

# STORM WATER SEWER PLANS FOR PHASE I TALLGRASS COMMERCIAL 5TH. ADDITION

**S.W.S. NO. 397  
PROJECT NO.  
468-76-245-82021-000-000-001**

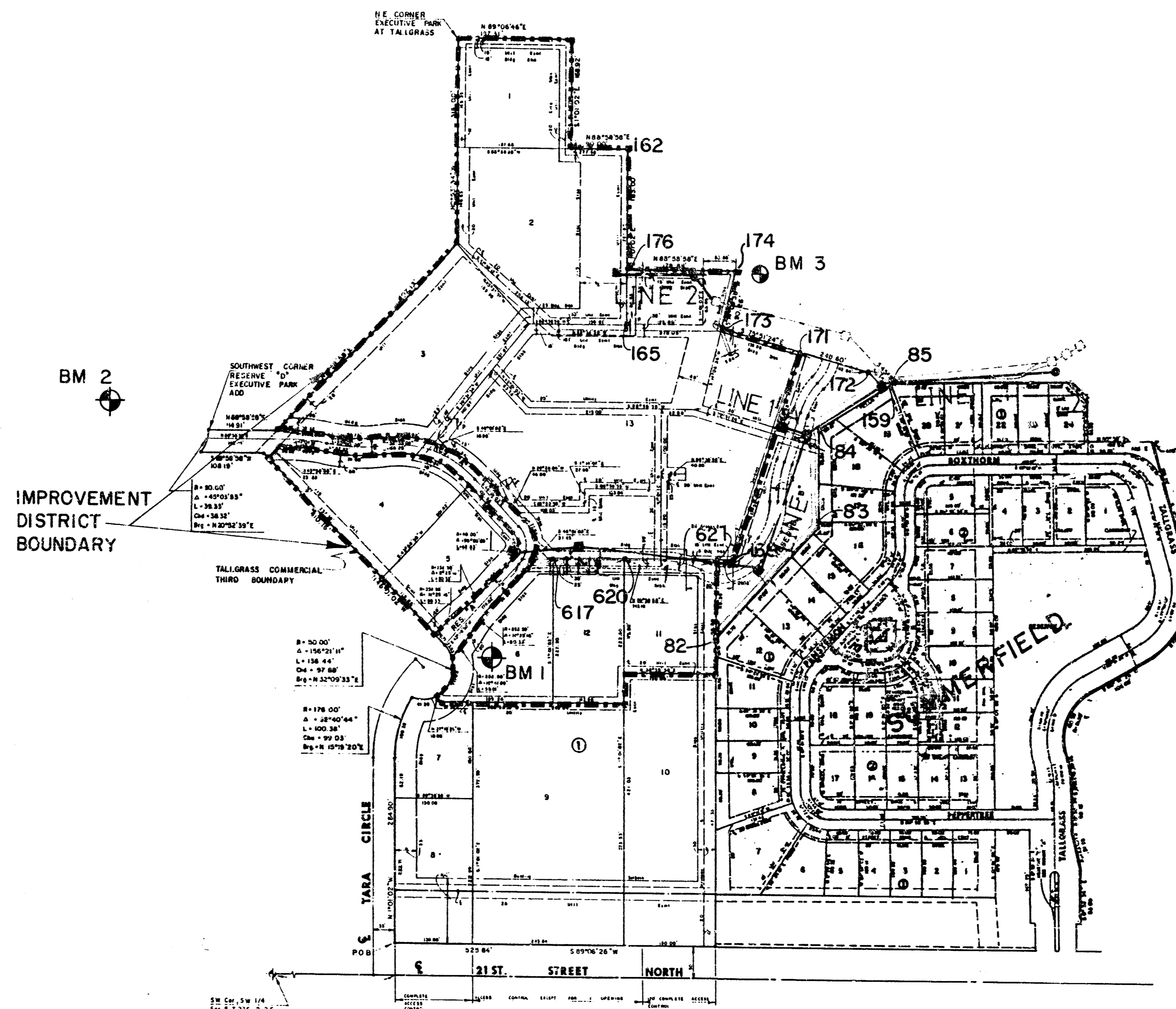
CITY OF WICHITA, KANSAS  
MIKE LINDEBAK, CITY ENGINEER  
FEBRUARY, 1990  
INDEX NO.: 750117

### GENERAL NOTES

1. THE TOPS OF INLET & MANHOLE AS NOTED ON THE PLANS MAY VARY SO AS TO MEET PROPOSED GRADING ELEVATIONS. THE FIELD ENGINEER SHALL LOCATE MANHOLES WITH REFERENCE TO PROPOSED GRADING PLANS.
  2. 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 IN ACCORDANCE WITH STATE LAWS.
  3. ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.
  4. UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY POLE LINES ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY IDENTIFY A UTILITY TO BE ADJUSTED ITS OWNER DURING CONSTRUCTION. 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 WITHIN THE RIGHT OF WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.
- NOTE: NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:
- |                                   |                |
|-----------------------------------|----------------|
| BELL TELEPHONE COMPANY            | 571-2115       |
| CABLEVISION                       | 262-0661       |
| KPAL GAS SERVICE COMPANY          | 263-7511       |
| KANSAS GAS & ELECTRIC             | 264-1141       |
| KANSAS ONE-CALL                   | 1-800-344-7233 |
| CITY OF WICHITA WATER DEPARTMENT  | 268-4908       |
| CITY OF WICHITA SEWER MAINTENANCE | 268-4071       |
5. CONTRACTOR SHALL CONTACT KEN PUNG, TALLGRASS CLUB, AT 681-0243, 24 HOURS PRIOR TO EXCAVATION FOR LOCATION OF GOLF COURSE SPRINKLER SYSTEM.
  6. THE POLYETHYLENE (SMOOTH INTERIOR) PIPE OR ALUMINIZED (SMOOTH INTERIOR) CMP SHALL BE INSTALLED AS PER CITY OF WICHITA SPECS. FOR FLEXIBLE PIPE WITH IMPROVED BEDDING.
  7. THE CONTRACTOR SHALL RE-SOD WITH BLUEGRASS ALL GRASSED AREAS DISTURBED BY THE CONSTRUCTION OF THE FIRST 275 FEET OF LINE 1 AND ALL OF LINE 2.

### BENCH MARKS

- B.M. 1 "□" Cut On Top Of East Curb On Tara Court North Of 21st. Street Behind Dillons Elev. = 210.90
- B.M. 2 "□" Cut On Top Of North Curb On 22nd. Street North In Front Of Fire Hydrant In Court, East Of Rock Road. Elev. = 215.83
- B.M. 3 "□" Cut On Top Of South Side Of Concrete Light Pole Base, East Of South Fence Of Tallgrass Club Swimming Pool. Elev. = 202.38



Scale: 1" = 150'

### INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LINE 1
3	LINE 1 & 1A
4	LINE 1
5	LINE 2
6	TYPE I-A CURB INLET DETAILS
7	REINF. CONCRETE AREA INLET & SPECIAL MANHOLE DETAIL
8	SHALLOW TYPE "A" MANHOLE DETAILS
9-10	FINAL PLAT

### COORDINATE SYSTEM - AS USED BY MKEC FOR FINAL PLAT

POINT #	NORTH COORDINATE	EAST COORDINATE	COMMENTS
82	7649.8249	4766.6370	LOT CORNER
83	7822.8175	4933.5935	LOT CORNER
84	7974.8236	4930.8945	LOT CORNER
85	8050.5754	5049.4735	LOT CORNER
159	8040.0095	5032.9341	LOT CORNER
162	8393.2307	4605.8640	LOT CORNER
165	8125.6198	4610.6156	LOT CORNER
169	7769.7081	4793.5315	LOT CORNER
171	8092.6942	4897.7481	LOT CORNER
172	8065.1700	5006.9771	LOT CORNER
174	8213.4352	4787.9636	LOT CORNER
176	8210.2595	4609.1128	LOT CORNER
617	7764.5065	4500.5777	LOT CORNER
620	7765.5300	4614.5411	LOT CORNER
621	7769.1929	4764.5175	LOT CORNER
173	8125.9157	4765.9099	LOT CORNER

Booked: 5-30-90, MCG

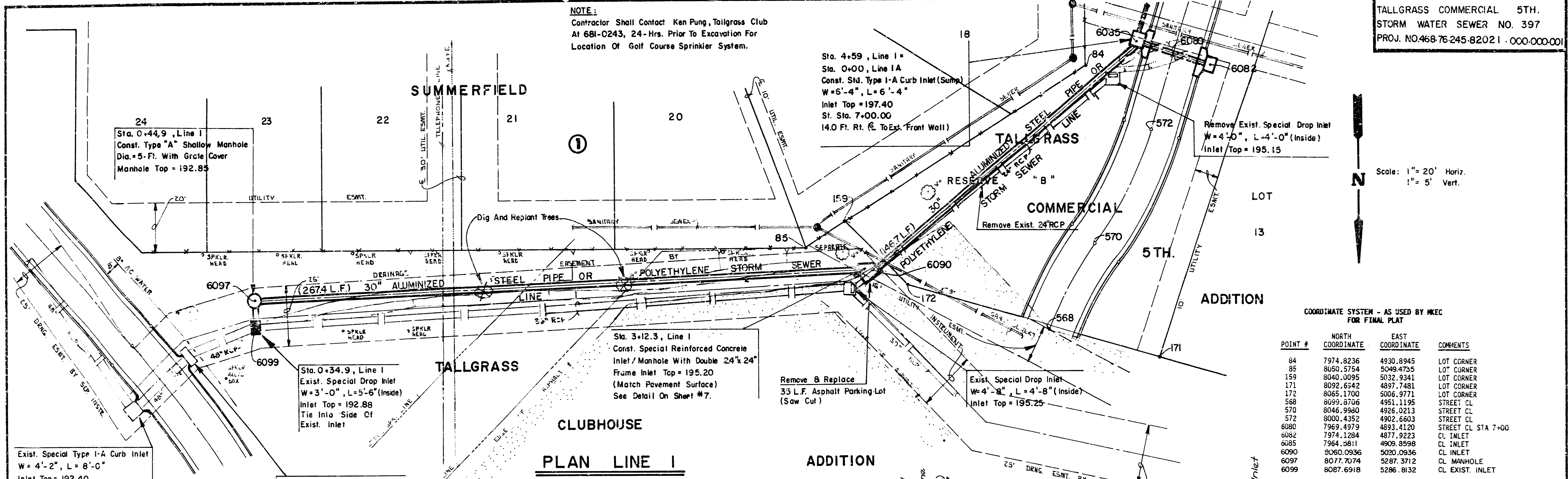


	<b>TALLGRASS COMMERCIAL 5TH. ADDITION STORM WATER SEWER PLAN ... PHASE I</b>	JUN DLM DSS Feb. 1990
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226	636-5566

MKEC Proj. No. 90-05-113-D

FILMED FROM THE BEST  
AVAILABLE COPY...

**NOTE:**  
Contractor Shall Contact Ken Pung, Tallgrass Club  
At 681-0243, 24-Hrs. Prior To Excavation For  
Location Of Golf Course Sprinkler System.



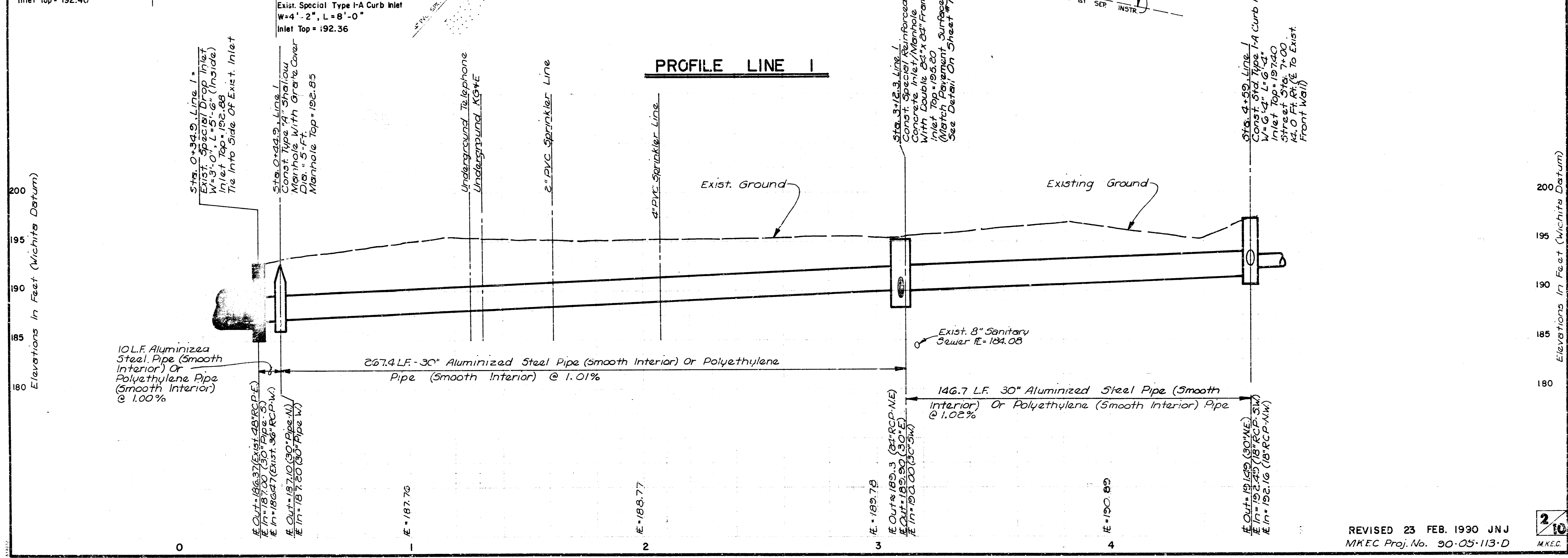
Scale: 1" = 20' Horiz.  
1" = 5' Vert.

COORDINATE SYSTEM - AS USED BY MKEC  
FOR FINAL PLAT

POINT #	NORTH COORDINATE	EAST COORDINATE	COMMENTS
84	7974.8236	4930.8945	LOT CORNER
85	8050.5754	5049.4735	LOT CORNER
159	8040.0095	5032.9341	LOT CORNER
171	8092.6542	4897.7481	LOT CORNER
172	8065.1700	5006.9771	LOT CORNER
568	8099.8706	4951.1195	STREET CL
570	8046.9980	4926.0213	STREET CL
572	8000.4352	4902.6603	STREET CL
6080	7969.4979	4893.4120	STREET CL STA 7+00
6082	7974.1284	4877.9223	CL INLET
6085	7964.5811	4909.8598	CL INLET
6090	8060.0936	5020.0936	CL INLET
6097	8077.7074	5287.3712	CL MANHOLE
6099	8087.6918	5286.8132	CL EXIST. INLET

**PLAN LINE 1 ADDITION**

**PROFILE LINE 1**

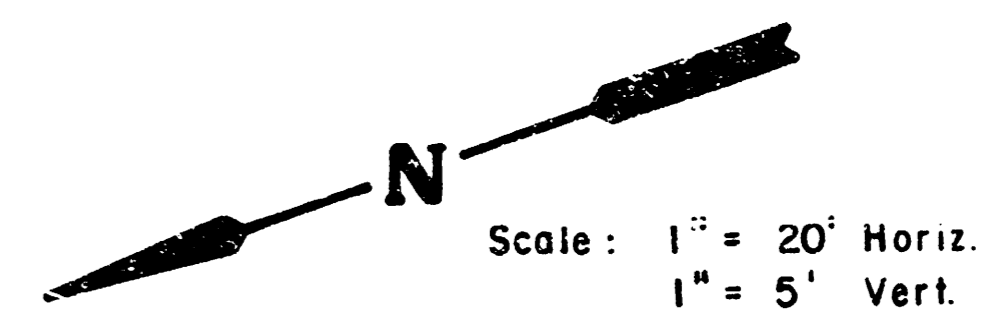
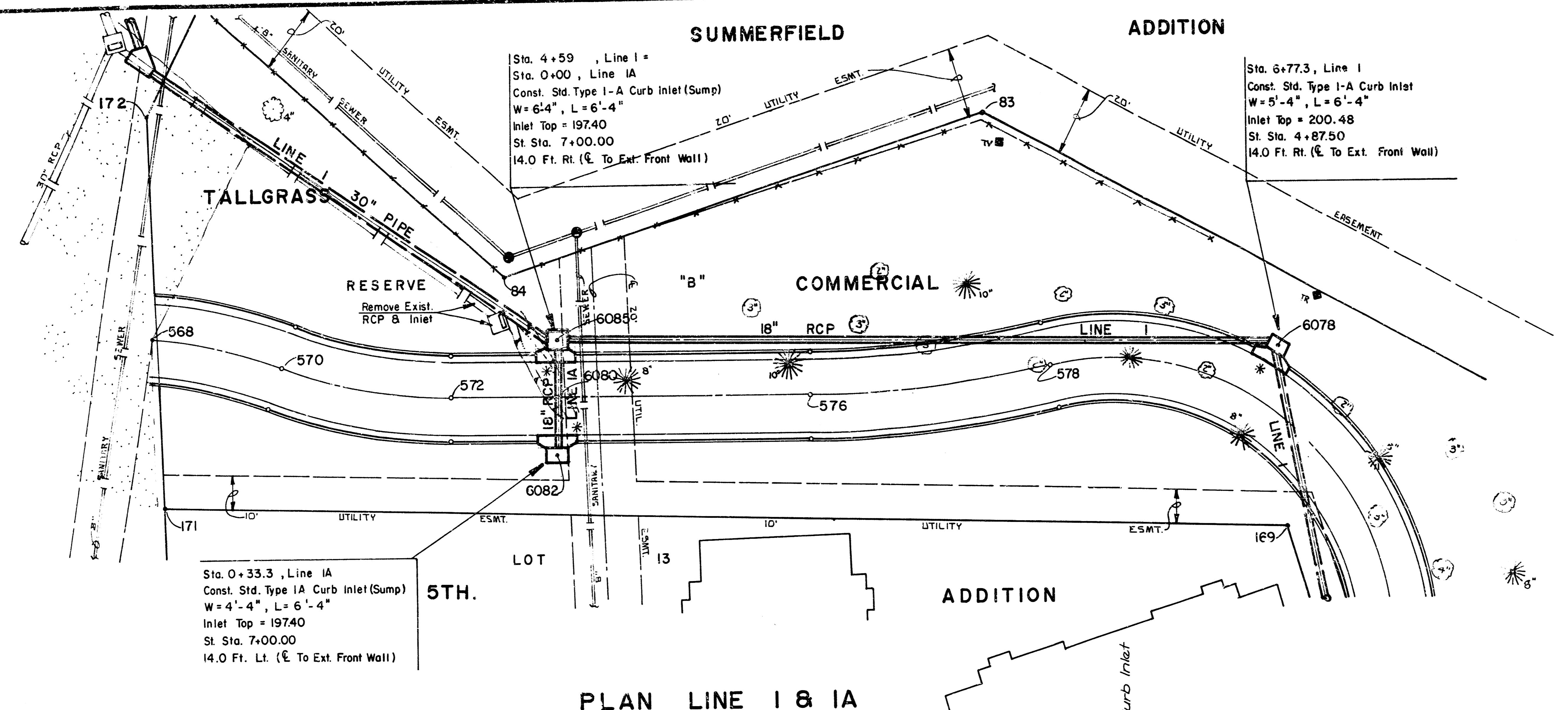


REVISED 23 FEB. 1990 JNJ  
MKEC Proj. No. 90-05-113-D



FILMED FROM THE BEST AVAILABLE COPY

SUMMERFIELD ADDITION



\* An Additional 2" (0.17') Needs To Be Subtracted From Shown Gutter Flowing Elevations To Obtain Depression In Front Of Curb Inlet.

