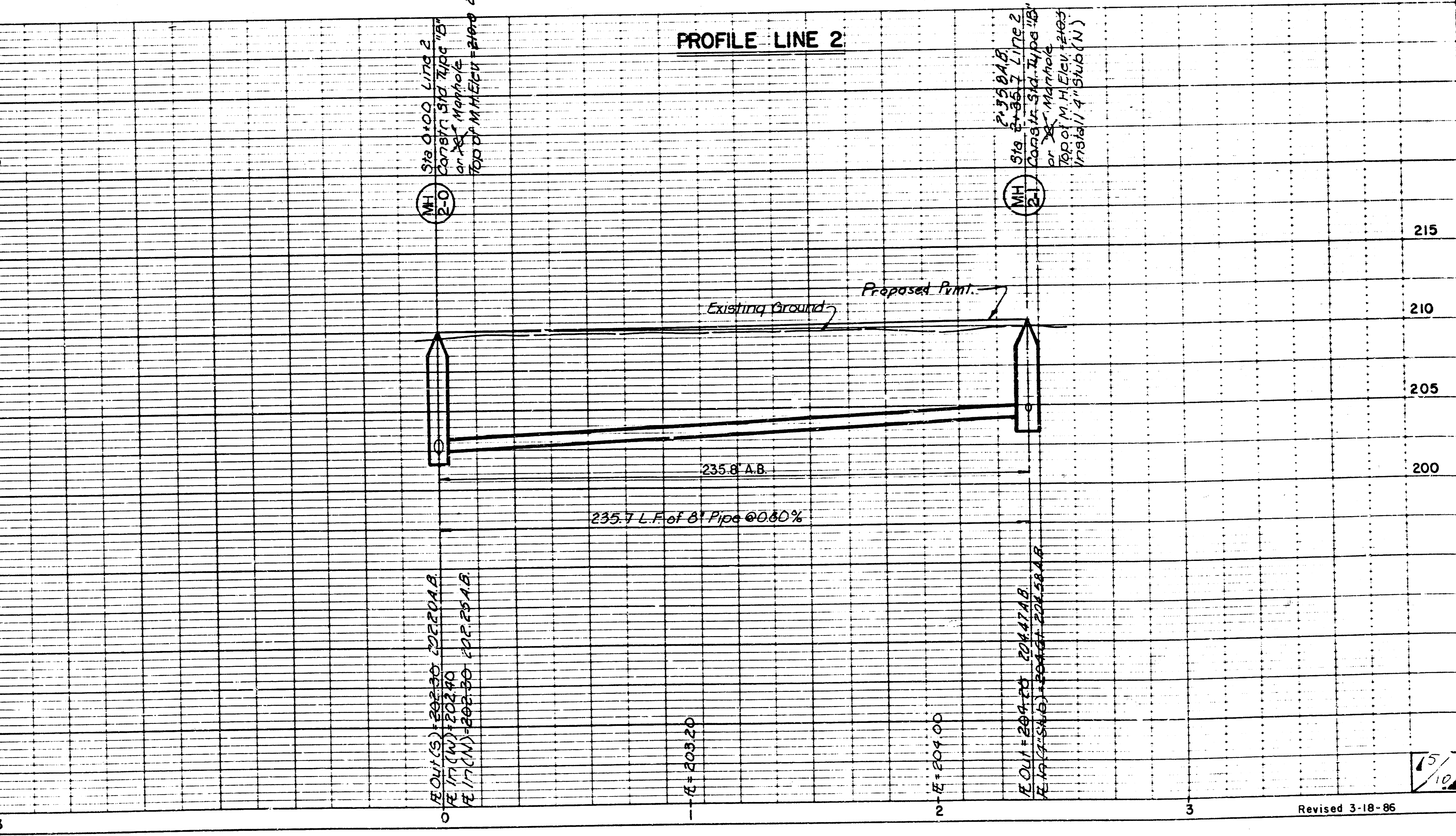
PLAN LINE 1

PROFILE LINE 1



PLAN LINE 2

PROFILE LINE 2



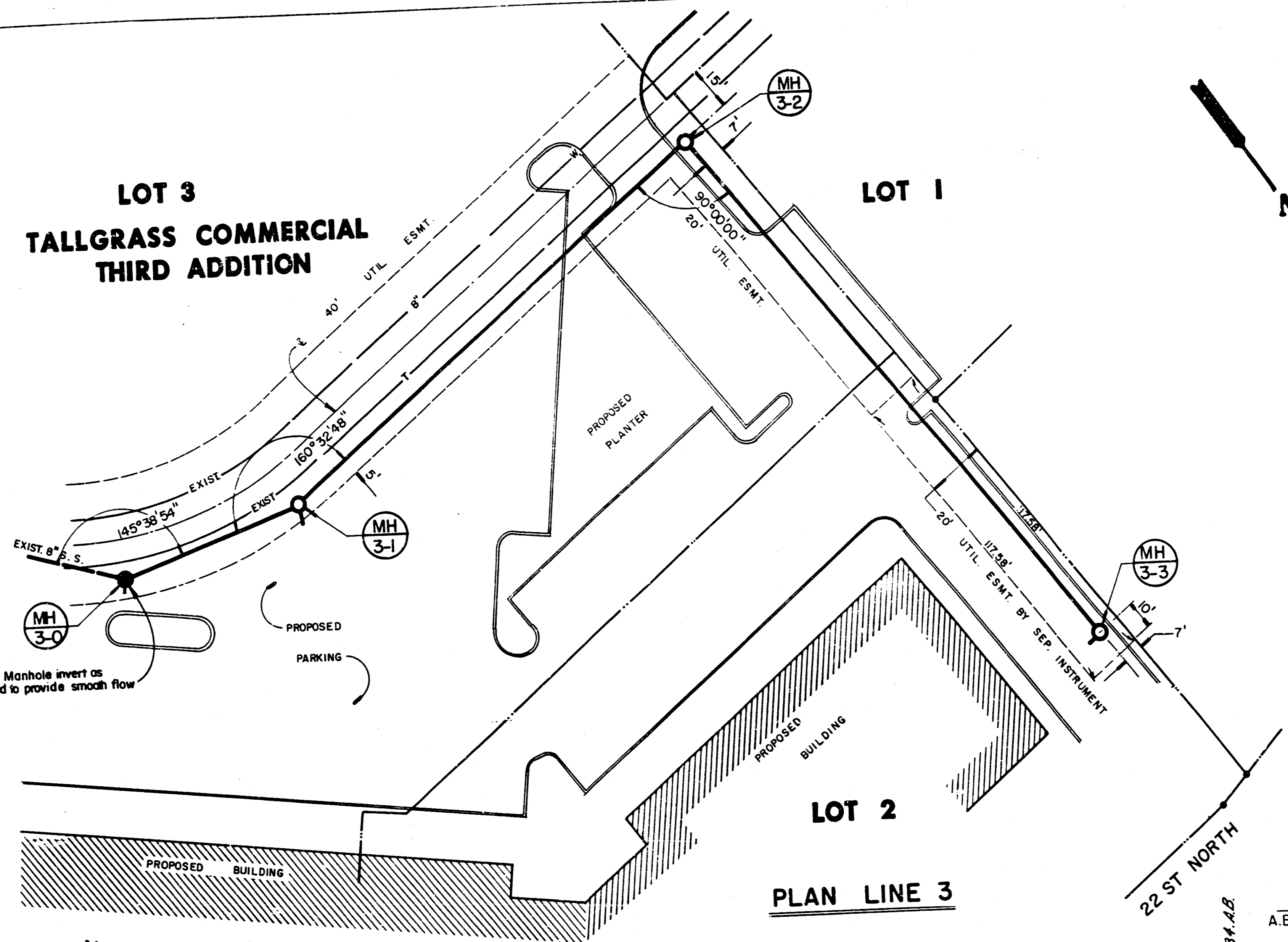
HIGHWAY FEDERAL NO. SHEET  
PLATE 1-SINGLE PLAN AND PROFILE-FULL LINE  
PRINTED IN U.S.A.