COORDINATE SYSTEM - AS USED BY MKEC FOR FINAL PLAT

POINT #	NORTH COORDINATE	EAST COORDINATE	COMMENTS
83	7822.8175	4933.5935	LOT CORNER
84	7974.8235	4930.3945	LOT CORNER
169	7769.7081	4793.3315	LOT CORNER
171	8092.6942	4897.7481	LOT CORNER
172	8065.1700	5006.9771	LOT CORNER
568	7999.8706	4951.1195	STREET CL
570	8046.9980	4926.0213	STREET CL
572	8000.4352	4902.6603	STREET CL
576	7896.0160	4871.4456	STREET CL
578	7825.0503	4858.5322	STREET CL
6078	7757.2083	4842.9931	CL INLET
6080	7969.4979	4893.4120	CL STREET STA. 7+00
6082	7974.1284	4877.9223	CL INLET
6085	7964.5811	4909.8598	CL INLET

Sta. 0+33.3, Line IA  
 Const. Std. Type IA Curb Inlet (Sump)  
 W=4'-4", L=6'-4"  
 Inlet Top = 197.40  
 St. Sta. 7+00.00  
 14.0 Ft. Lt. (E To Ext. Front Wall)

Sta. 4+59, Line I =  
 Sta. 0+00, Line IA  
 Const. Std. Type I-A Curb Inlet (Sump)  
 W=6'-4", L=6'-4"  
 Inlet Top = 197.40  
 St. Sta. 7+00.00  
 14.0 Ft. Rt. (E To Ext. Front Wall)

Sta. 6+77.3, Line I  
 Const. Std. Type I-A Curb Inlet  
 W=5'-4", L=6'-4"  
 Inlet Top = 200.48  
 St. Sta. 4+87.50  
 14.0 Ft. Rt. (E To Ext. Front Wall)

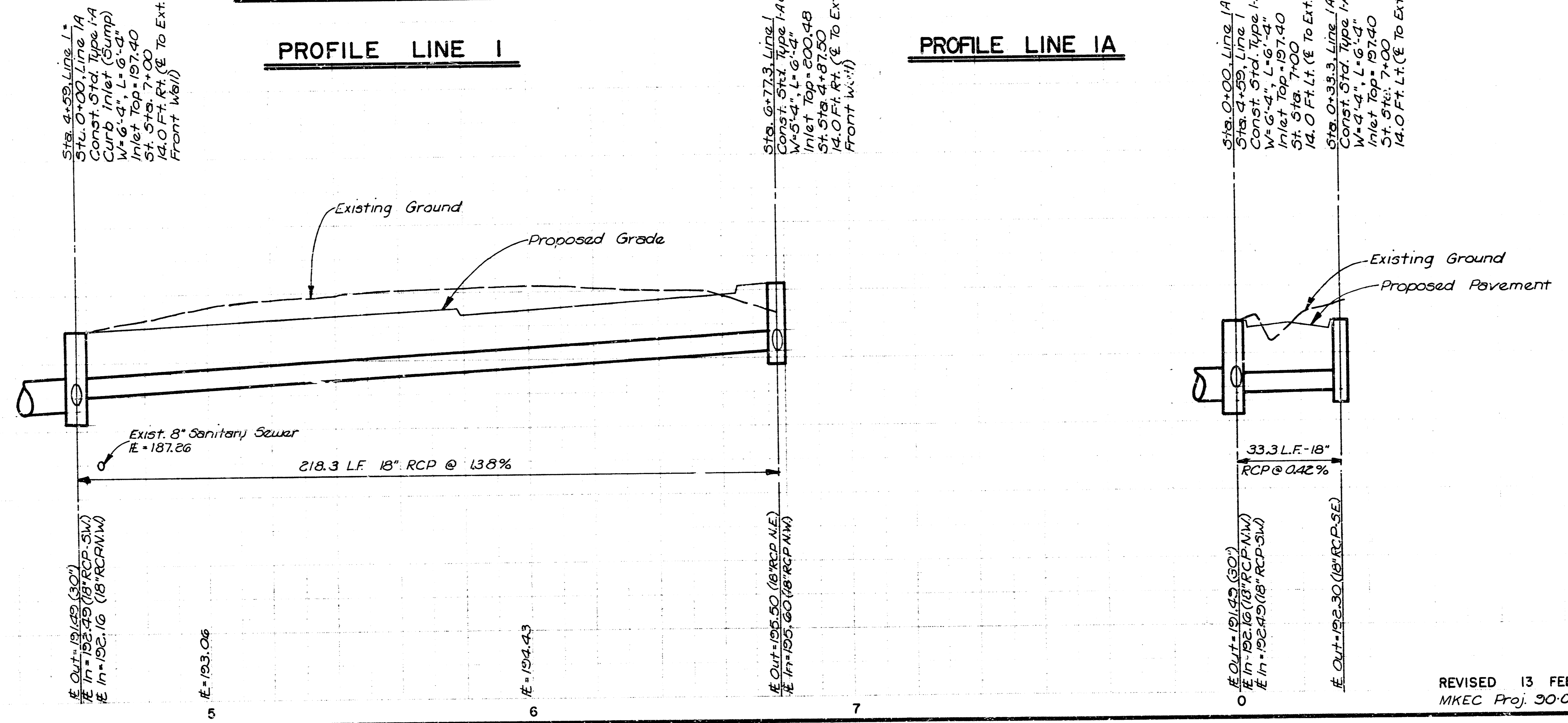
PLAN LINE I & IA

PROFILE LINE I

PROFILE LINE IA

Elevations In Feet (Wichita Datum)

Elevations In Feet (Wichita Datum)



REVISED 13 FEB. 1990 JUN  
 MKEC Proj. 90-05-113-D



FILMED FROM THE BEST AVAILABLE COPY

TALLGRASS COMMERCIAL 5TH.  
STORM WATER SEWER NO. 397  
PROJ. NO.468-76-245-8202 1-000-000-000

\* AN ADDITIONAL 2" (0.17') NEEDS TO BE SUBTRACTED FROM SHOWN GUTTER FLOWLINE ELEVATIONS TO OBTAIN DEPRESSION IN FRONT OF CURB INLET.

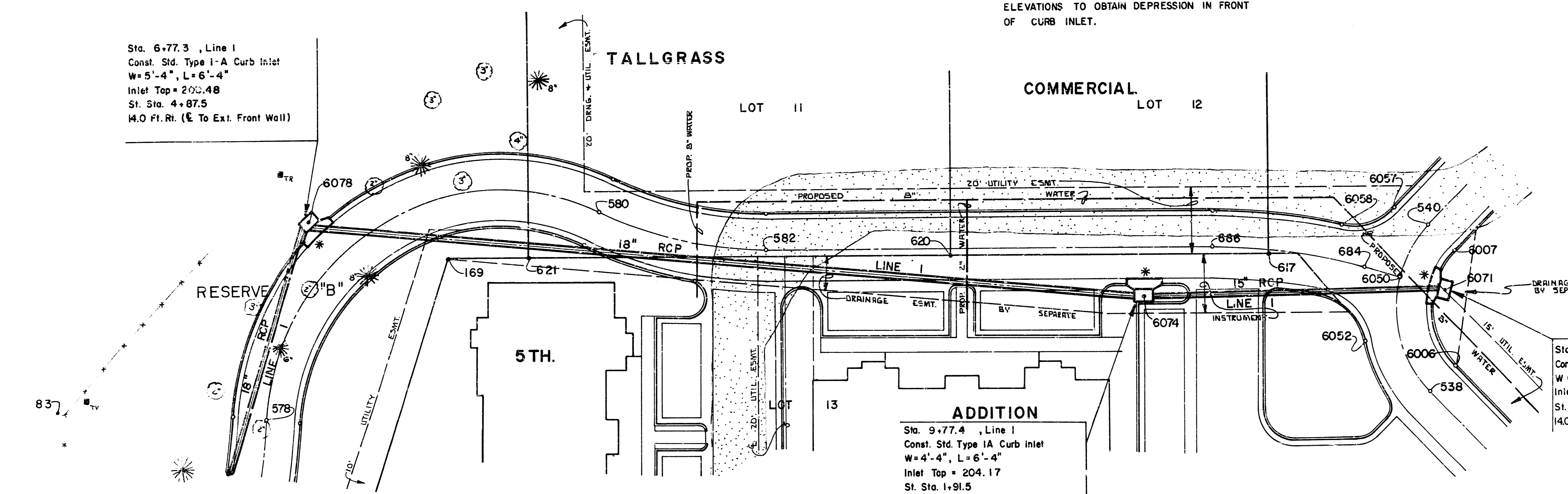
Sta. 6+77.3, Line 1  
Const. Std. Type I-A Curb Inlet  
W=5'-4", L=6'-4"  
Inlet Top = 200.48  
St. Sta. 4+87.5  
14.0 Ft. Rt. (E To Ext. Front Wall)

Sta. 10+83.5, Line 1  
Const. Std. Type I-A Curb Inlet (Sump)  
W=4'-4", L=6'-4"  
Inlet Top = 205.76  
St. Sta. 7+00.04, Reserve "A"  
14.0 Ft. Rt. (E To Ext. Front Wall)

**ADDITION**  
Sta. 9+77.4, Line 1  
Const. Std. Type IA Curb inlet  
W=4'-4", L=6'-4"  
Inlet Top = 204.17  
St. Sta. 1+91.5  
14.0 Ft. Lt. (E To Front Wall)

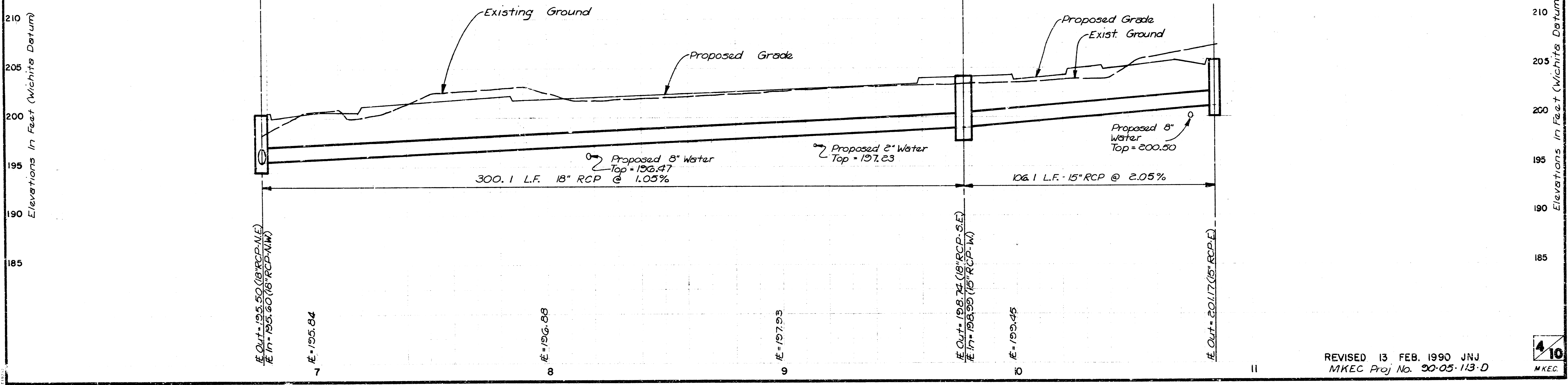
COORDINATE SYSTEM - AS USED BY MKEC FOR FINAL PLAT

POINT #	NORTH COORDINATE	EAST COORDINATE	COMMENTS
83	7822.8175	4933.5935	LOT CORNER
169	7769.7081	4793.5315	LOT CORNER
617	7764.5065	4500.5777	LOT CORNER
620	7766.5300	4614.5411	LOT CORNER
621	7769.1929	4764.5175	LOT CORNER
578	7825.0503	4818.5322	STREET CL
580	7753.2923	4739.1892	STREET CL
582	7765.3588	4879.7581	STREET CL
686	7762.5380	4821.0445	STREET CL
684	7768.7275	4466.5741	STREET CL
6050	7771.8662	4453.9695	STREET CL
538	7810.3134	4442.9324	STREET CL
540	7753.7537	4443.9366	STREET CL
6006	7801.3190	4434.2519	CURB P.C.
6007	7762.4343	4434.9423	CURB P.C.
6052	7793.3304	4466.3117	CURB P.C.
6057	7747.5365	4455.1621	CURB P.C.
6058	7754.2082	4474.2722	CURB P.C.
6071	7775.7726	4438.2815	CL INLET
6074	7779.1202	4544.2838	CL INLET
6078	7757.2083	4842.9931	CL INLET

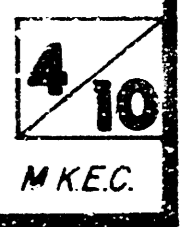


**PLAN LINE 1**

**PROFILE LINE 1**

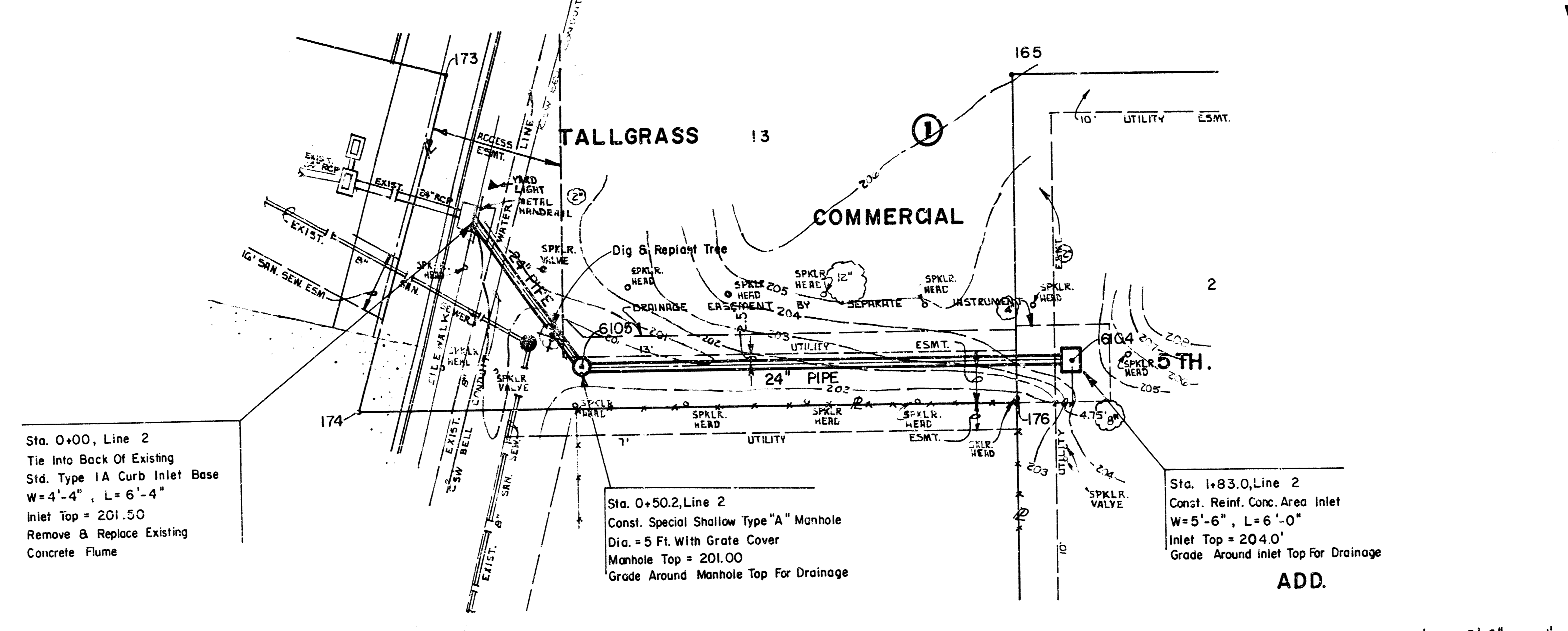


REVISED 13 FEB. 1990 JNJ  
MKEC Proj No. 00-05-113-D



FILMED FROM THE BEST AVAILABLE COPY

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



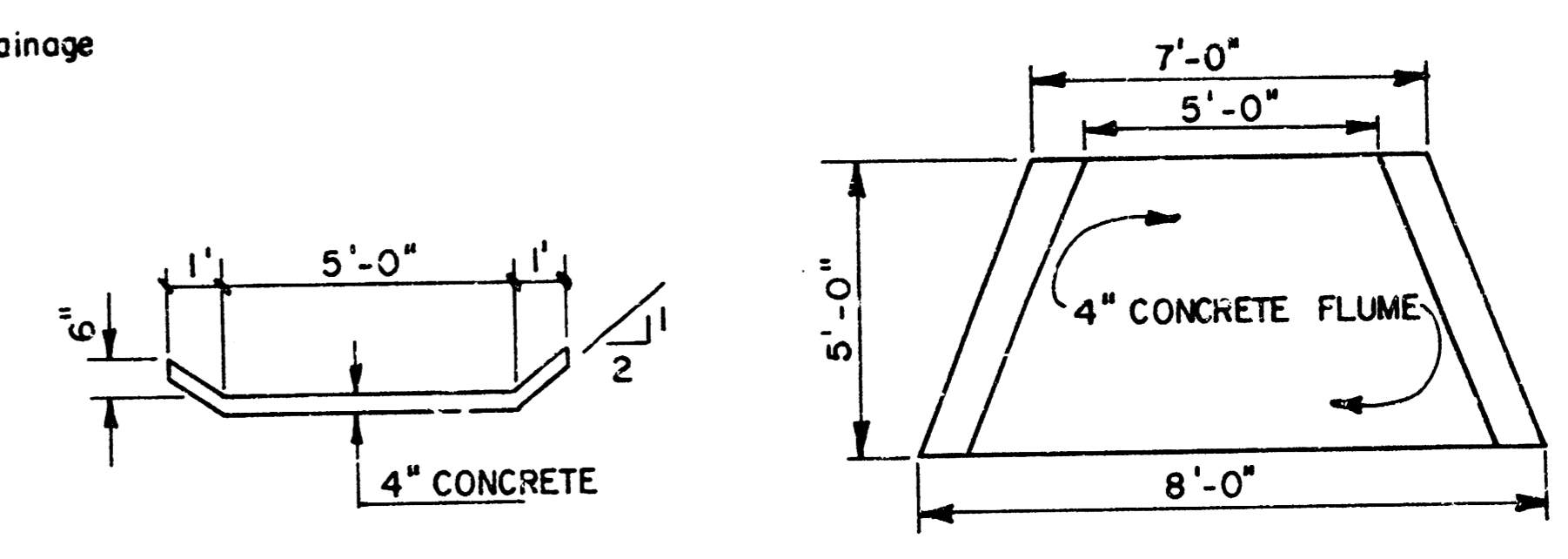
Sta. 0+00, Line 2  
 Tie Into Back Of Existing  
 Std. Type 1A Curb Inlet Base  
 W=4'-4", L=6'-4"  
 Inlet Top = 201.50  
 Remove & Replace Existing  
 Concrete Flume