Revised 3-18-86

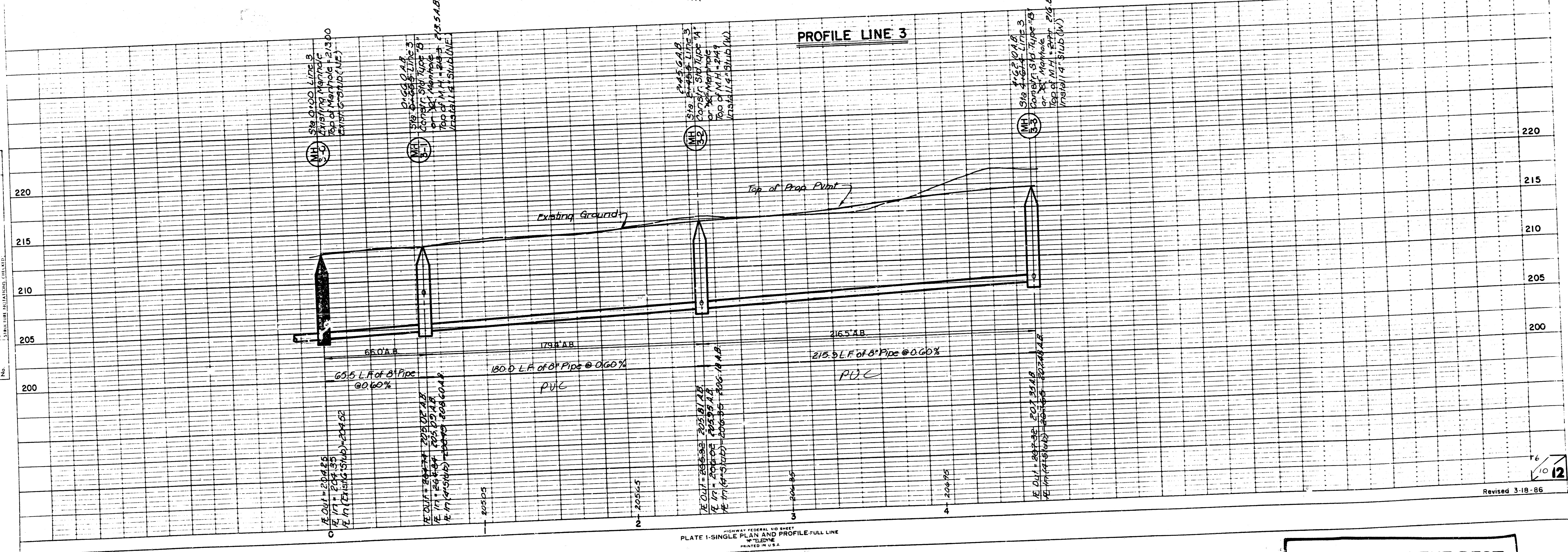
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AVAILABLE COPY.....

PLAN  
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 POSITION  
 NOTE BOOK  
 BY  
 NO.

PROFILE  
 SURVEYED  
 POSITION  
 NOTE BOOK  
 BY  
 NO.

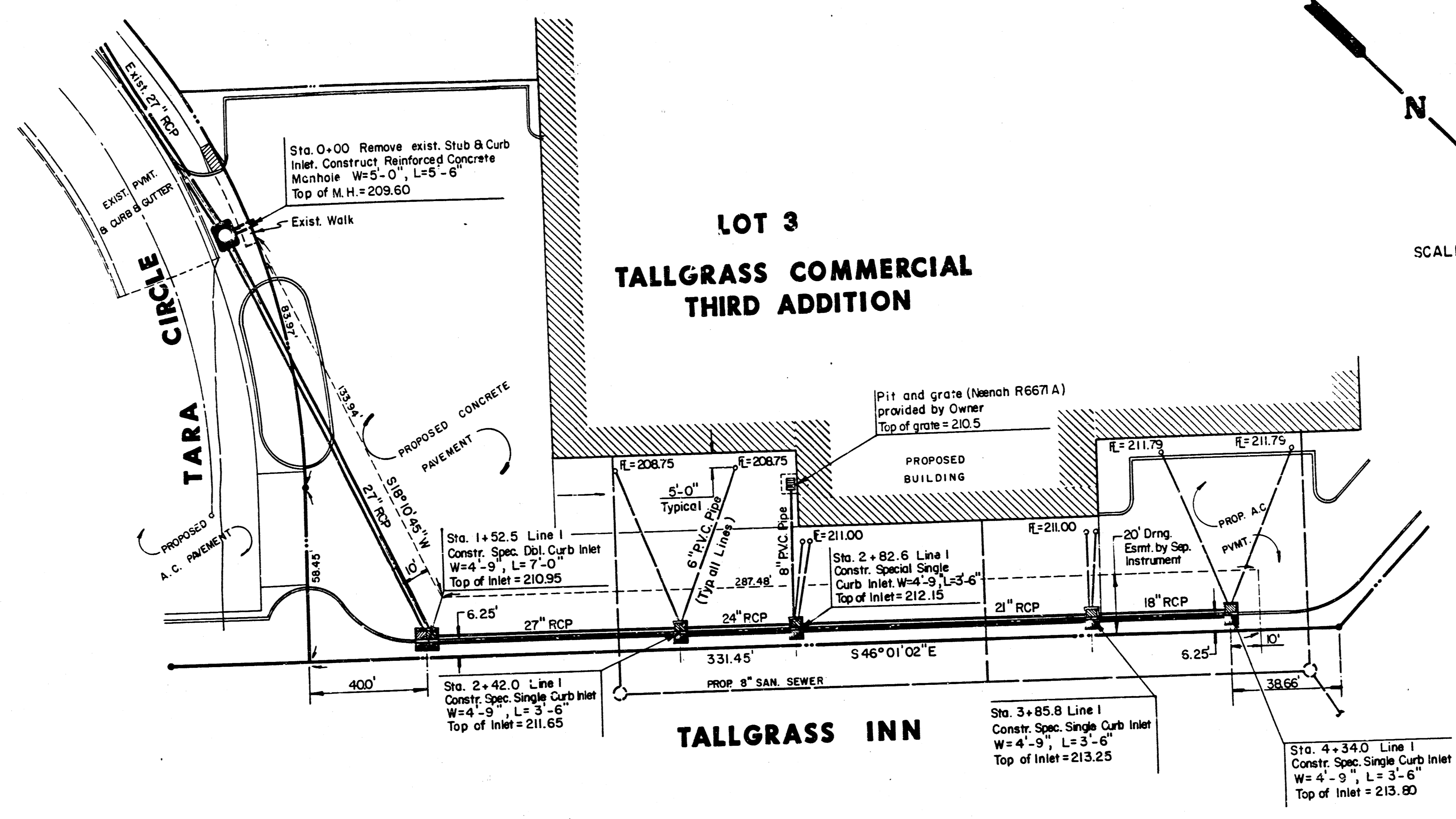


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- |                       |                |
|-----------------------|----------------|
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| BELL TELEPHONE        | 1-316-258-2256 |
| CABLEVISION           | 262-0561       |
| GAS SERVICE COMPANY   | 263-7511       |
| KANSAS GAS & ELECTRIC | 261-6248       |
| KANSAS ONE-CALL       | 1-800-344-7233 |



PLAN  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 NOTE BOOK NO. \_\_\_\_\_  
 ATTACHMENT CHECKED BY: \_\_\_\_\_  
 NO. \_\_\_\_\_

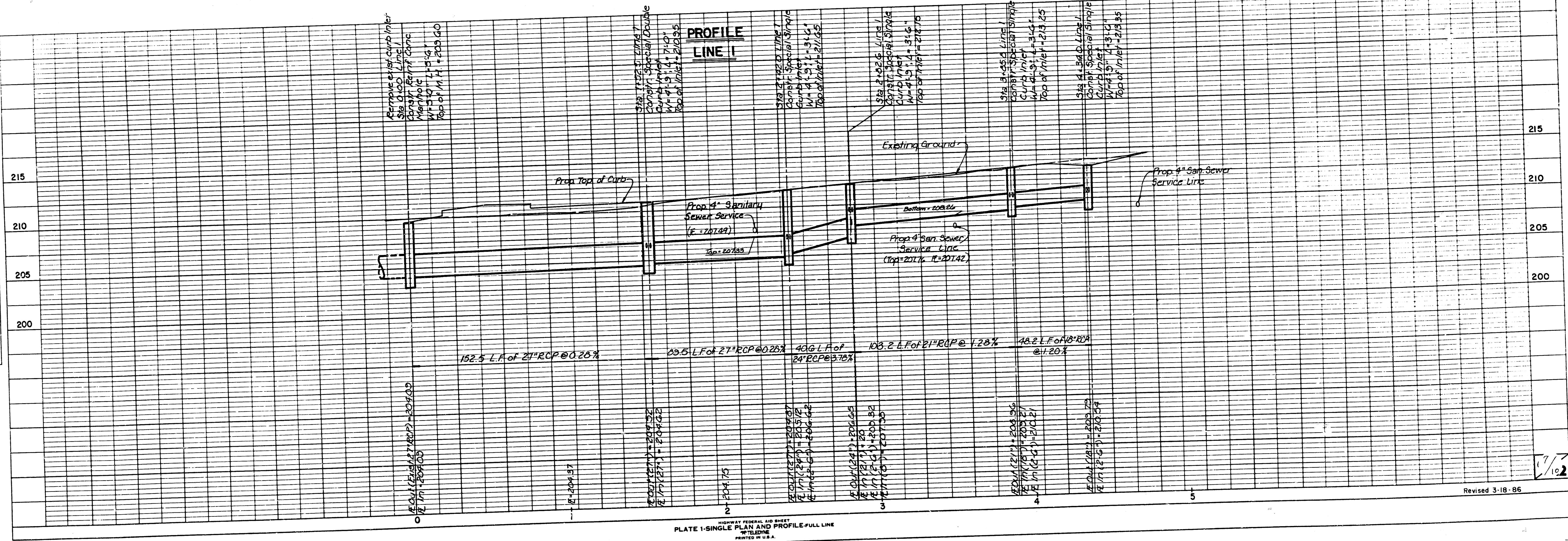
PROFILE  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 NOTE BOOK NO. \_\_\_\_\_  
 ATTACHMENT CHECKED BY: \_\_\_\_\_  
 NO. \_\_\_\_\_