Sta. 0+50.2, Line 2  
 Const. Special Shallow Type "A" Manhole  
 Dia. = 5 Ft. With Grate Cover  
 Manhole Top = 201.00  
 Grade Around Manhole Top For Drainage

Sta. 1+83.0, Line 2  
 Const. Reinf. Conc. Area Inlet  
 W=5'-6", L=6'-0"  
 Inlet Top = 204.0'  
 Grade Around Inlet Top For Drainage

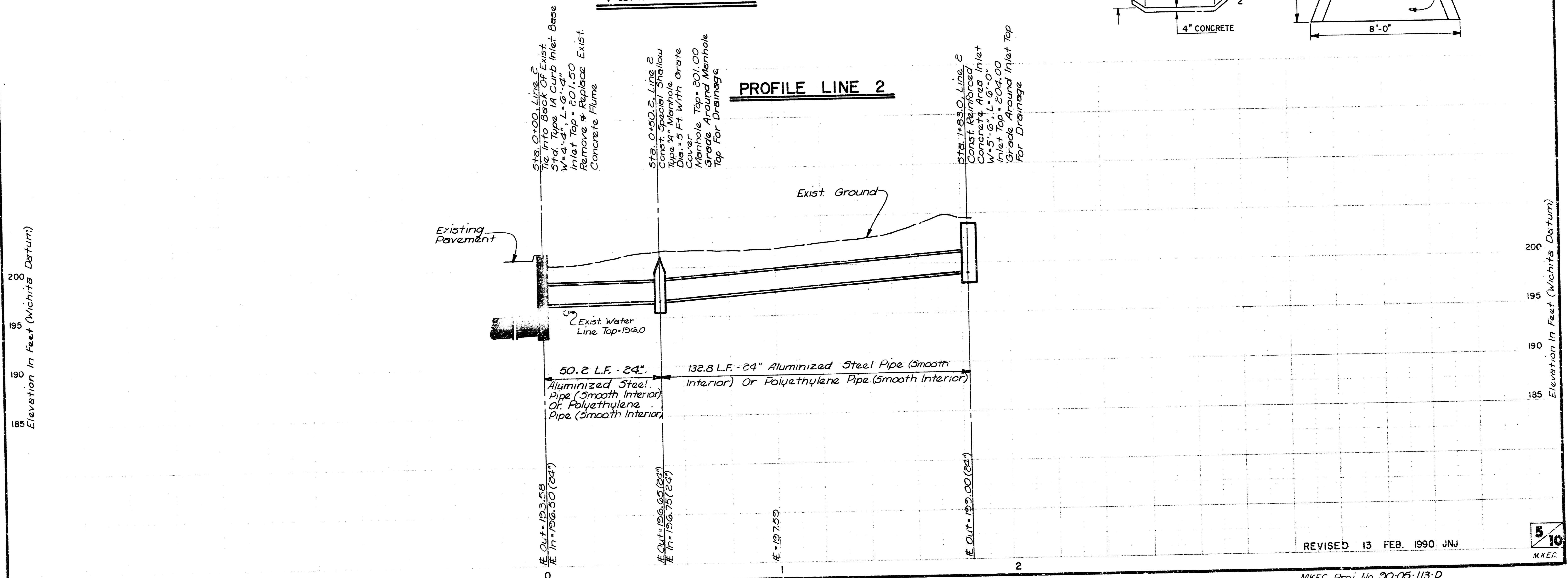
COORDINATE SYSTEM - AS USED BY MKEC  
 FOR FINAL PLAT

POINT #	NORTH COORDINATE	EAST COORDINATE	COMMENTS
173	8125.9157	4765.9099	LOT CORNER
174	8213.4352	4787.9636	LOT CORNER
176	8210.2595	4609.1128	LOT CORNER
165	8125.6198	4610.6156	LOT CORNER
6104	8199.4993	4594.5515	CL INLET
6105	8201.8560	4727.2806	CL INLET



**PLAN LINE 2**

**PROFILE LINE 2**

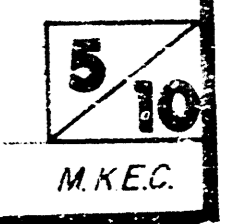


Sta. 0+00, Line 2  
 Tie Into Back Of Existing  
 Std. Type 1A Curb Inlet Base  
 W=4'-4", L=6'-4"  
 Inlet Top = 201.50  
 Remove & Replace Existing  
 Concrete Flume

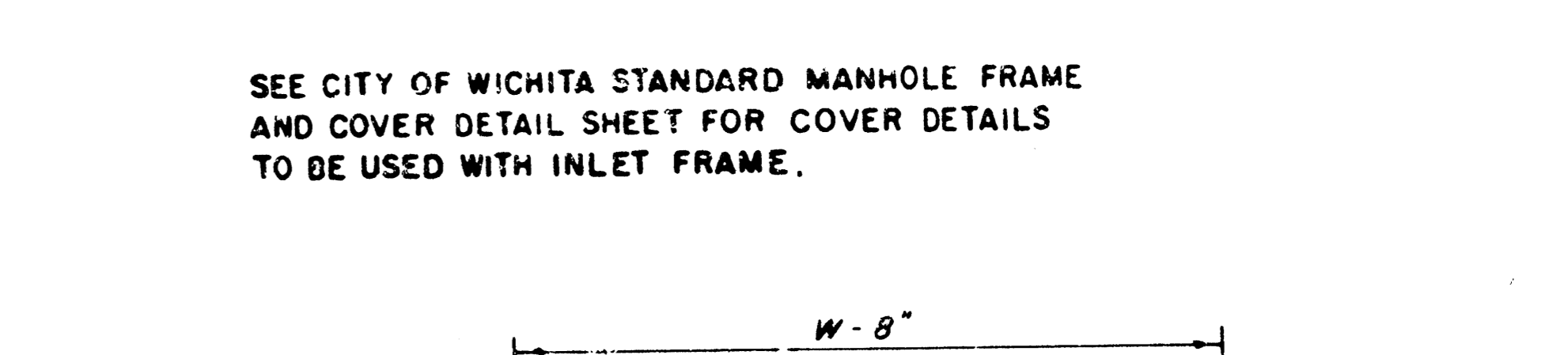
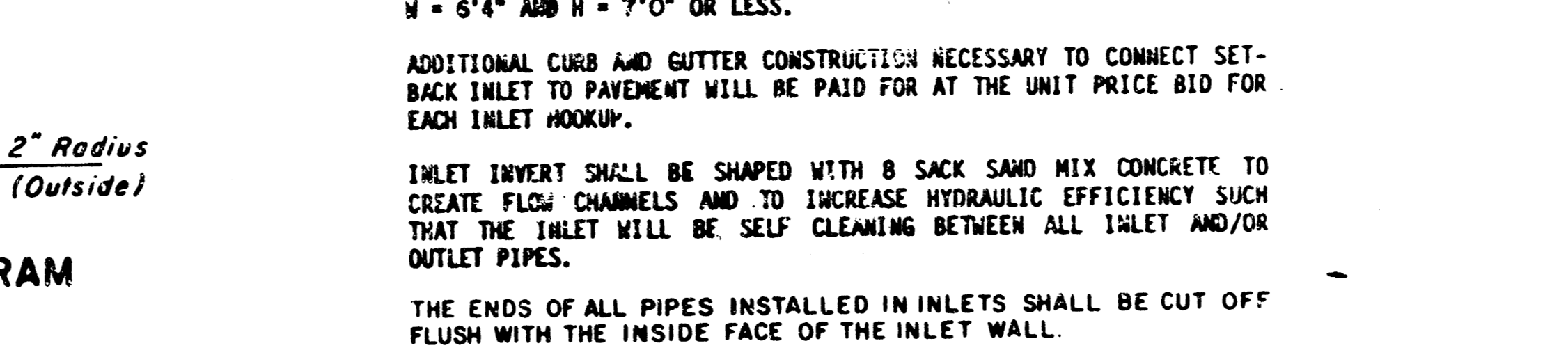
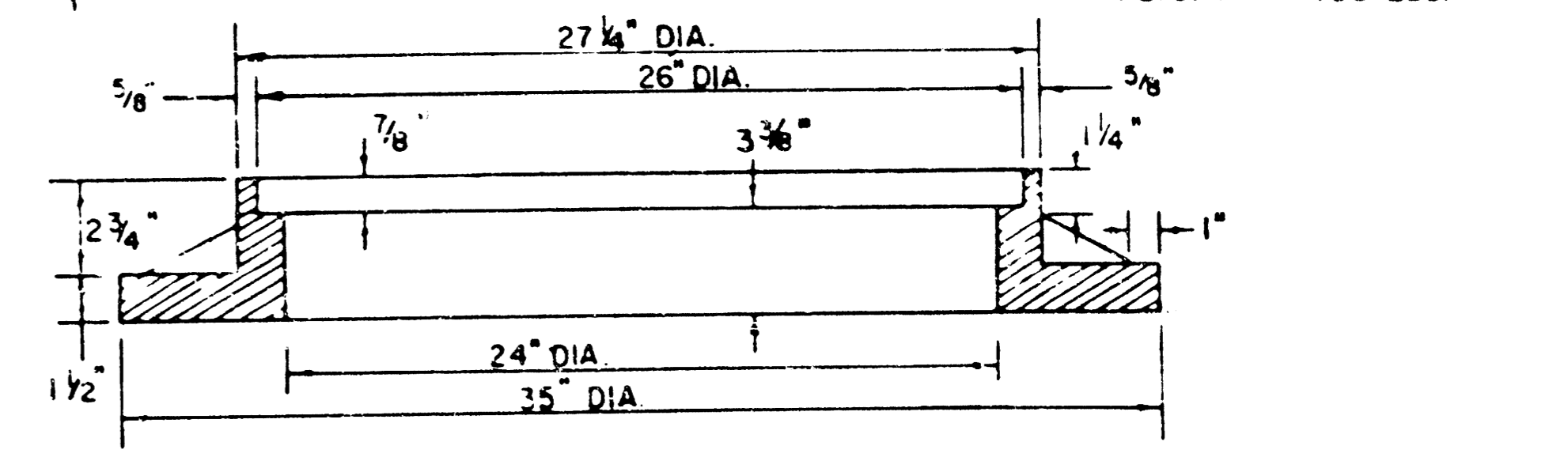
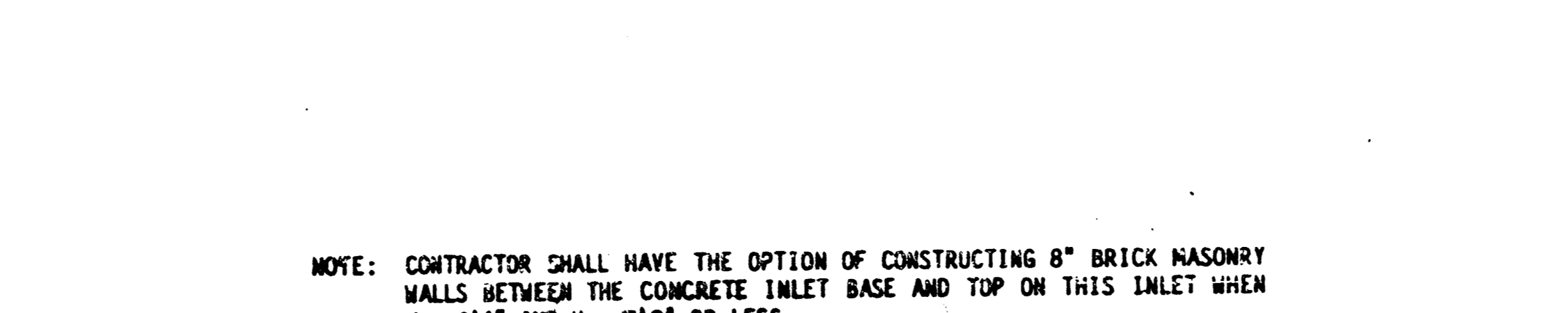
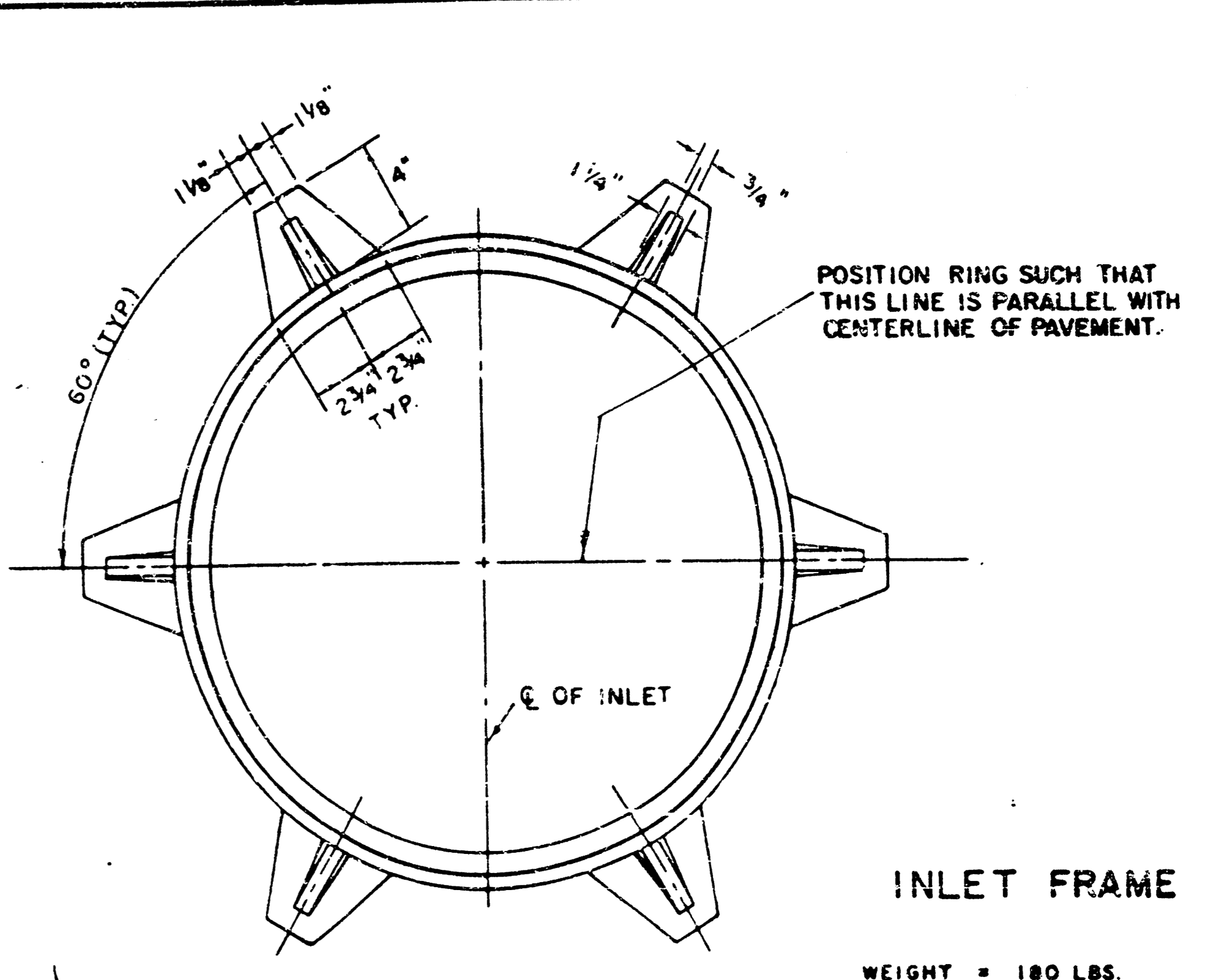
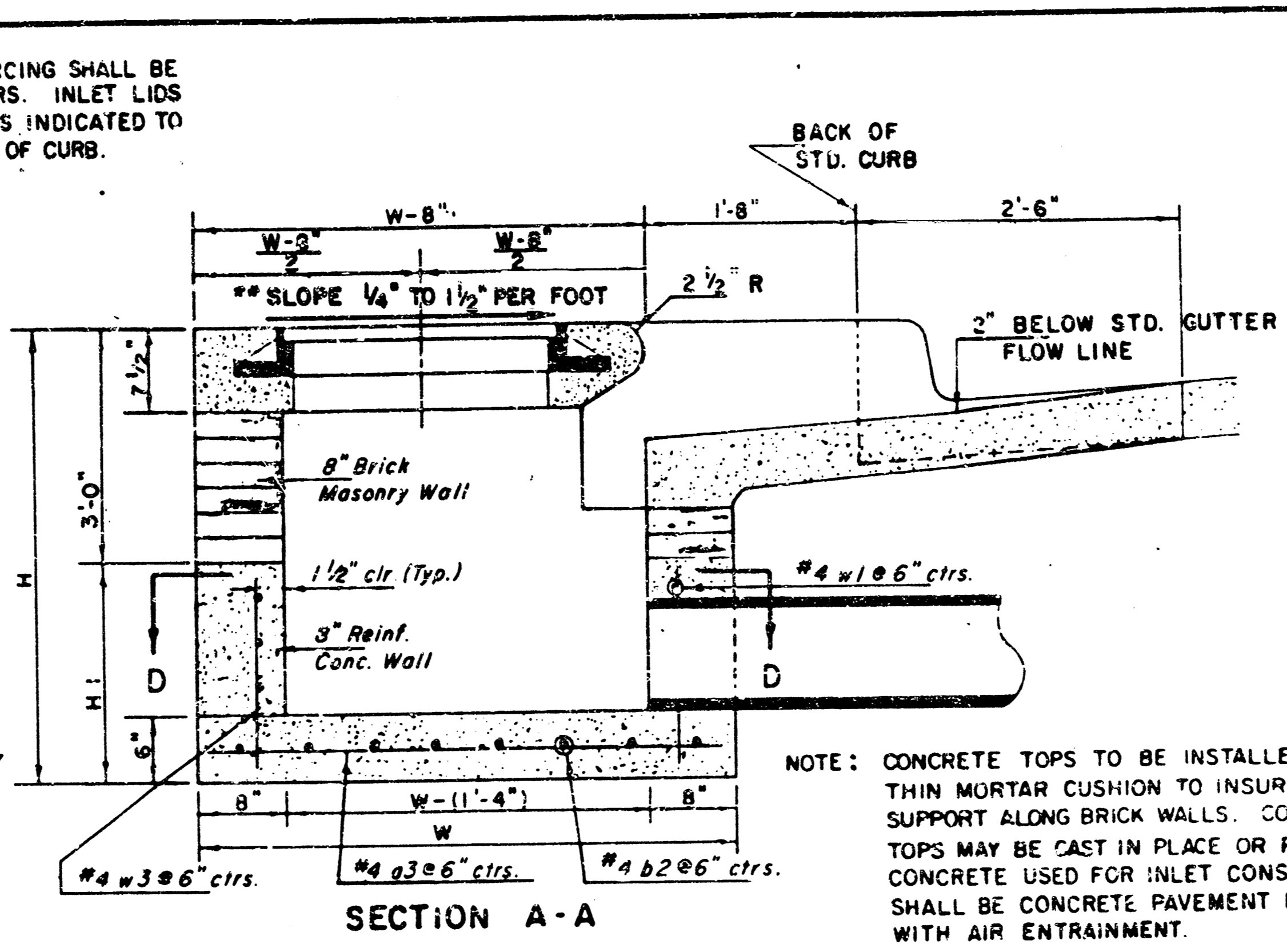
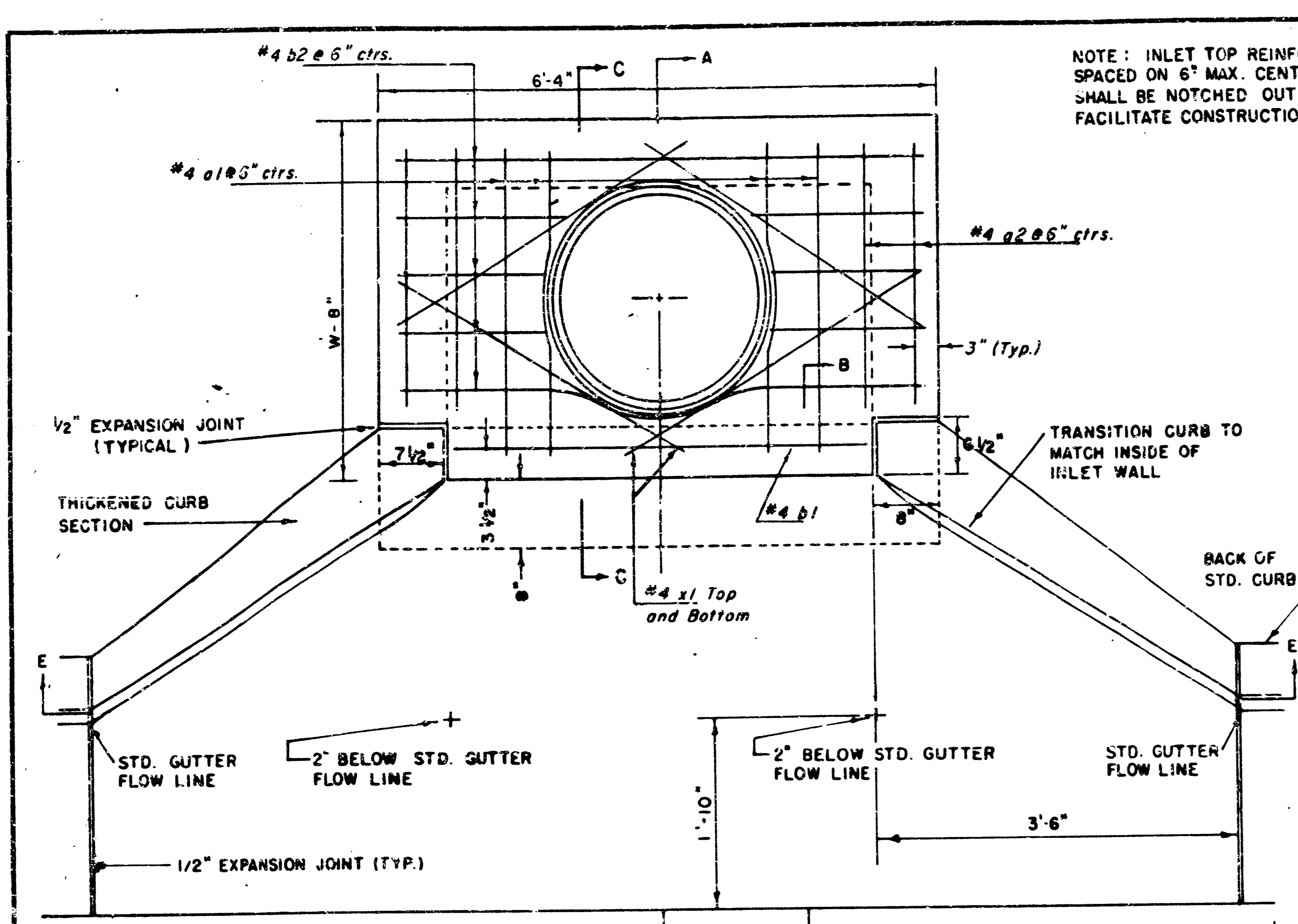
Sta. 0+50.2, Line 2  
 Const. Special Shallow  
 Type "A" Manhole  
 Dia. = 5 Ft. With Grate  
 Cover  
 Manhole Top = 201.00  
 Grade Around Manhole  
 Top For Drainage