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PLAN LINE 1

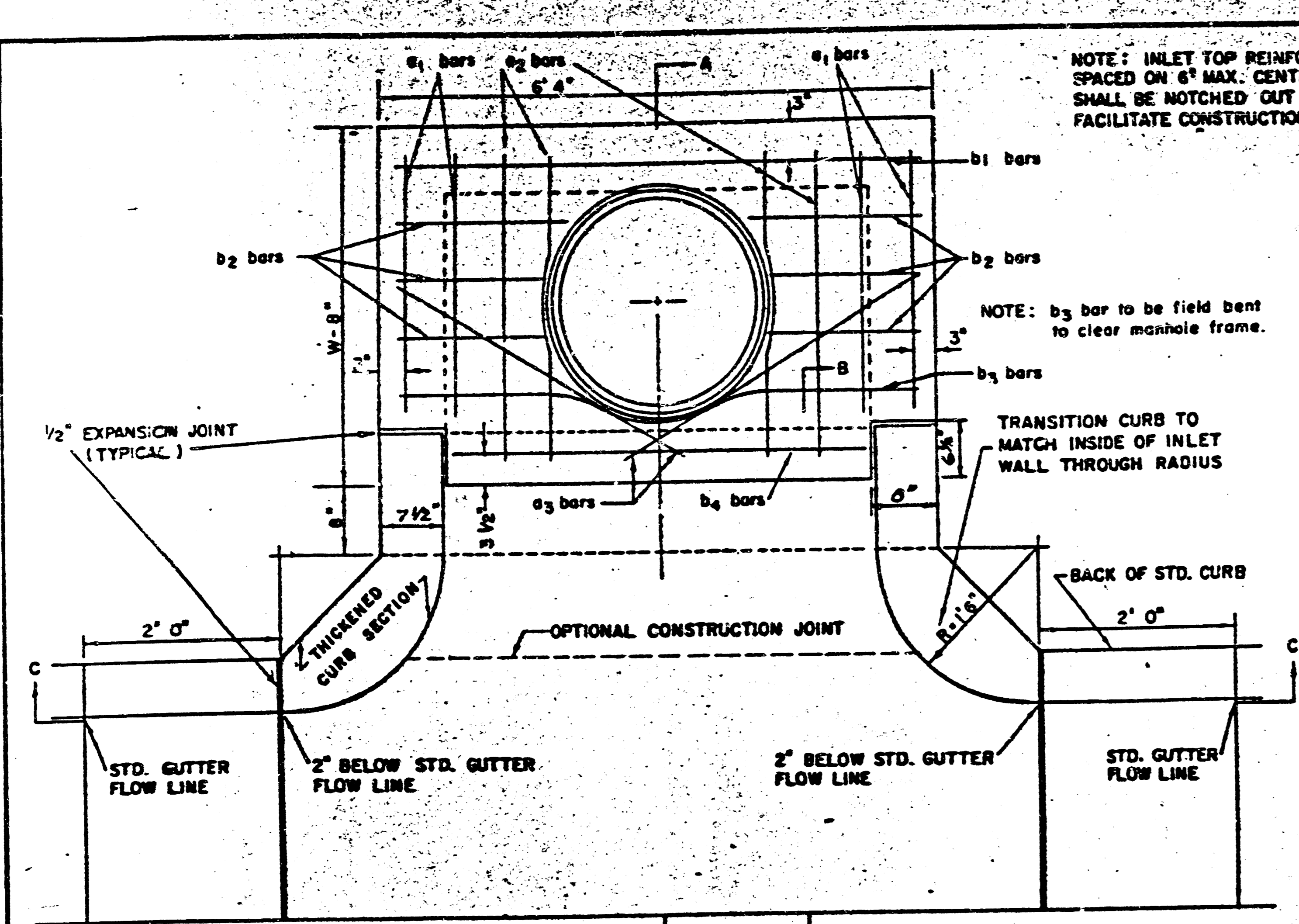


HIGHWAY FEDERAL AID SHEET  
 PLATE 1-SINGLE PLAN AND PROFILE-FULL LINE  
 PRINTED IN U.S.A.

Revised 3-18-86

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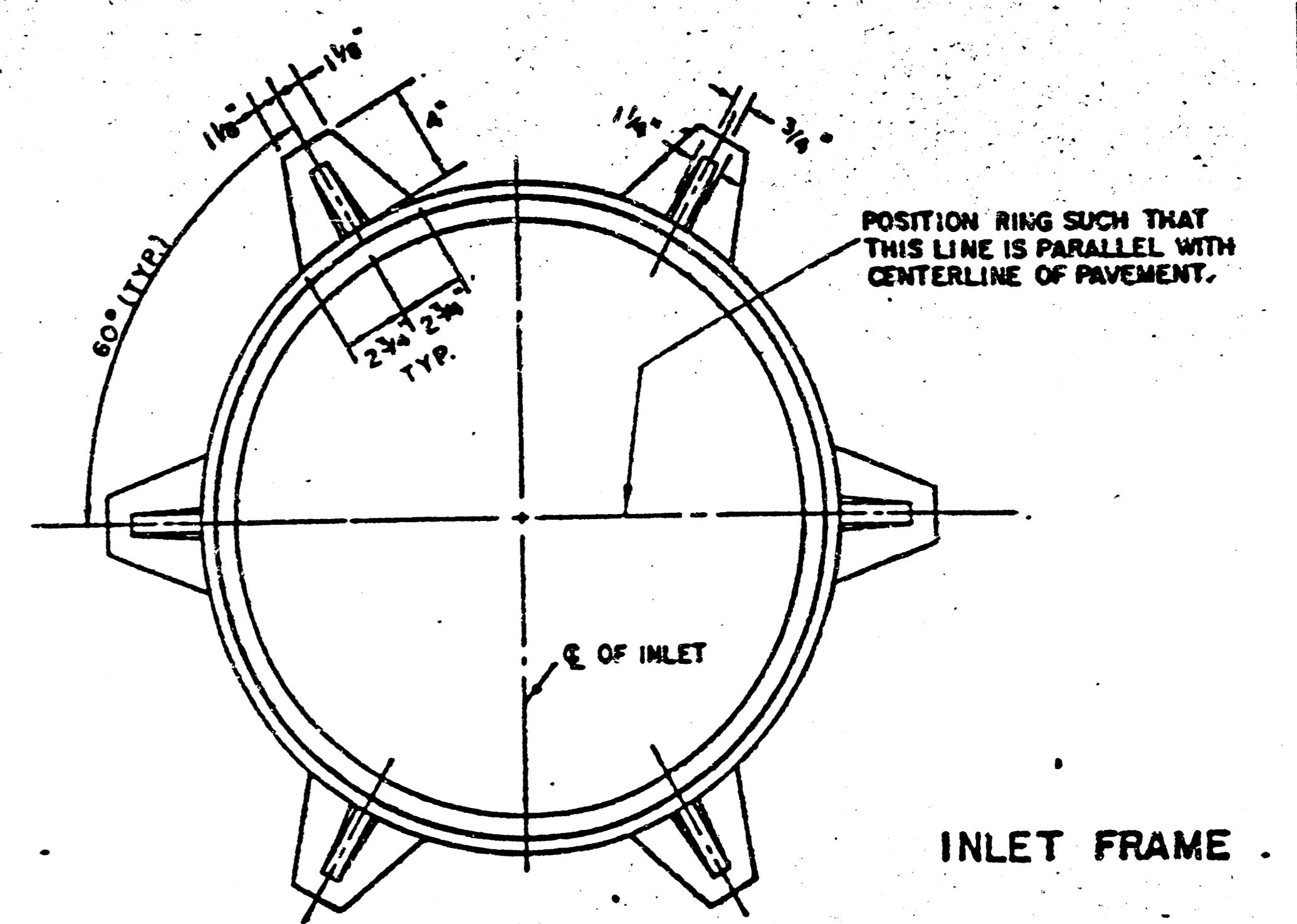
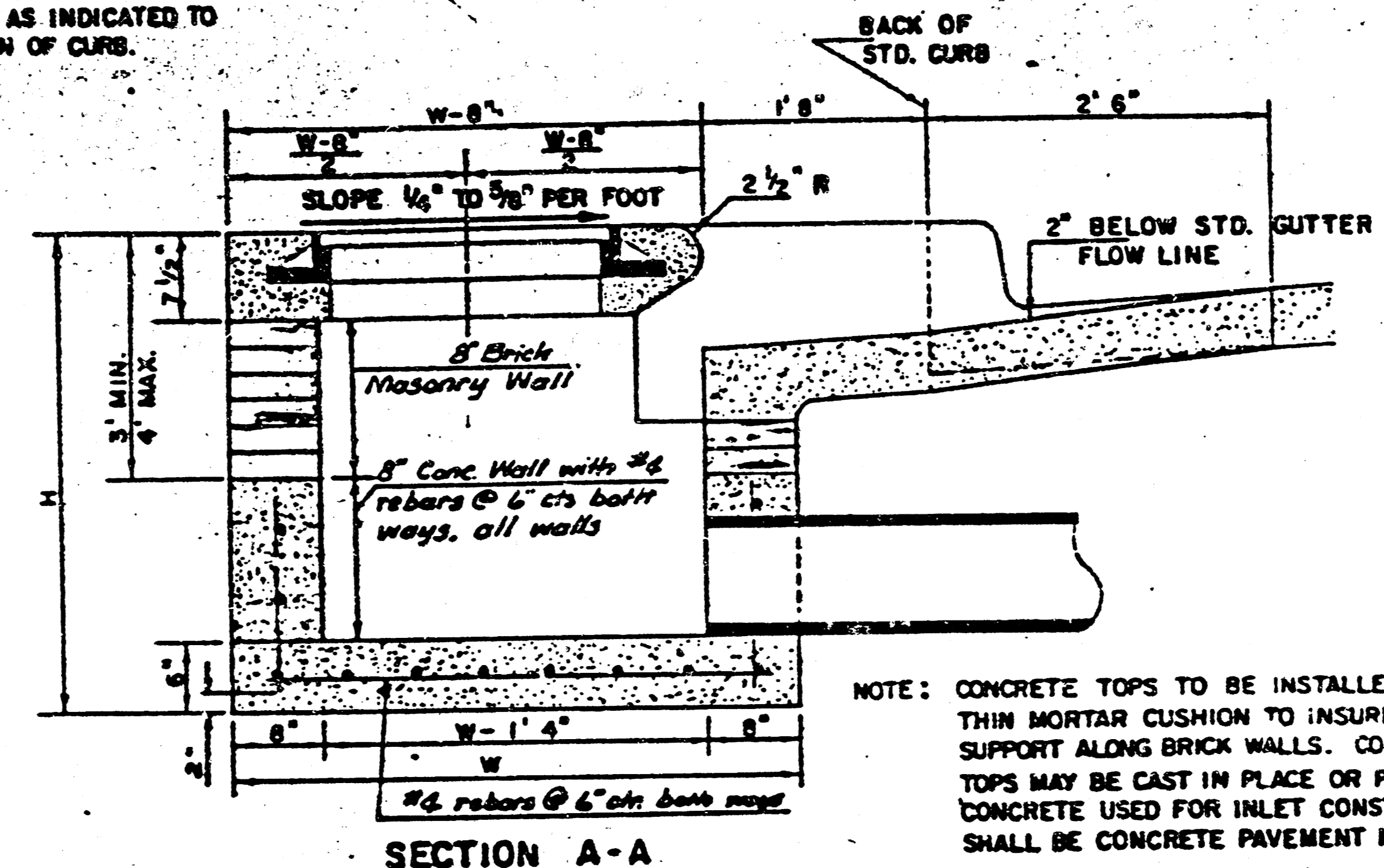