Sta. 1+83.0, Line 2  
 Const. Reinforced  
 Concrete Area Inlet  
 W=5'-6", L=6'-0"  
 Inlet Top = 204.00  
 Grade Around Inlet Top  
 For Drainage

REVISED 13 FEB. 1990 JNJ



FILMED FROM THE BEST  
 AVAILABLE COPY



**PRECAST SLAB AND FLOOR REINFORCING**

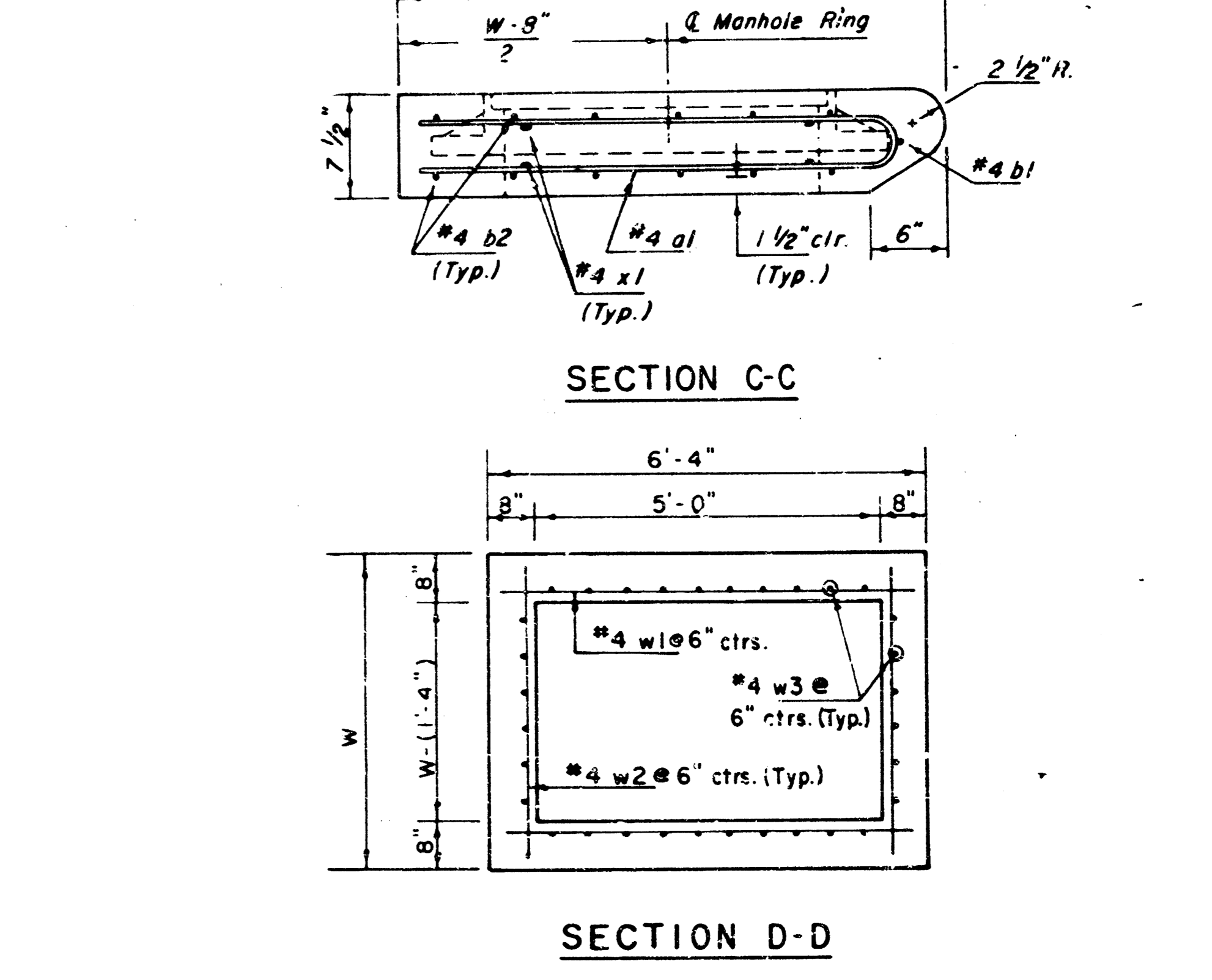
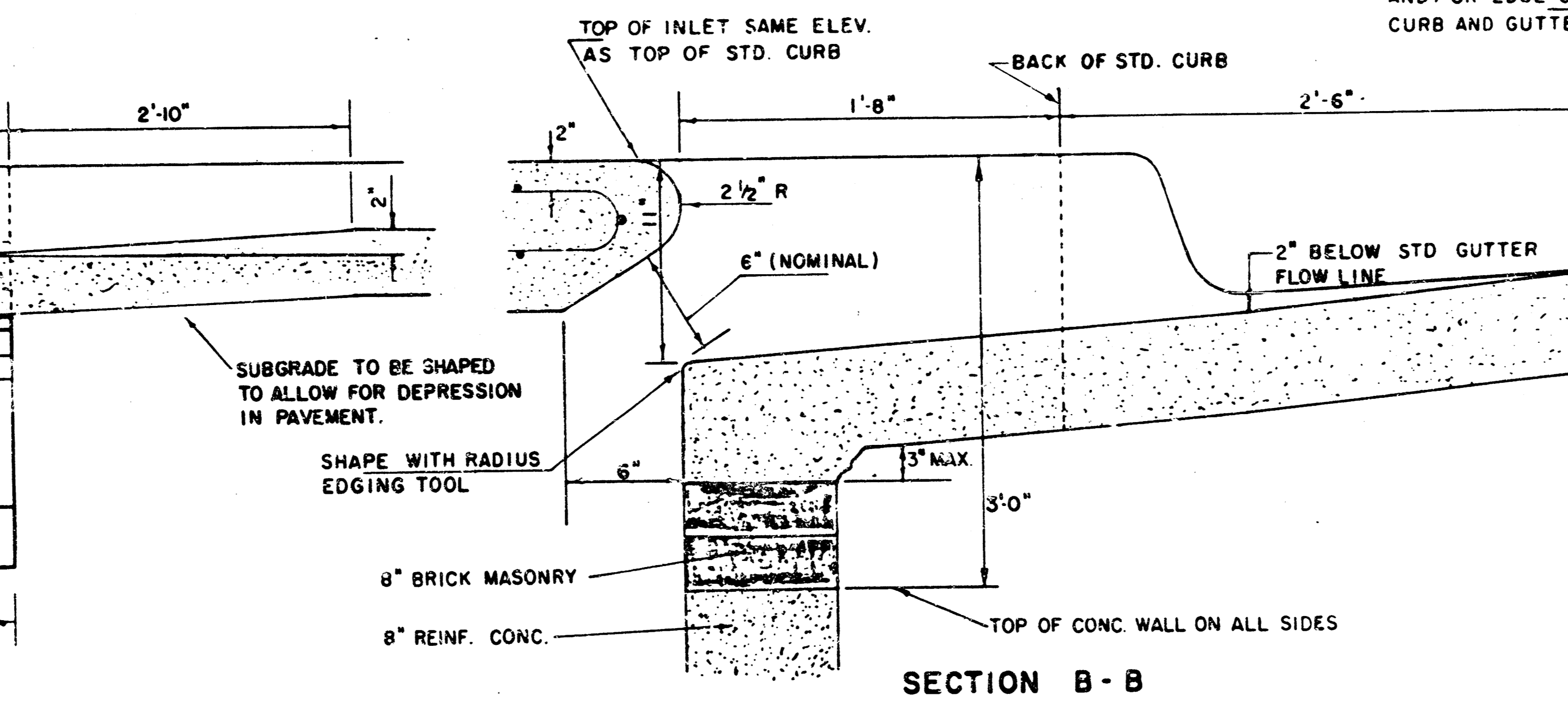
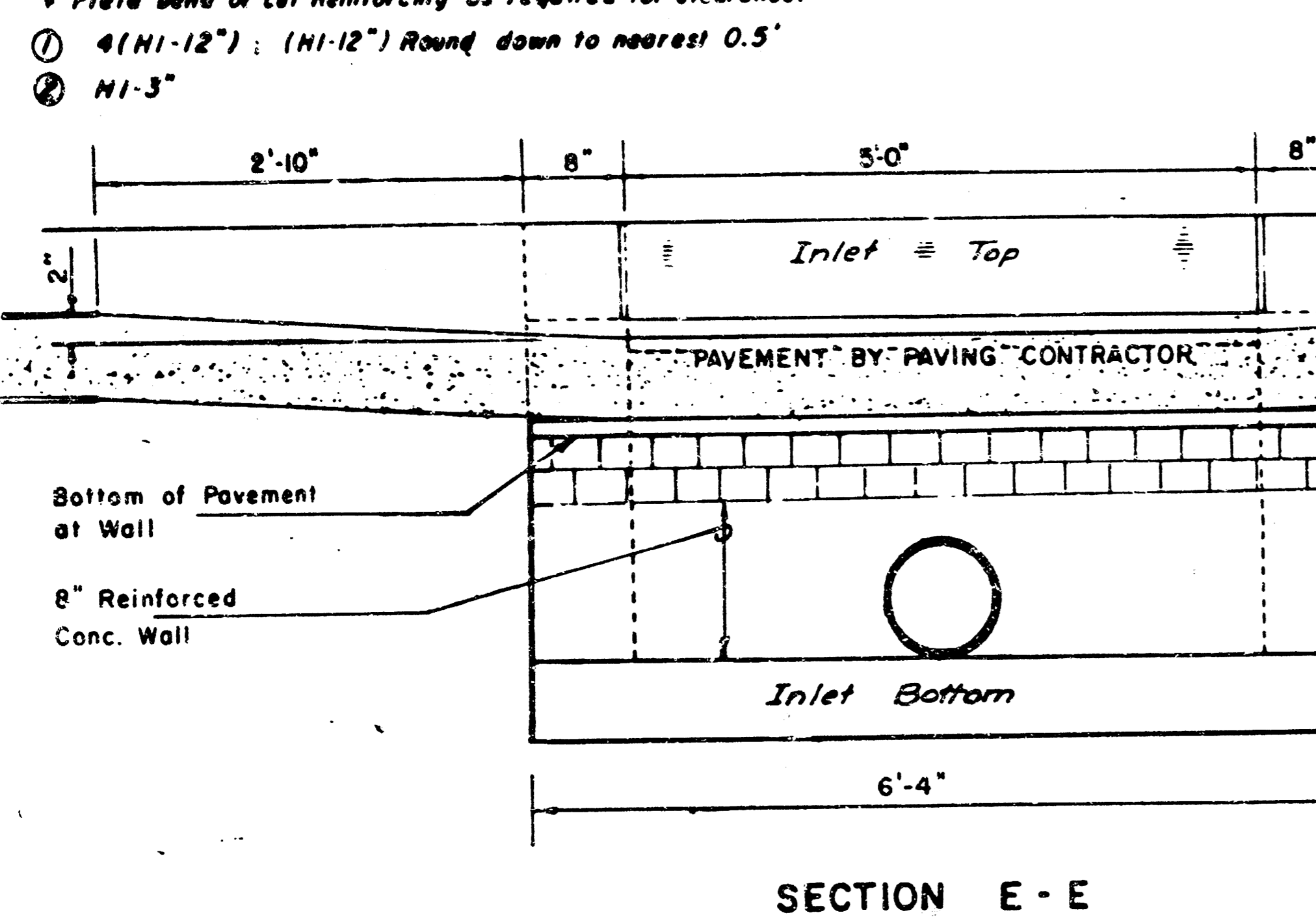
Mark	Size	No.	Length	No.	Length	No.	Length	No.	Length	No.	Length
a1	#4	6	6'-7"	6	8'-1"	6	10'-7"	6	12'-7"	6	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	7'-1"	13	8'-1"
b1	#4	7	4'-9"	7	4'-9"	7	4'-9"	7	4'-9"	7	4'-9"
b2	#4	23	6'-1"	23	6'-1"	35	6'-1"	41	6'-1"	47	6'-1"
a1	#4	8	3'-10"	8	4'-2"	8	4'-6"	8	4'-10"	8	5'-2"