NOTE: INLET TOP REINFORCING SHALL BE SPACED ON 6" MAX. CENTERS. INLET LIDS SHALL BE NOTCHED OUT AS INDICATED TO FACILITATE CONSTRUCTION OF CURB.

NOTE: b3 bar to be field bent to clear manhole frame.

TRANSITION CURB TO MATCH INSIDE OF INLET WALL THROUGH RADIUS



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'-6" 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 WORKUP.

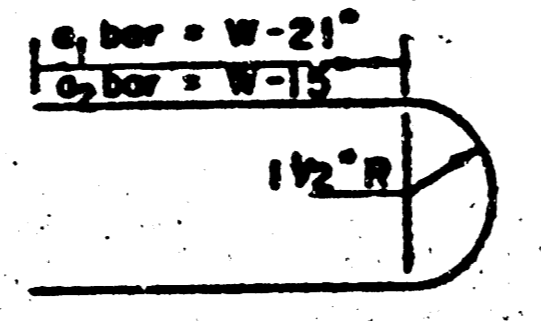
INLET INVERT SHALL BE SHAPED WITH 3 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE INLET WILL BE SELF-CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.

THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL.

STEEL SCHEDULE

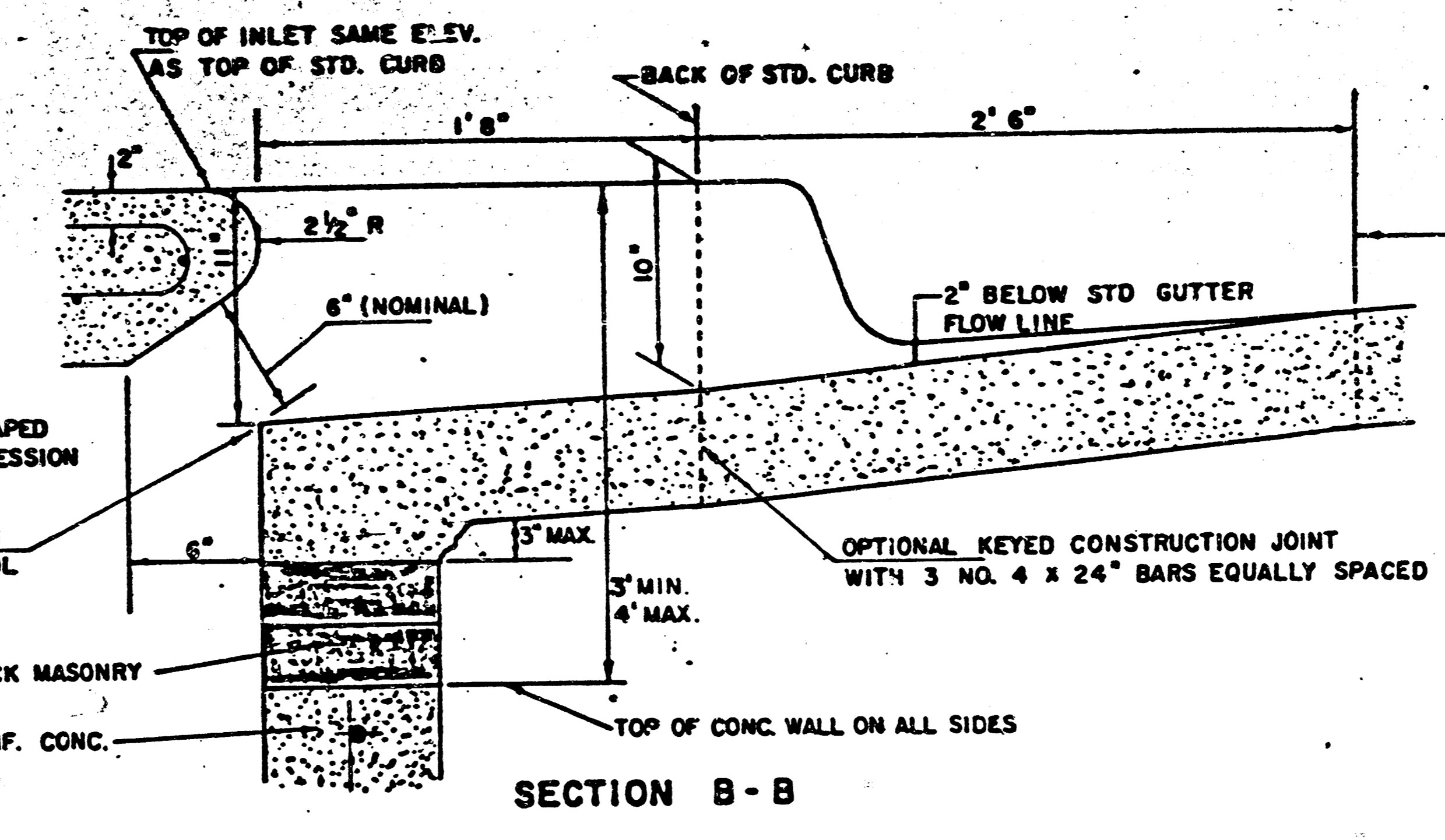
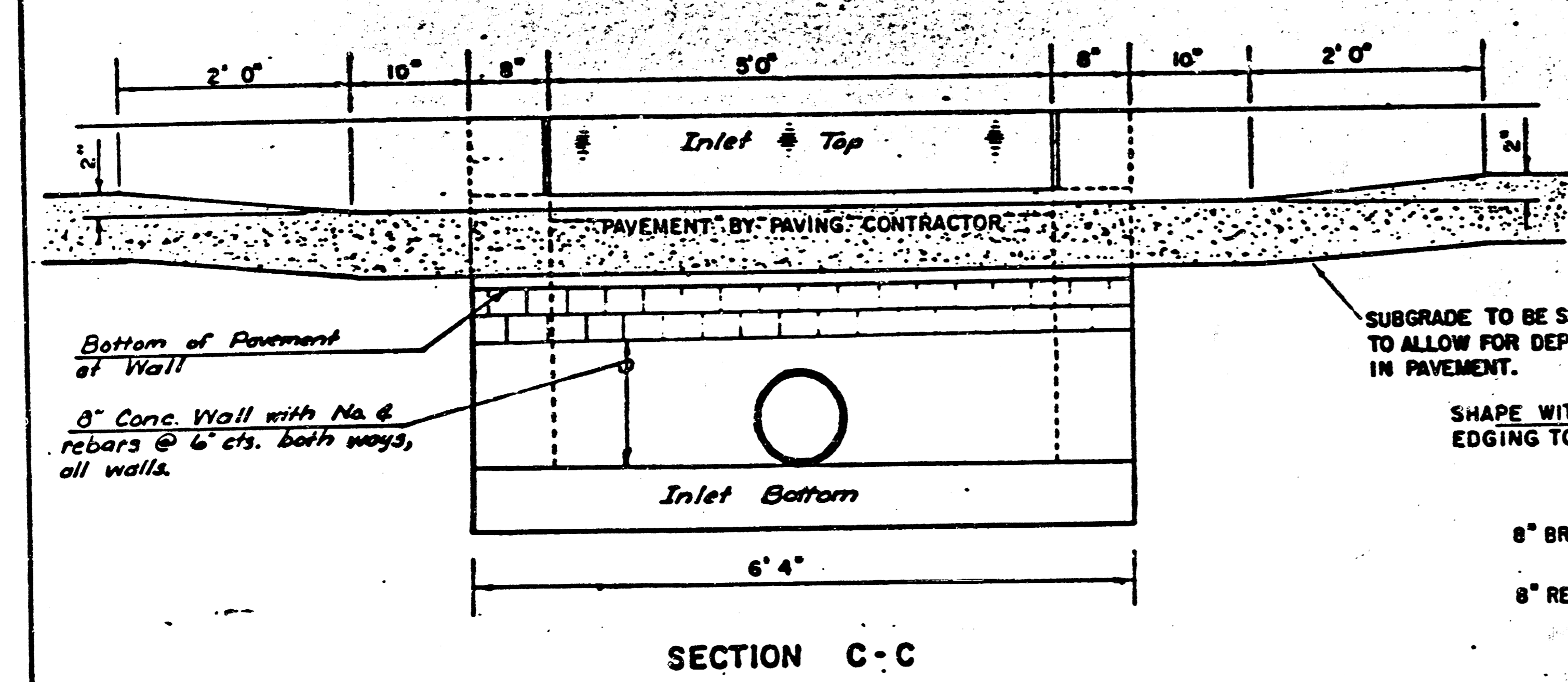
BAR NUMBER	a1	a2	a3	b1	b2	b3	b4	WT. LBS.
SIZE	4	4	4	4	4	4	4	
LENGTH	5'7"	6'7"	4'0"	6'1"	6'1"	6'1"	6'1"	
	7'7"	8'7"	5'0"	6'1"	6'1"	6'1"	6'1"	
	9'7"	10'7"	6'0"	6'1"	6'1"	6'1"	6'1"	
	11'7"	12'7"	7'0"	6'1"	6'1"	6'1"	6'1"	
	13'7"	14'7"	8'0"	6'1"	6'1"	6'1"	6'1"	

BENDING DIAGRAM



STANDARD CURB INLET PRECAST TOPS			
W	PRE-CAST TOP SIZE	PIPE SIZE	CY. CONC.
4'-4"	5'0" x 6'4" x 7 1/2"	21" Ø SMALLER	0.38 ±
5'-4"	6'0" x 6'4" x 7 1/2"	24" Ø 30"	0.51 ±
6'-4"	6'6" x 6'4" x 7 1/2"	30" Ø 42"	0.64 ±
7'-4"	7'2" x 6'4" x 7 1/2"	40" Ø 54"	0.77 ±
8'-4"	7'8" x 6'4" x 7 1/2"	60" Ø 66"	0.90 ±

NOTE: a3 BARS TO BE PLACED APPROX. 2" BELOW TOP OF INLET COVER



REVISED 12-21-1984

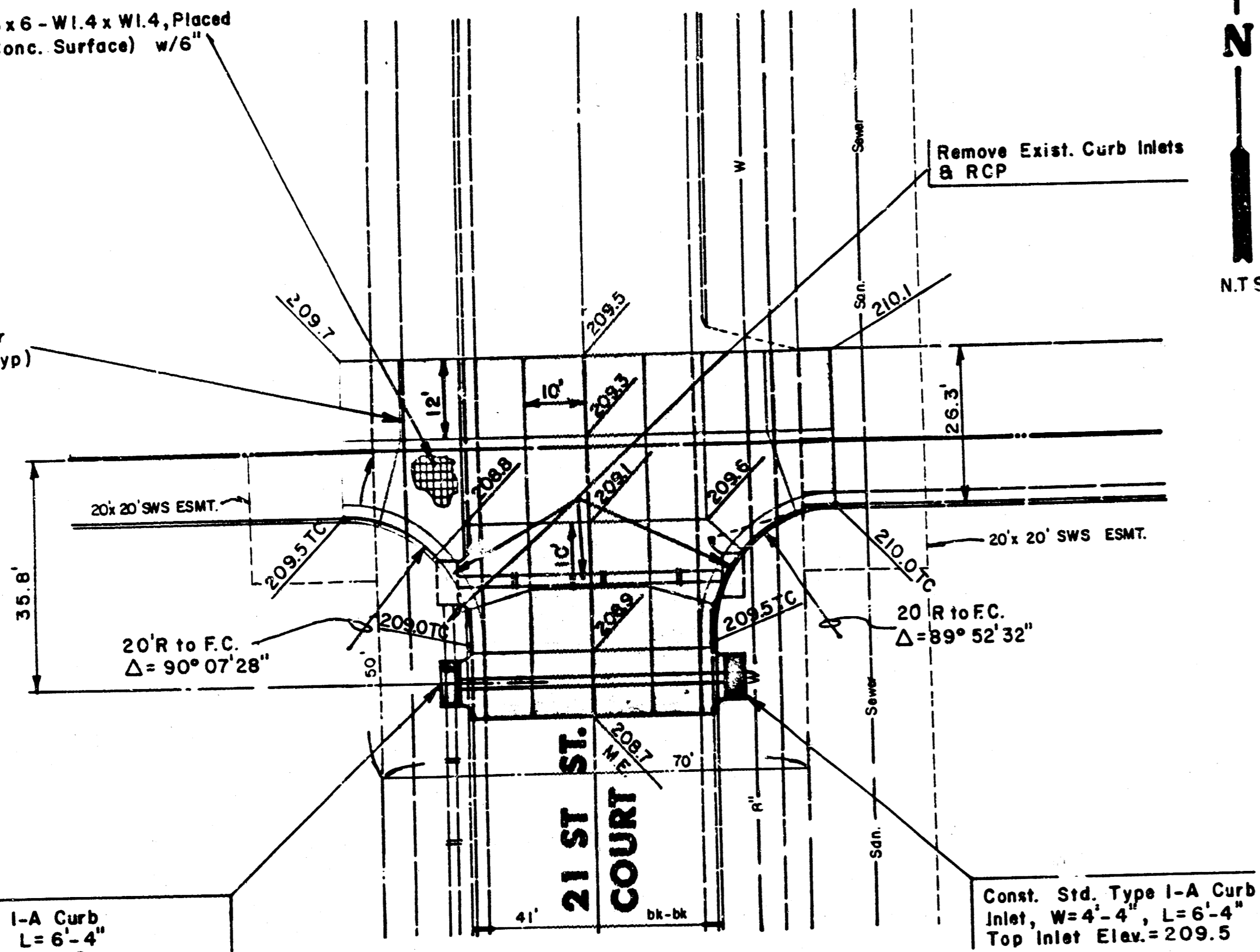
DETAIL STANDARD TYPE IA CURB INLET  
CITY OF WICHITA, KANSAS  
INLET OPENING = 6" x 5'0"

JUNE 1984

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8" Reinf. Conc. (6x6-W1.4xW1.4, Placed 3" Cl. From Top Conc. Surface) w/6" Treated Subgrade

Joints Shall be Prepared per Contraction Joint Detail (Typ) See Paving Detail Sheet



Const. Std. Type I-A Curb Inlet, W=4'-4", L=6'-4", Top Inlet Elev.=209.0 Install 45 L.F. 18" RCP (East) U.S.F.L.=204.90; D.S.F.L.=204.18