**WALL REINFORCING**

Mark	Size	No.	Length	No.	Length	No.	Length	No.	Length	
w1	#4	1	6'-1"	1	6'-1"	1	6'-1"	1	6'-1"	
w2	#4	1	4'-1"	1	5'-1"	1	6'-1"	1	8'-1"	
w3	#4	32	2	36	2	40	2	44	2	48

**BENDING DIAGRAM**

W	PRE-CAST TOP SIZE	PIPE SIZE	CU YD. CONC.
4'-4"	5'6" x 6'4" x 7 1/2"	21" & SMALLER	0.38 ±
5'-4"	6'8" 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 ±

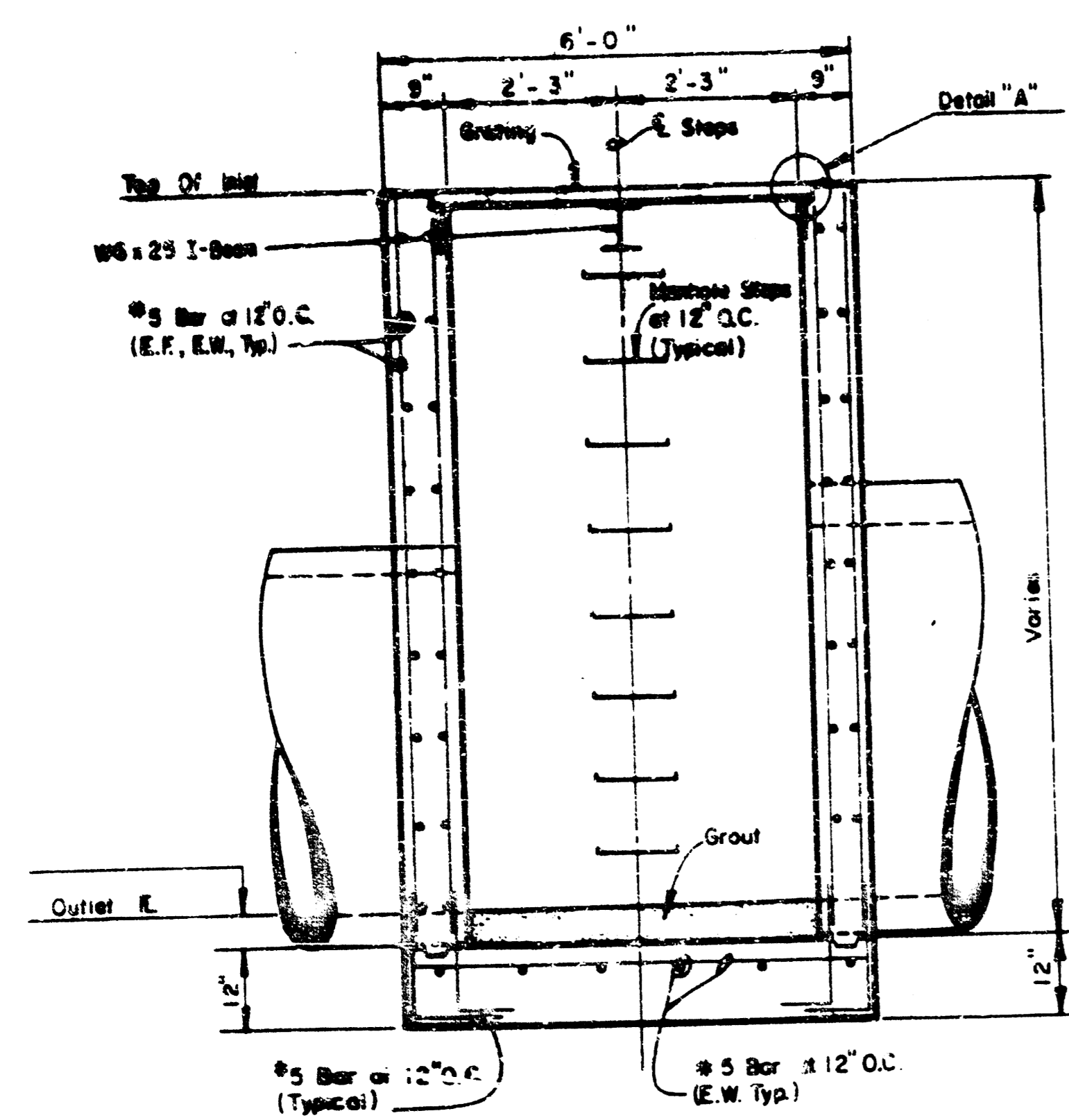


REVISIONS: 11-30-1988, 12-31-1984, Revised 2-16-1989

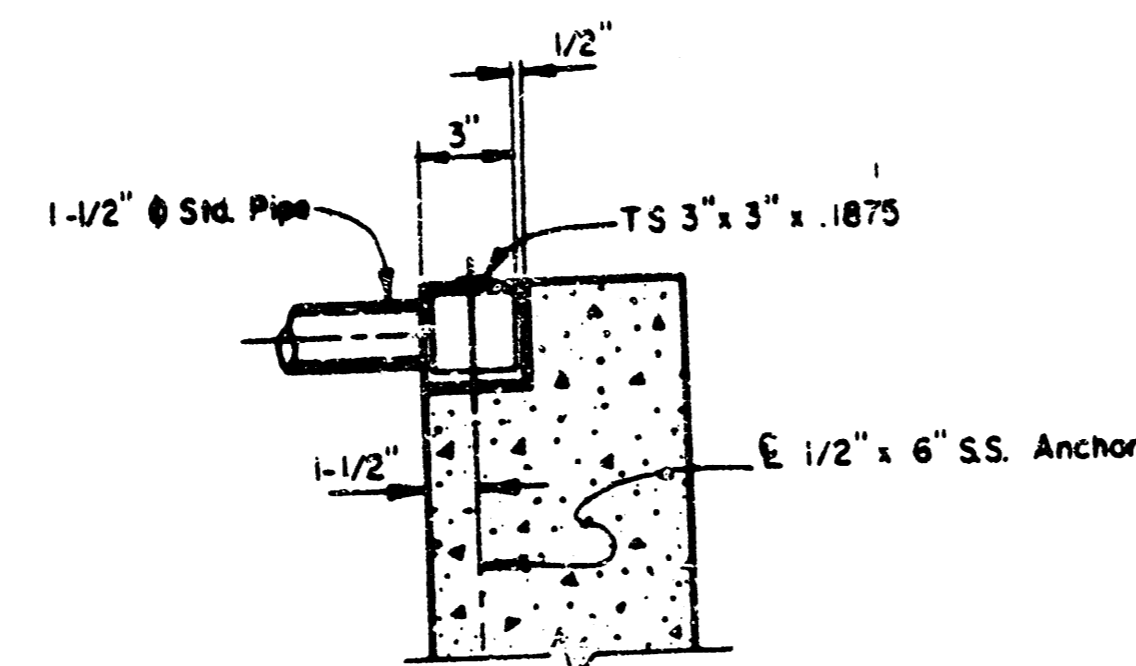
**DETAIL STANDARD TYPE IA CURB INLET**  
CITY OF WICHITA, KANSAS  
INLET OPENING = 6" x 5' 0"

JUNE 1984

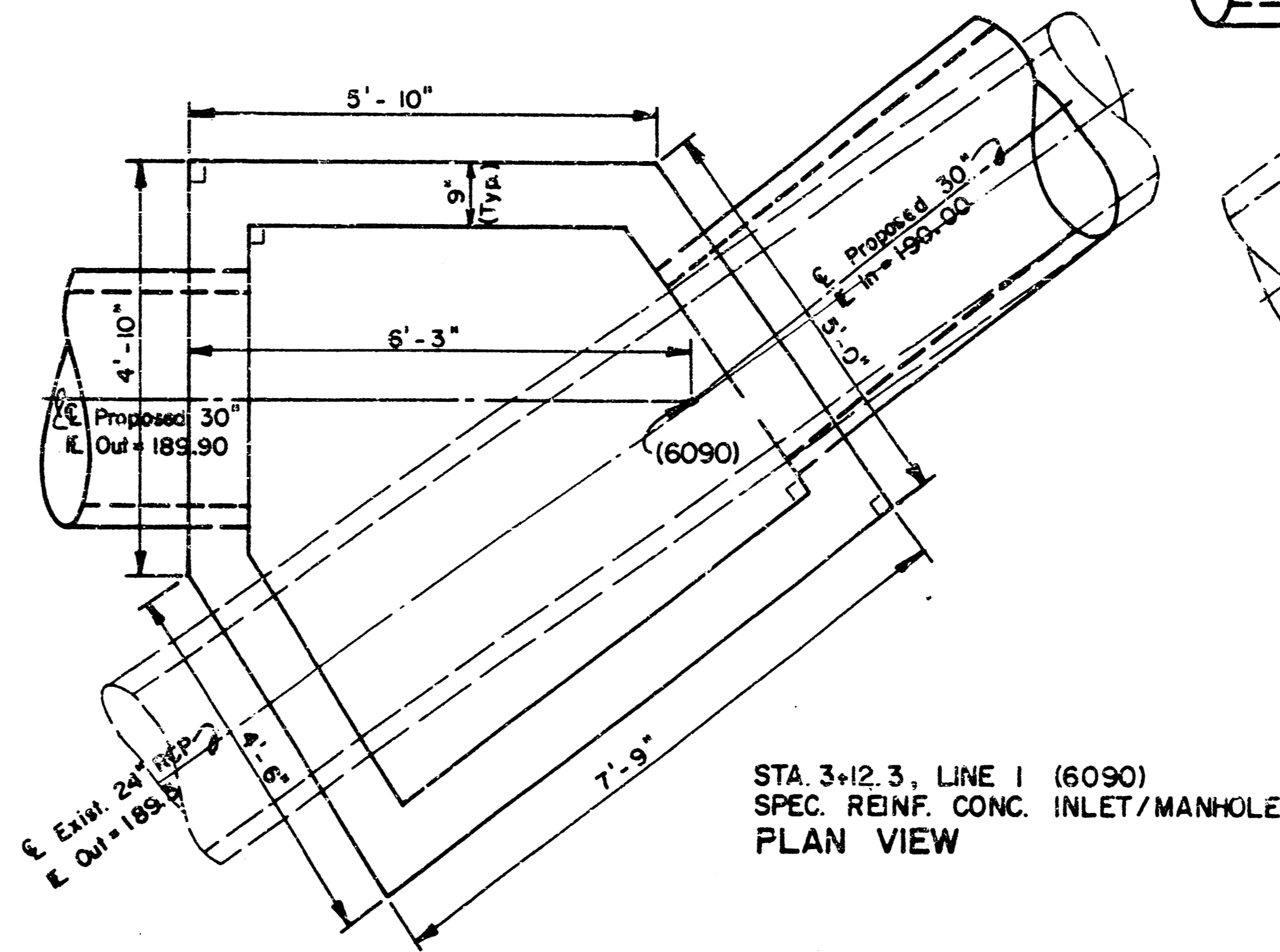
FILMED FROM THE BEST AVAILABLE COPY



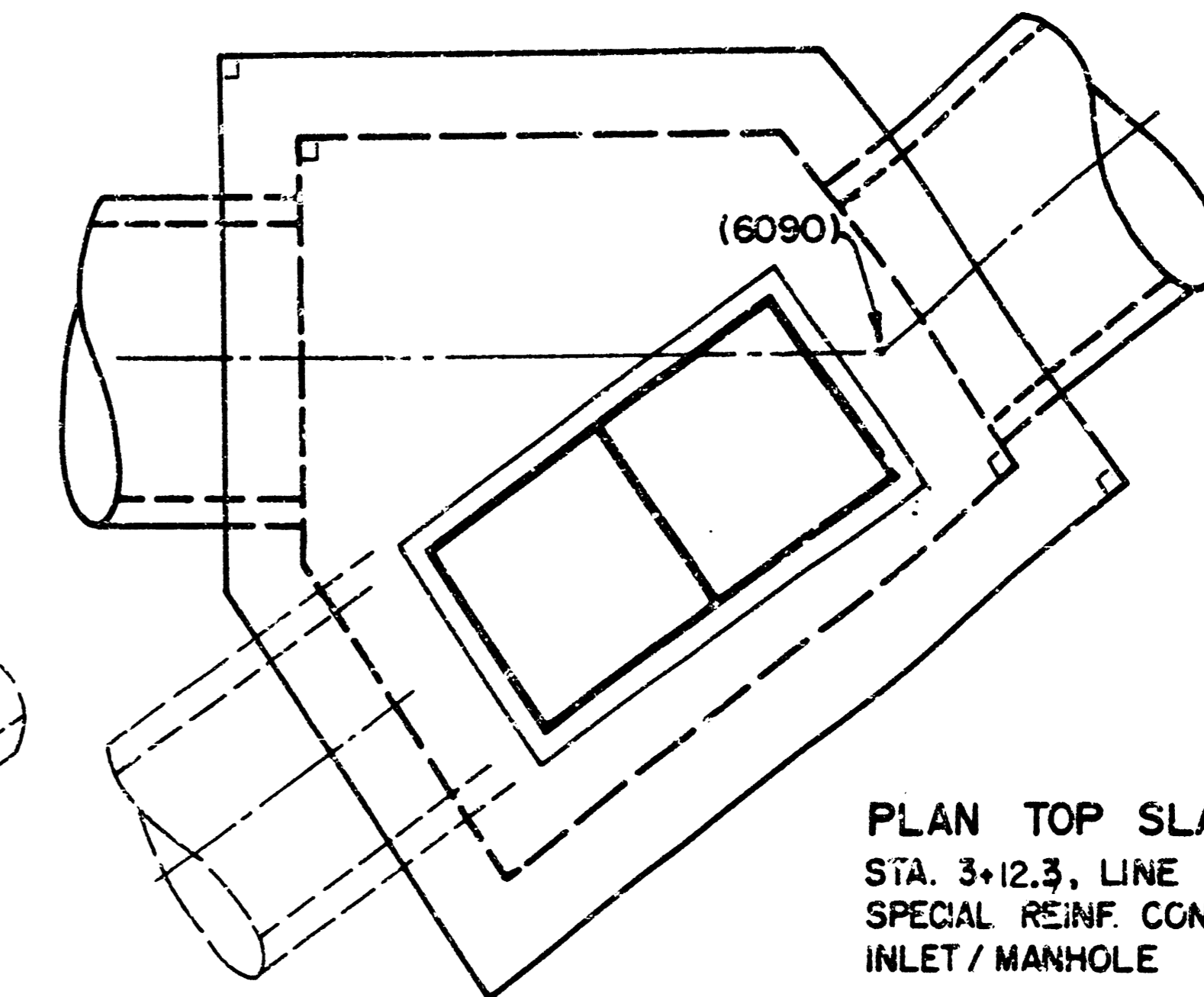
**REINFORCED CONCRETE AREA INLET**  
TYPICAL SECTION



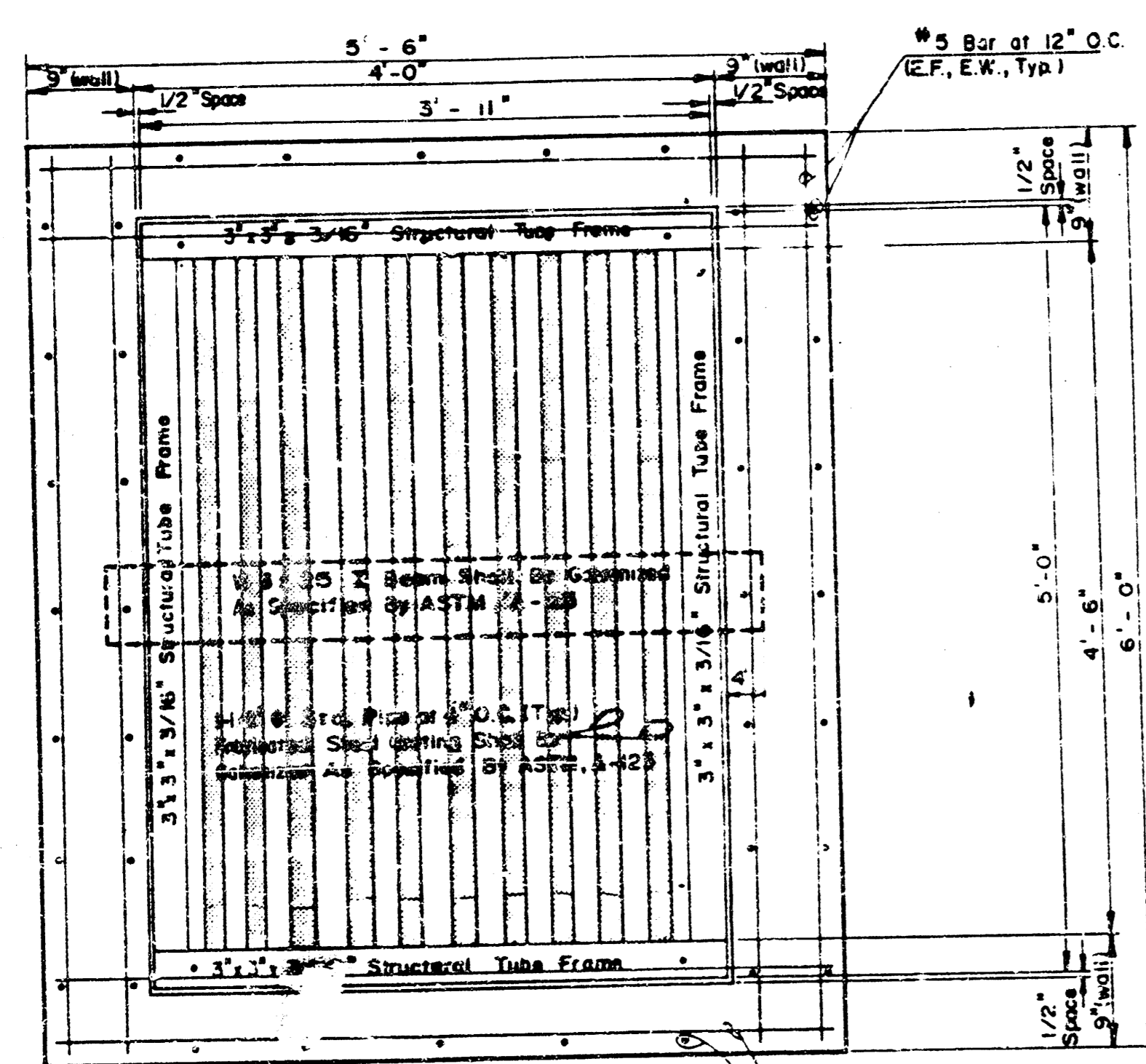
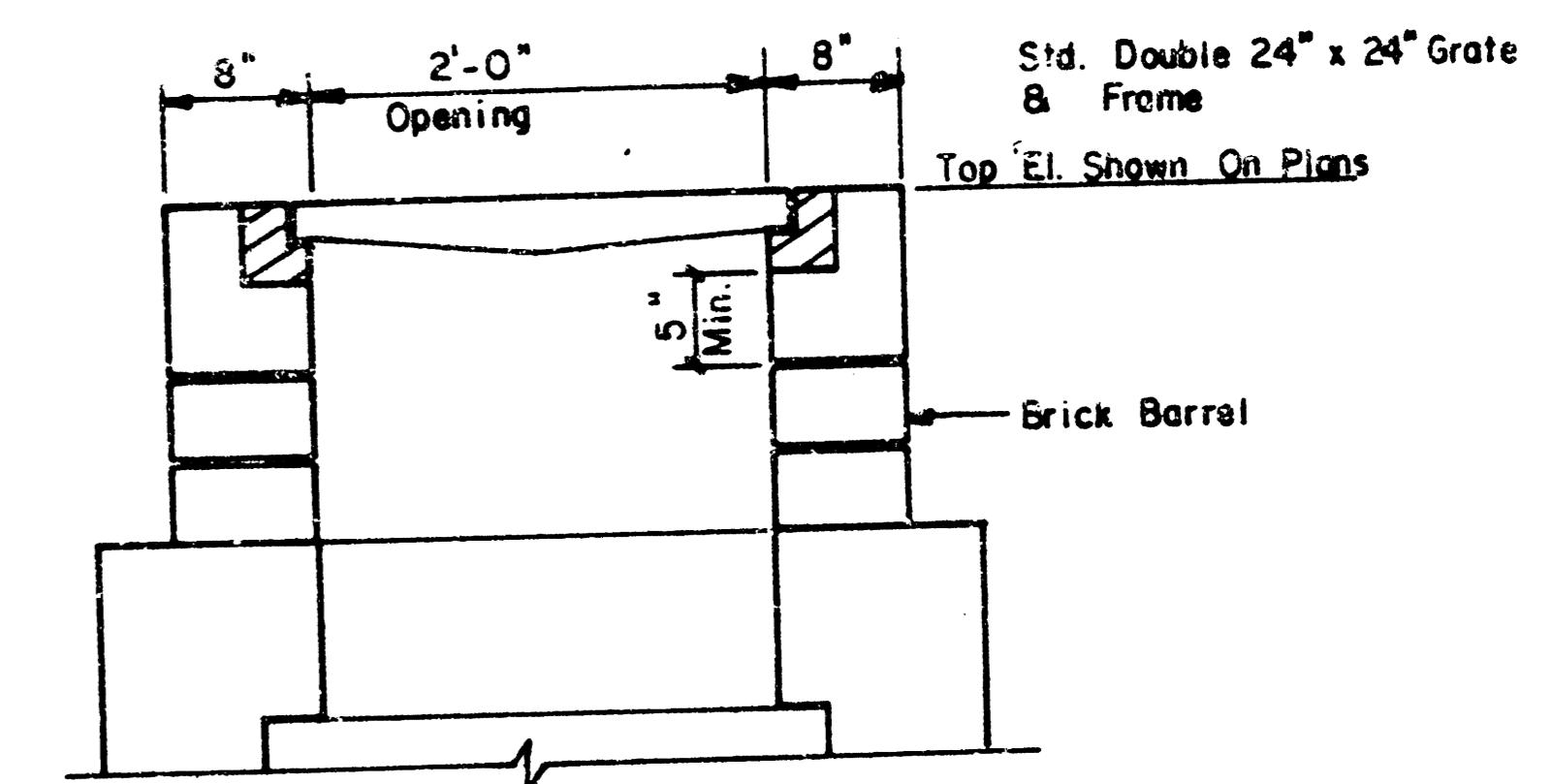
**NOTE:** Fabricated Steel Grating Shall Be Galvanized As Specified By ASTM A123  
**DETAIL "A"**