Const. Std. Type I-A Curb Inlet, W=4'-4", L=6'-4", Top Inlet Elev.=209.5

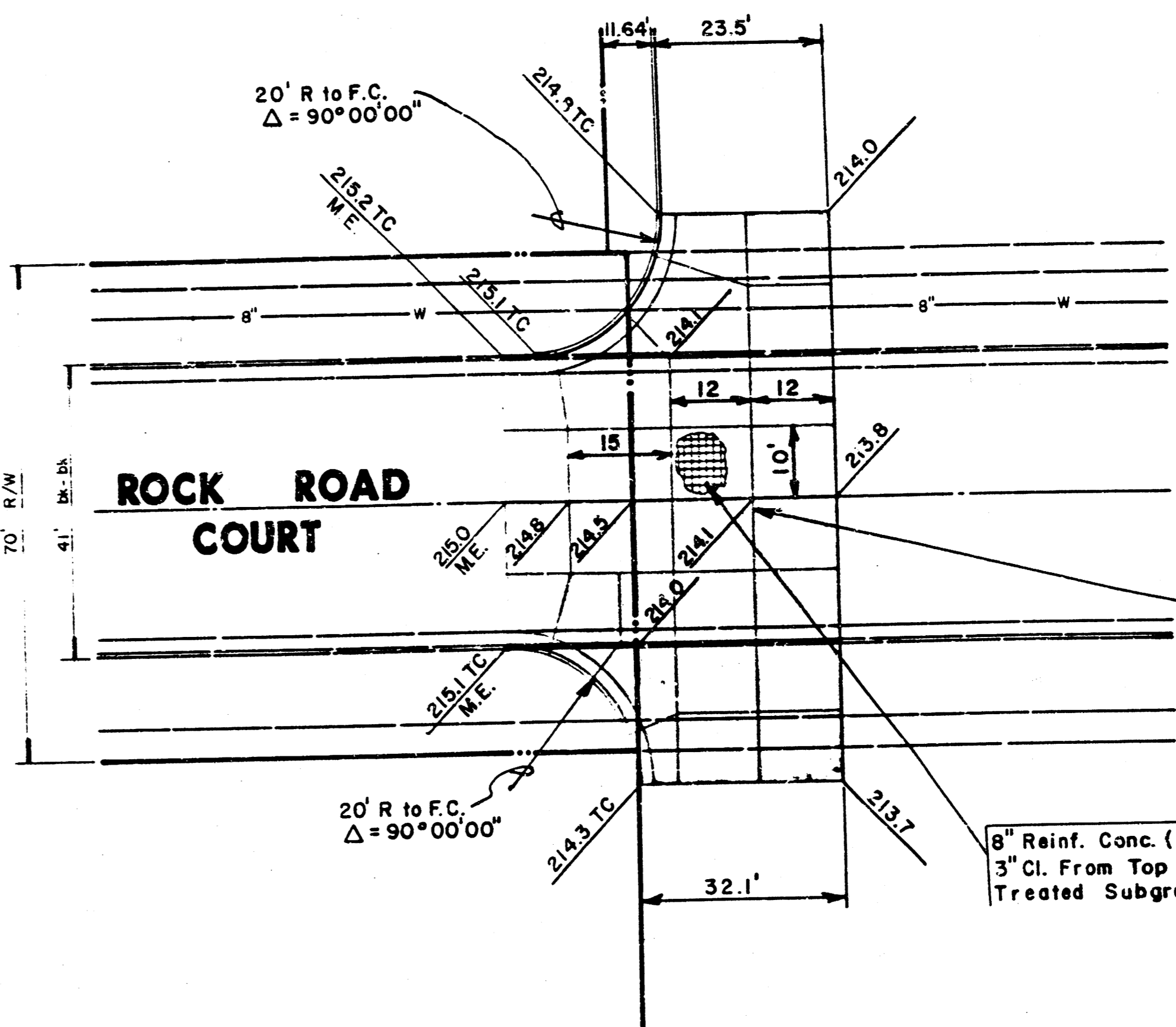
Remove Exist. Curb Inlets & RCP

**LEGEND**

8" Reinforced Concrete  
Color Tinted Concrete  
(Color determined by Owner)

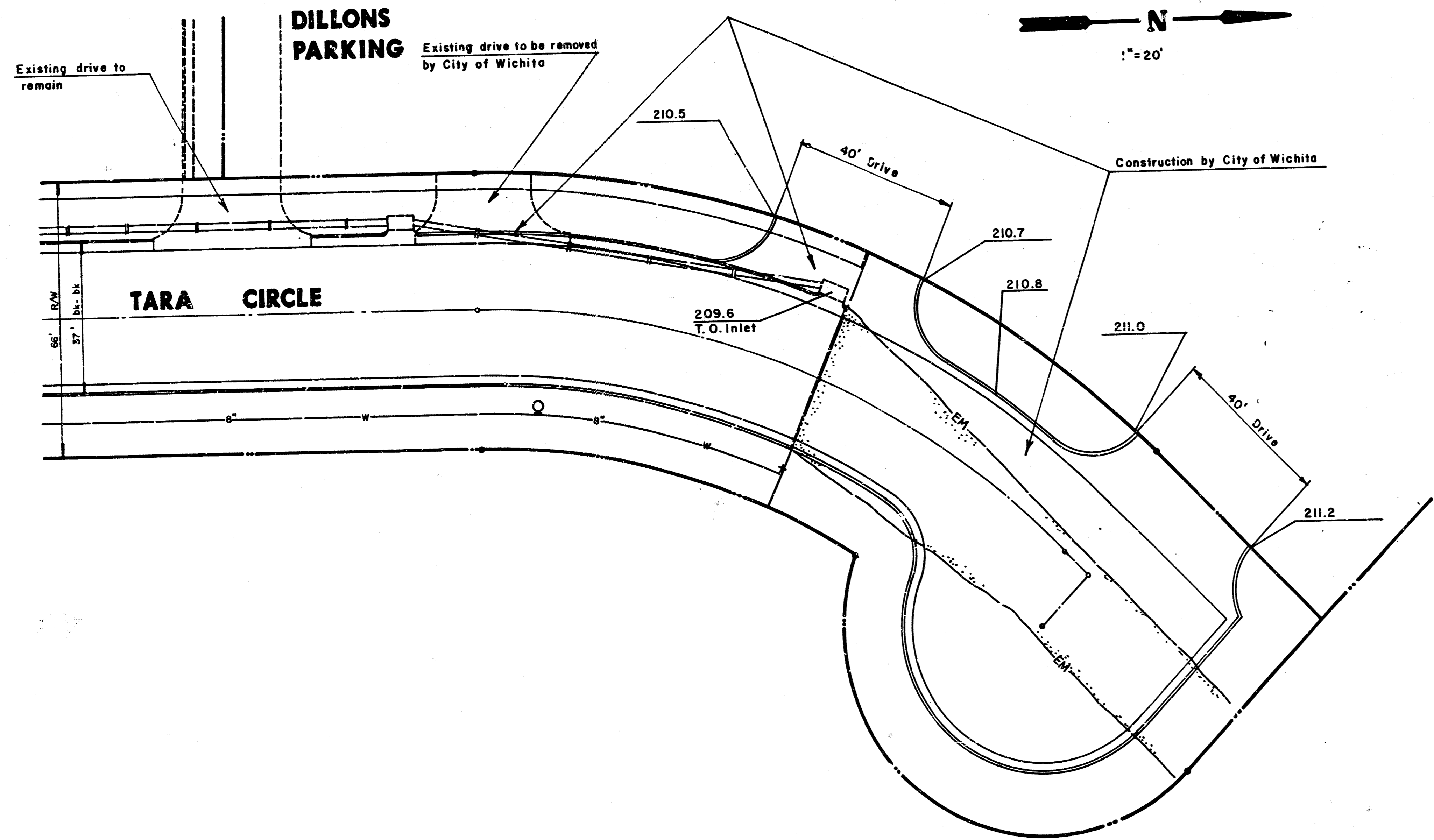
Note:  
M.E. = Match Existing  
214.3 TC = Top of Curb Elev.

20' R to F.C.  
 $\Delta = 90^{\circ}00'00''$



Joints Shall be Prepared per Contraction Joint Detail (Typ) See Paving Detail Sheet

8" Reinf. Conc. (6x6-W1.4xW1.4, Placed 3" Cl. From Top Conc. Surface) w/6" Treated Subgrade



Existing drive to remain

Existing drive to be removed by City of Wichita

Construction by City of Wichita

	DILLONS AT TALLGRASS	Design: KHB
	INTERSECTION DETAILS	Drawn by: DPR
		Checked by: KHB
		Date: 2-21-86
		Job no.
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING 8300E WICHITA, KANSAS 67226		Sheet 10 of 12 6A7-6544

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