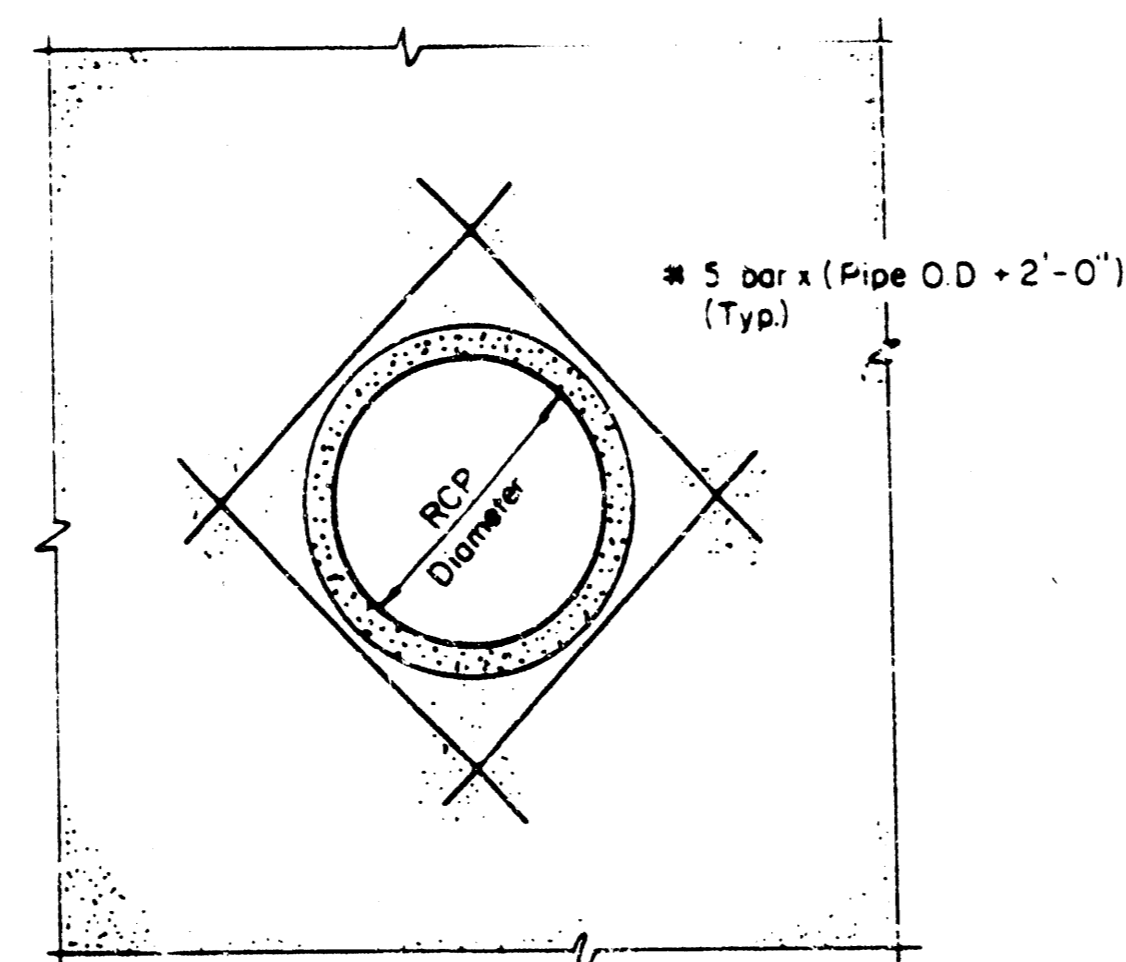
STA. 3+12.3, LINE 1 (6090)  
SPEC. REINF. CONC. INLET/MANHOLE  
PLAN VIEW



**PLAN TOP SLAB**  
STA. 3+12.3, LINE 1 (6090)  
SPECIAL REINF. CONCRETE  
INLET / MANHOLE

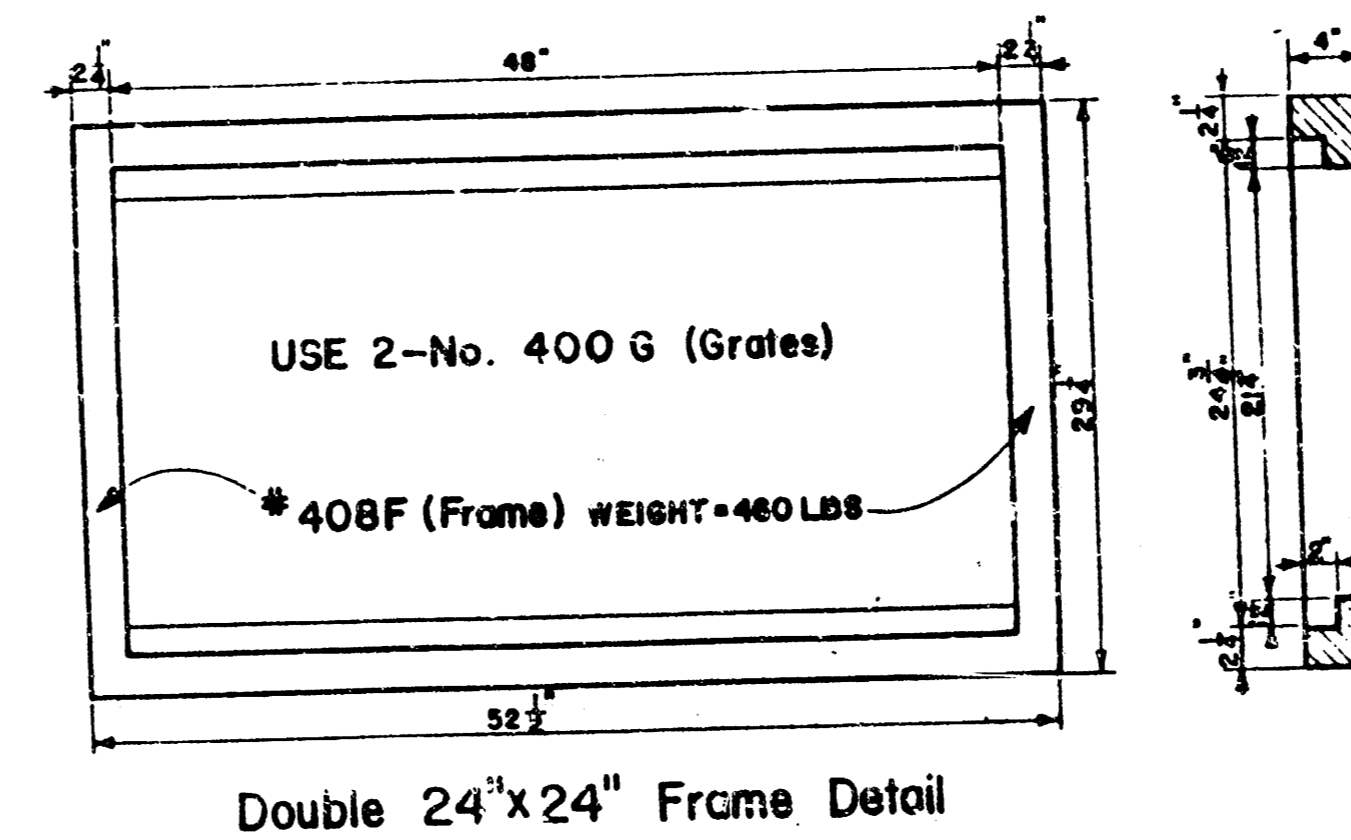


PLAN VIEW

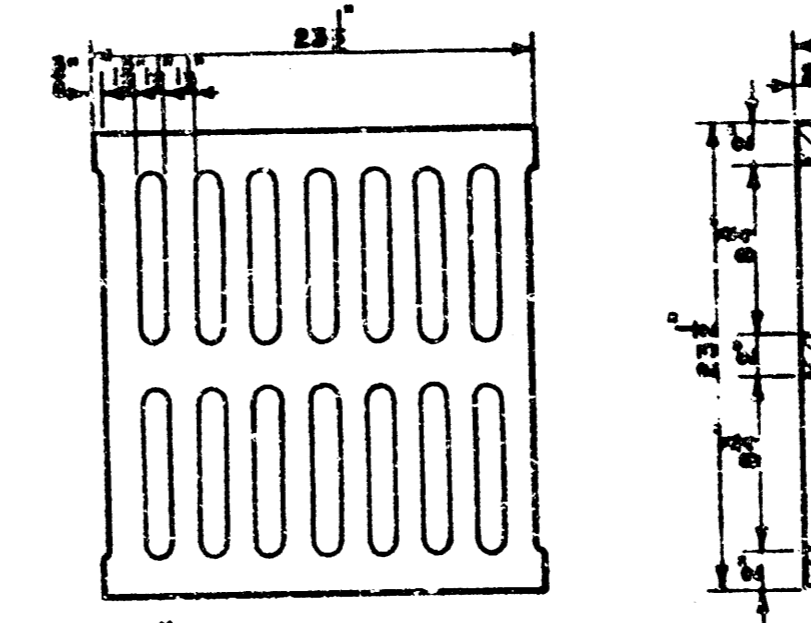


TYPICAL REINFORCING AT PIPE

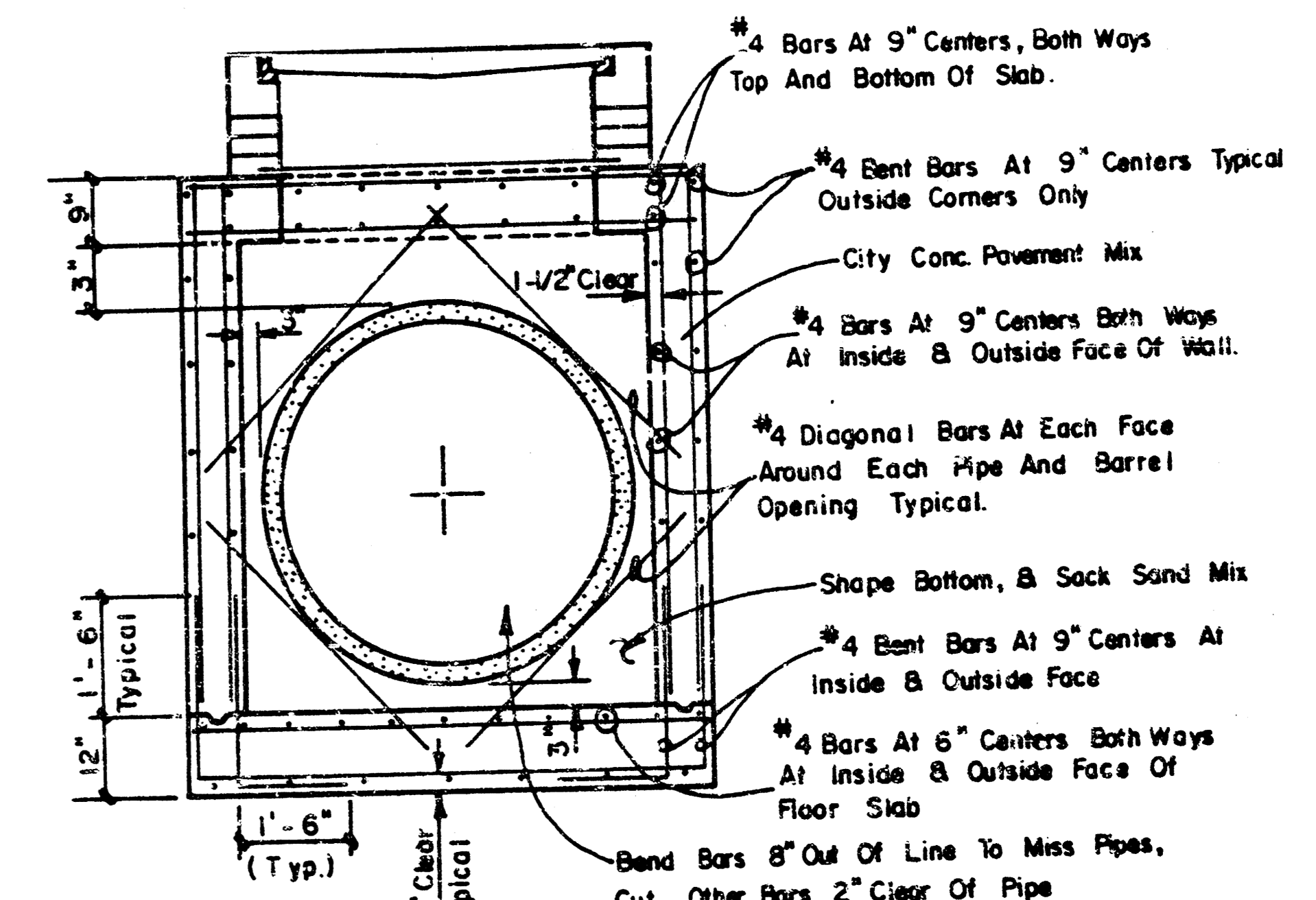
NOTE: Cut reinforcing as required to clear RCP



Double 24"x24" Frame Detail



#400G (Grate)  
WEIGHT = 256LBS



**SECTION**  
SHOWING REINFORCING

REVISION 3-21-90 JNJ SWS #397 (468-82021-001)

<b>REINFORCED CONCRETE AREA INLET &amp; SPECIAL MANHOLE</b>	Drawn
	Checked by
	Date Feb 1990
	Job No

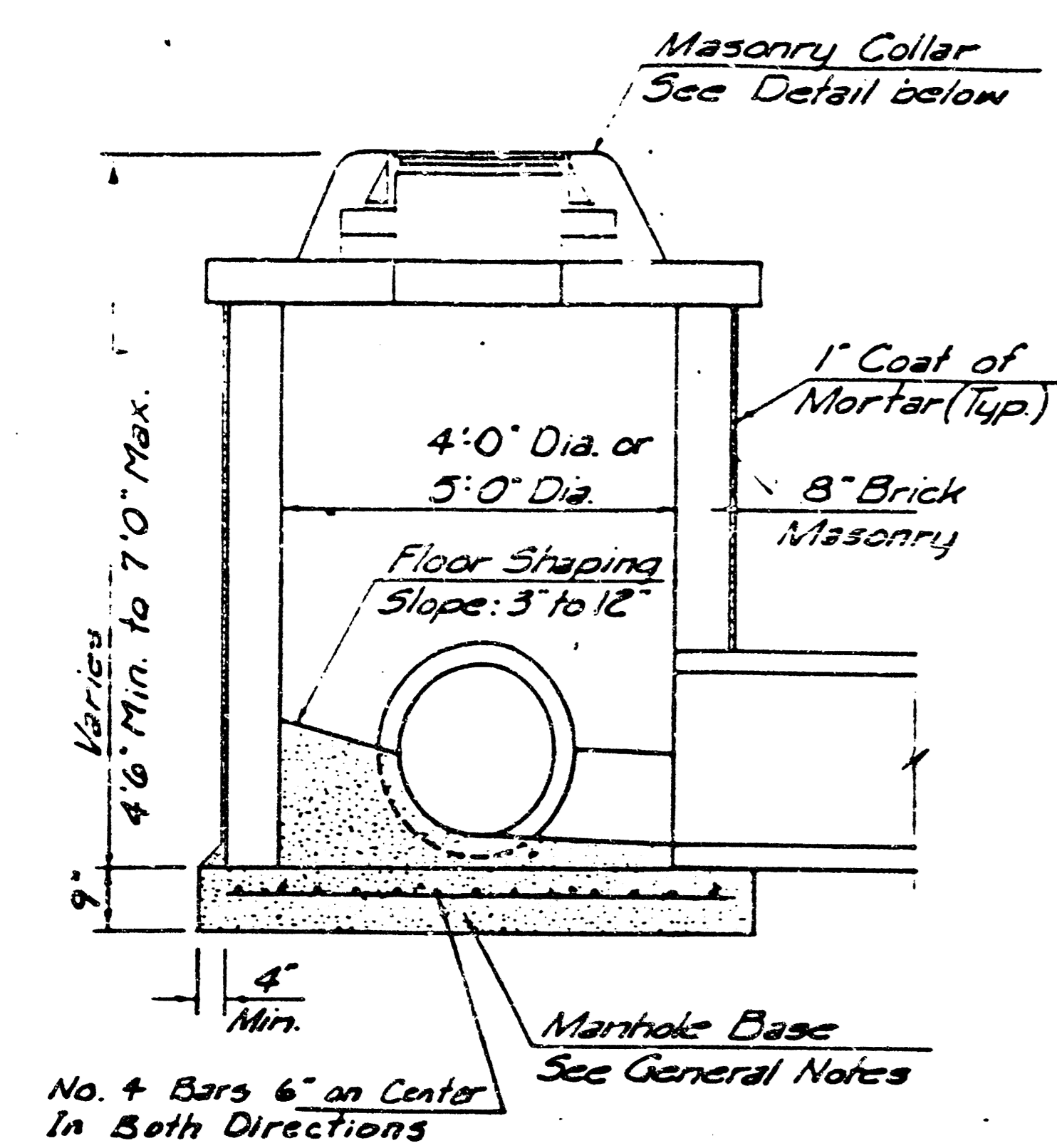
MID-KANSAS ENGINEERING CONSULTANTS PA  
3500 NORTH ROCK ROAD  
BUILDING #800  
WICHITA, KANSAS 67226

636-5566

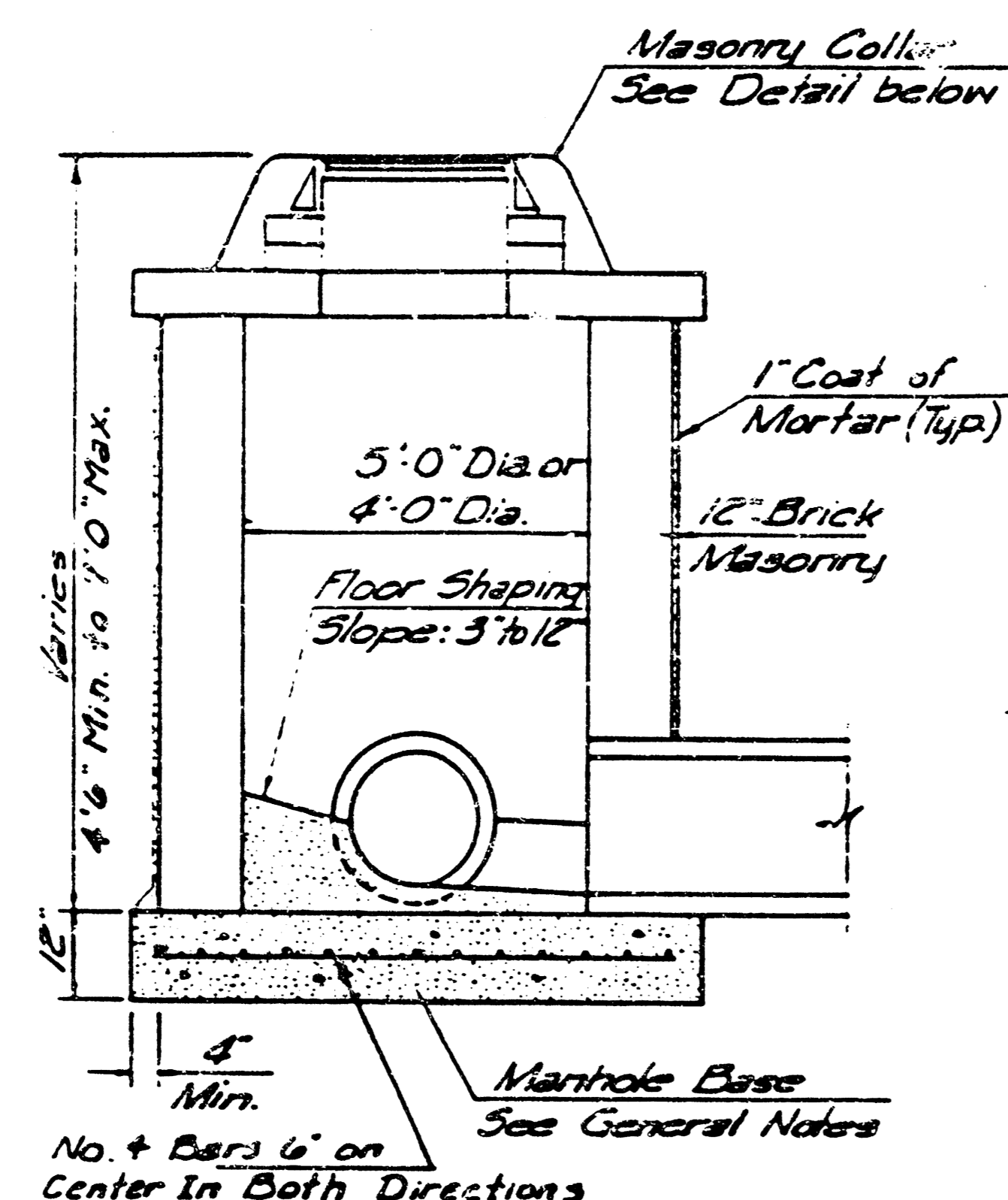
Sheet  
**7**  
of  
**10**

MKEC Proj. No. 90-05-113-D

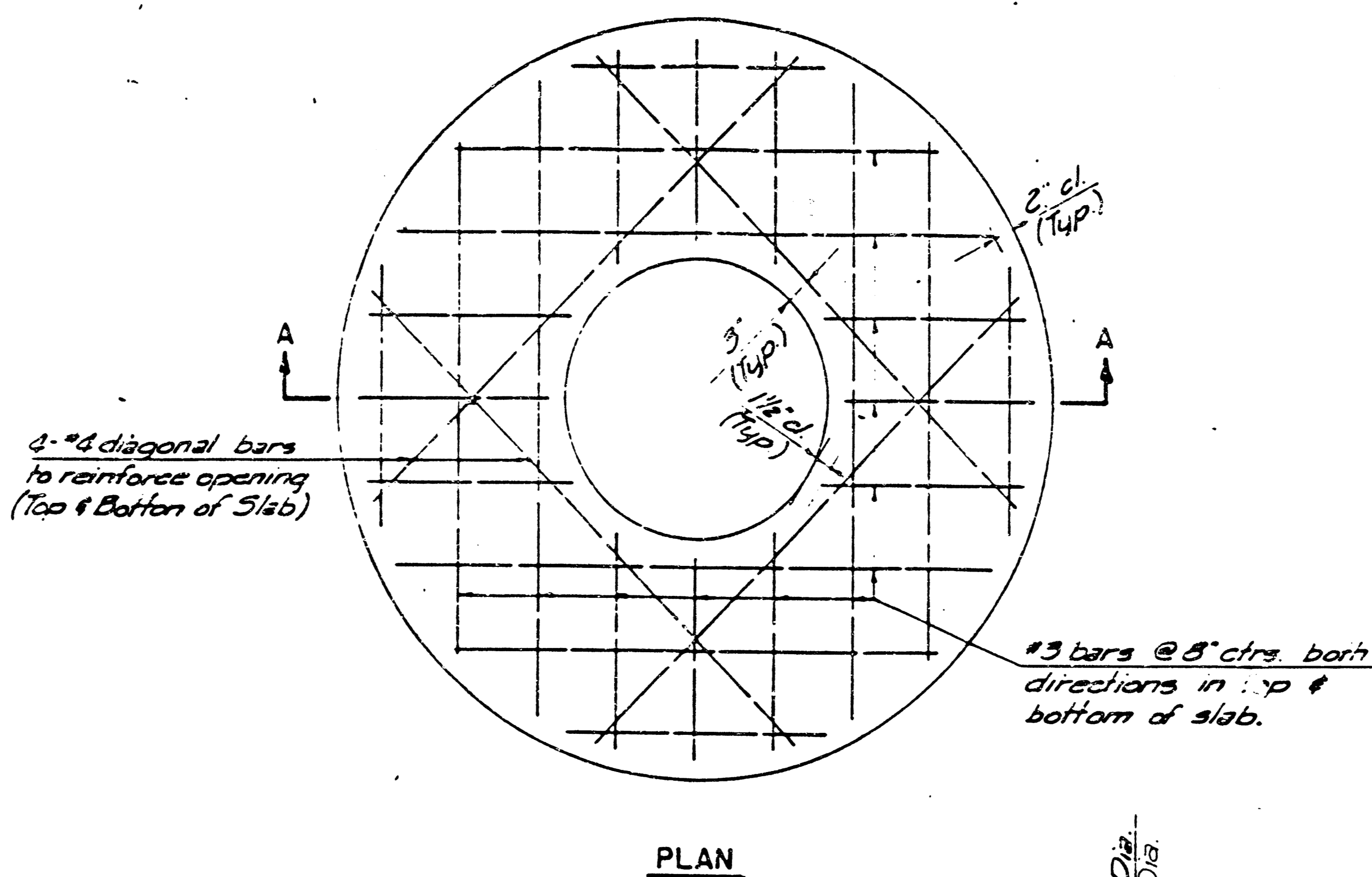
FILMED FROM THE BEST  
AVAILABLE COPY



SHALLOW TYPE "A" MANHOLE



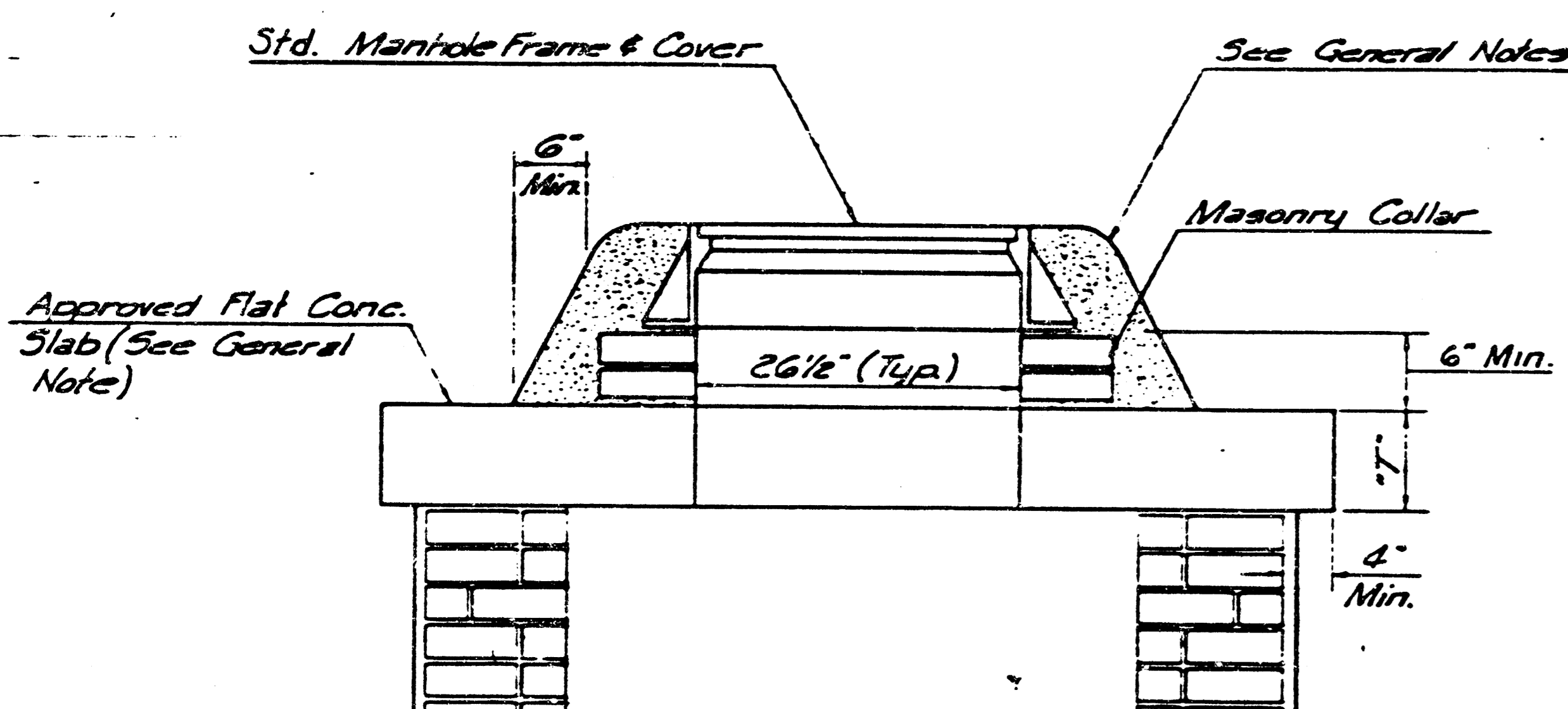
SHALLOW TYPE "B" MANHOLE



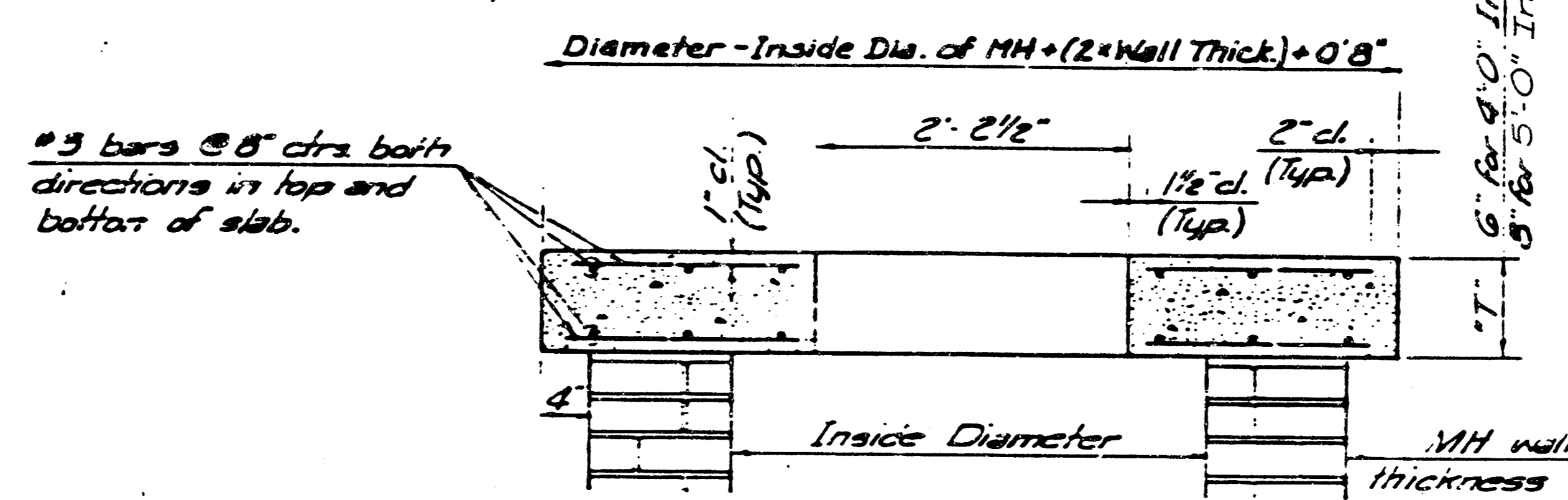
PLAN

GENERAL NOTES

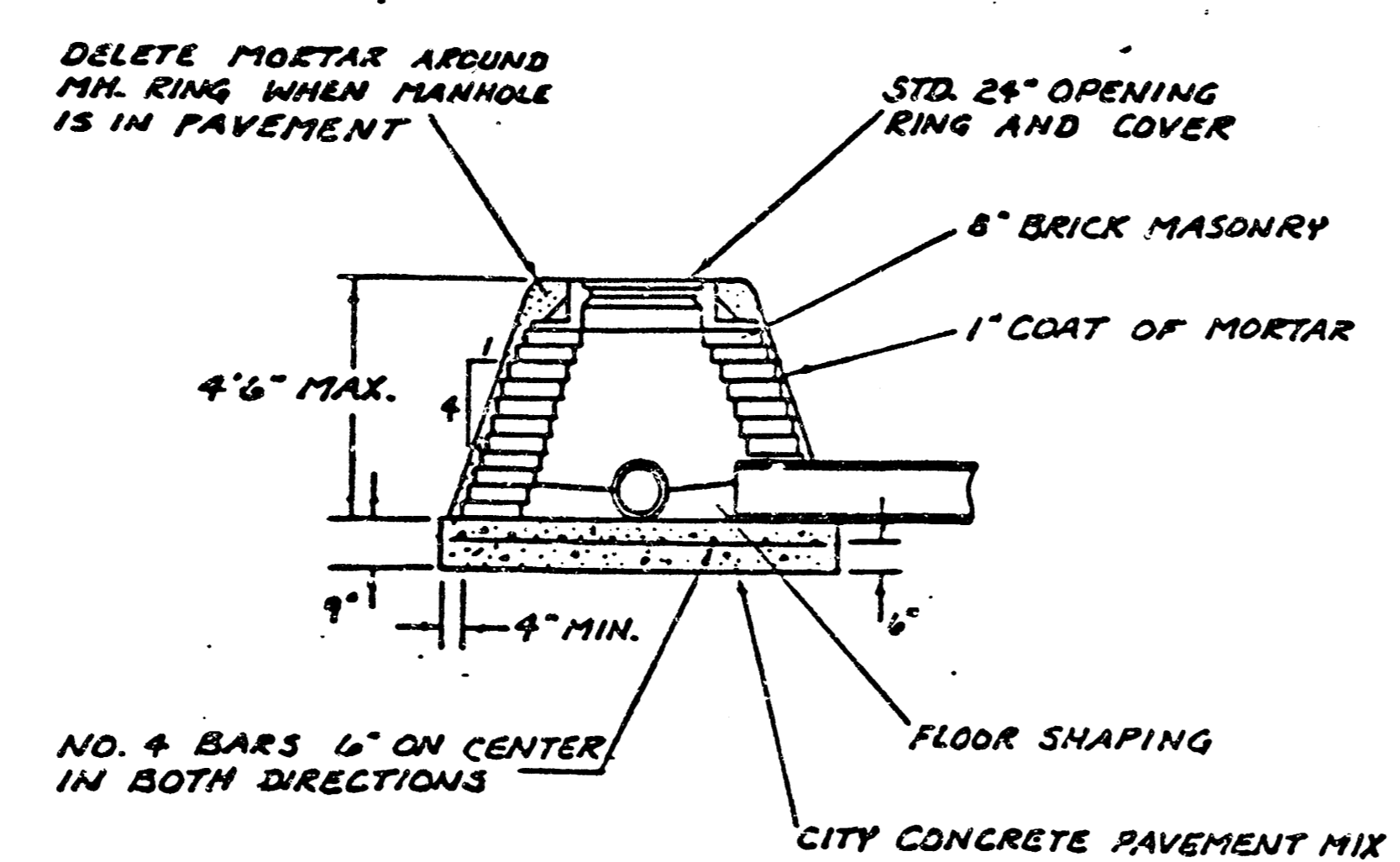
- MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE CEMENT MIX WITHOUT AIR ENTRAINING ADJUSTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. TYPE "A" SHALLOW MANHOLES CAN BE USED ON SEWERS WHEN THE MANHOLE IS NOT LOCATED WITHIN PUBLIC STREET PAVEMENT. 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.
- 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 CASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
- THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEARING 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.
- 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.
- 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.
- THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD SHALLOW MANHOLES TYPE "A" AND "B" SHALL BE PAID FOR AT THE UNIT PRICE BID PER EACH FOR THE TYPE AND DIAMETER INDICATED. STANDARD SPECIAL SHALLOW MANHOLES TYPE "A" AND "B" SHALL BE PAID FOR AT THE UNIT PRICE BID PER EACH FOR THE TYPE INDICATED. ALL STANDARD SHALLOW MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.



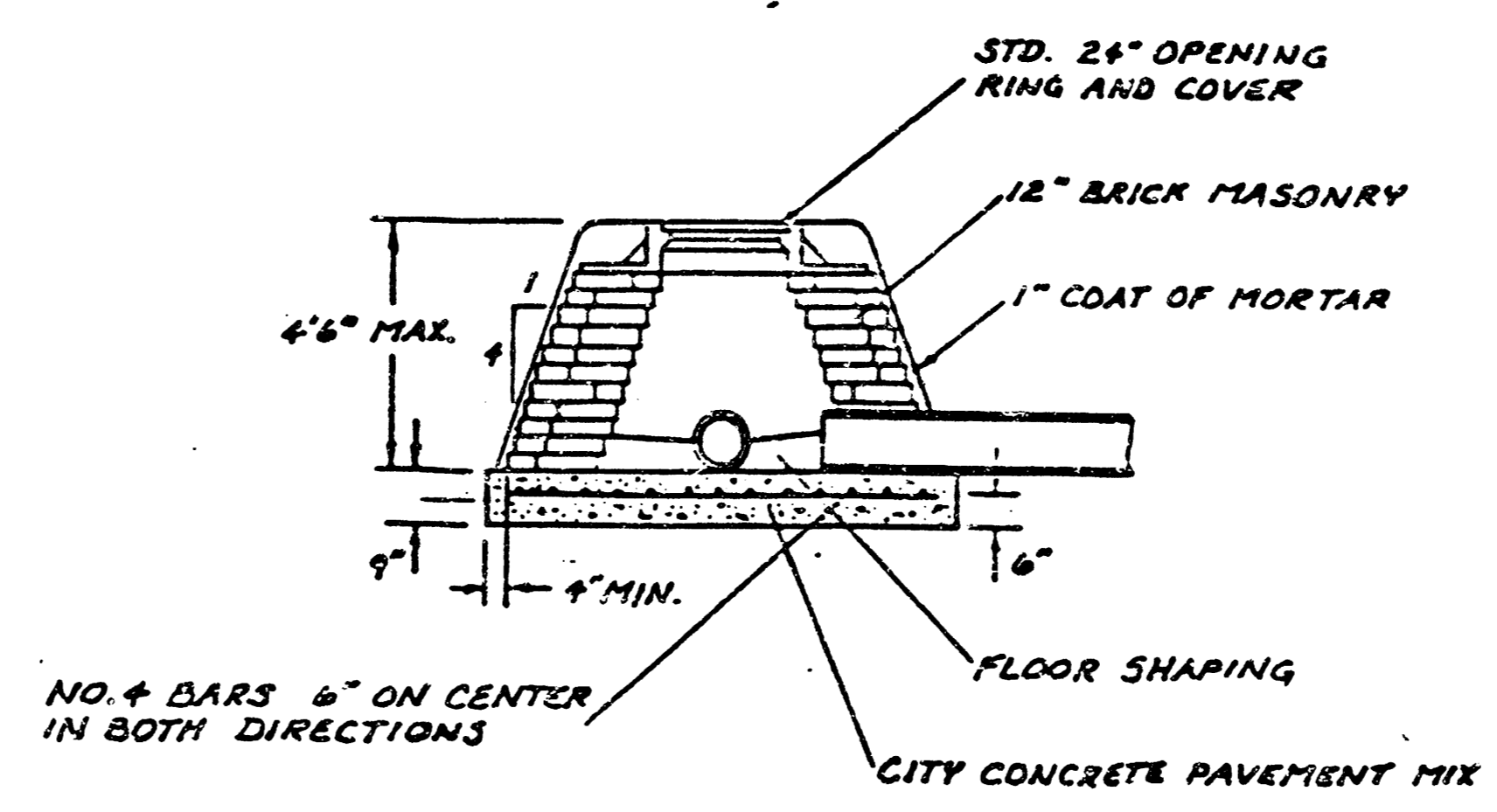
MASONRY COLLAR DETAIL



SECTION A-A  
FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE 'A' MANHOLE



SPECIAL SHALLOW TYPE 'B' MANHOLE

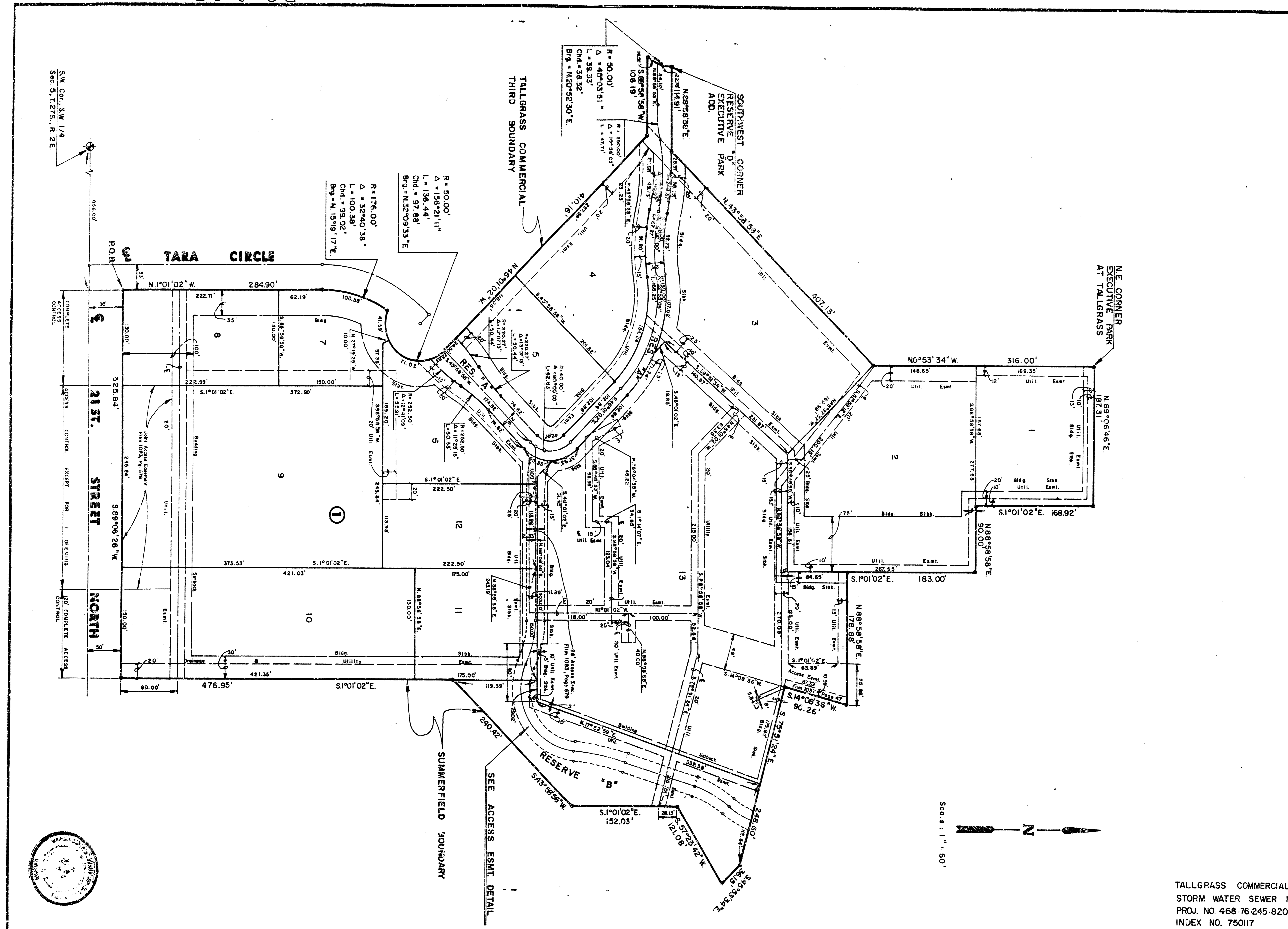
CITY OF WICHITA, KANSAS  
STANDARD SHALLOW MANHOLES  
TYPE 'A' AND TYPE 'B'

Designed by	Checked by
Drawn by	Class
	Job No.

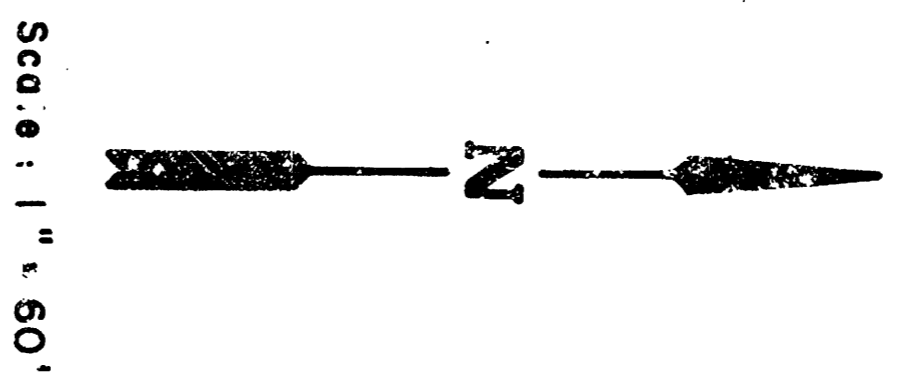
MKEC Proj. No. 50-05-113-D

FILMED FROM THE BEST AVAILABLE COPY

**FINAL PLAT OF**  
**TALLGRASS COMMERCIAL 5TH. ADDITION**  
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



S.W. COR., 3W, 1/4  
 Sec. 5, T.27S., R. 2E.

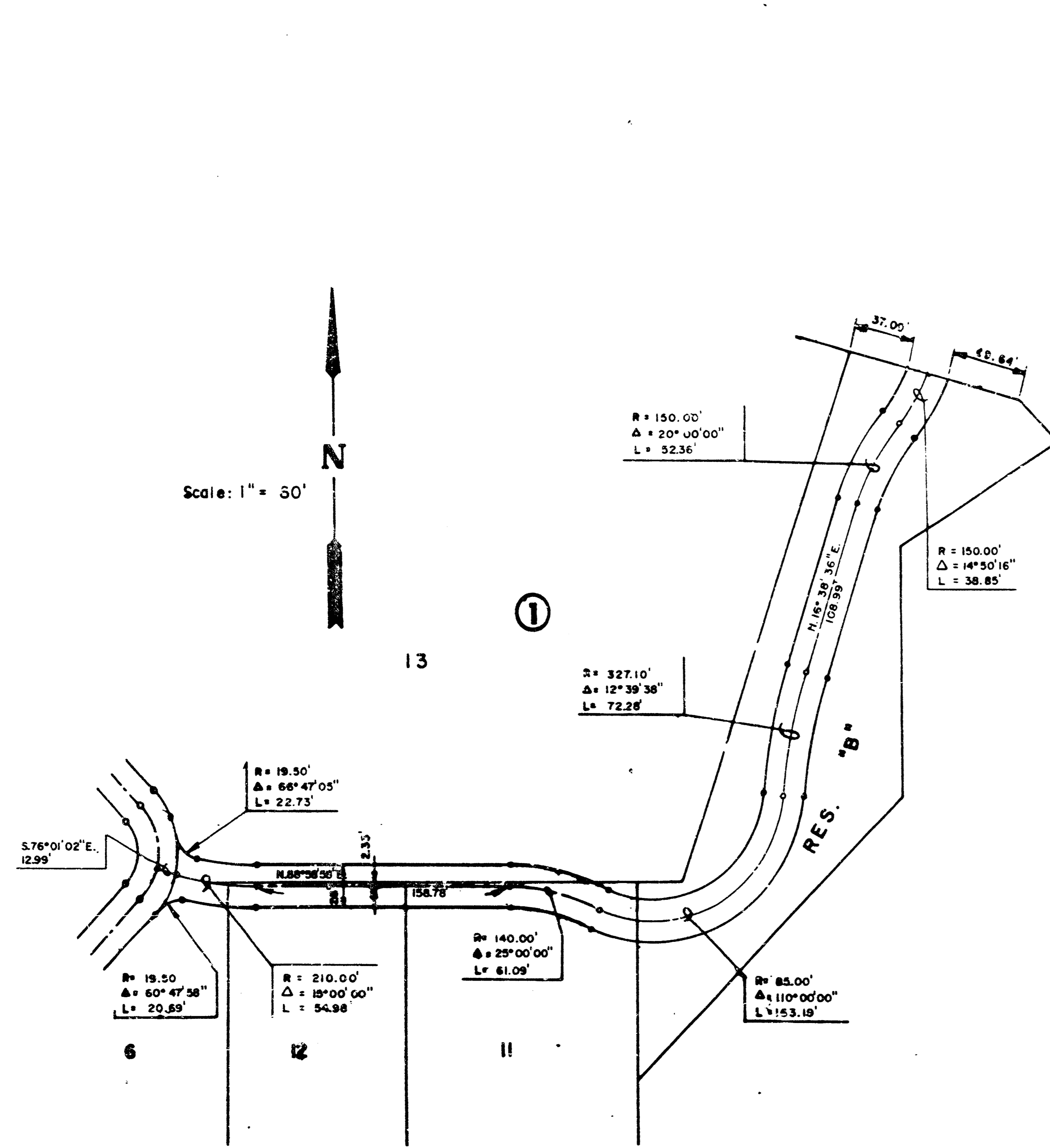


TALLGRASS COMMERCIAL 5TH. ADD.  
 STORM WATER SEWER NO. 397  
 PROJ. NO. 468-76-245-82021-000-000-001  
 INJEX NO. 750117

FILMED FROM THE BEST AVAILABLE COPY

# FINAL PLAT OF TALLGRASS COMMERCIAL 5TH. ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



ACCESS EASEMENT DETAIL

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TALLGRASS COMMERCIAL 5TH ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of platted land lying in "TALLGRASS INN" and a portion of "TALLGRASS CLUBHOUSE", additions to Wichita, Sedgwick County, Kansas, and a tract of unplatted land lying in the Southwest Quarter, Section 5, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence N 89° 06' 26" E along the South line of said Southwest Quarter a distance of 866.00 feet; thence N 01° 01' 02" W a distance of 50.00 feet to the point of beginning; said point also being on the East line of Tara Circle, as platted in "IMPERIUM CHURCH", an addition to Wichita, Sedgwick County, Kansas; thence S 01° 01' 02" W, 284.80 feet along said East line to a point on a curve to the right; thence continuing along said East line and said curve 100.38 feet, said curve having a central angle of 32° 40' 38", a radius of 176.00 feet, and a long chord of 99.02 feet, bearing N 15° 19' 17" E to a point on a curve to the left, said point lying on Tara Circle as platted in "TALLGRASS COMMERCIAL TRIND ADDITION", an addition to Wichita, Sedgwick County, Kansas; thence along said Tara Circle and said curve 136.44 feet, said curve having a central angle of 156° 21' 11", a radius of 50.00 feet, and a long chord of 97.88 feet, bearing N 32° 09' 33" E; thence N 46° 01' 02" W, 410.16 feet along the Northeast line to the Northeast corner of said "TALLGRASS COMMERCIAL TRIND ADDITION"; thence S 88° 58' 58" E, 108.19 feet to a point on a curve to the left, said point lying on the Right-of-Way line of 22nd Street North; thence along said Right-of-Way and said curve 39.33 feet, said curve having a central angle of 45° 03' 51", a radius of 50.00 feet, and a long chord of 38.32 feet, bearing N 20° 52' 30" E, to the Southwest corner of Reserve "D"; as platted in "EXECUTIVE PARK AT TALLGRASS", an addition to Wichita, Sedgwick County, Kansas; thence N 88° 58' 58" E, 114.91 feet along the South line to the Southeast corner of said Reserve "D"; thence N 43° 58' 58" E, 407.13 feet along the Southeast line of said Reserve "D"; thence N 00° 53' 34" W, 316.00 feet along the East line to the Northeast corner of said "EXECUTIVE PARK AT TALLGRASS"; thence N 89° 06' 46" E, 187.31 feet; thence S 01° 01' 02" W, 168.92 feet; thence N 88° 58' 58" E, 90.00 feet; thence S 01° 01' 02" W, 181.00 feet; thence N 88° 58' 58" E, 178.88 feet; thence S 14° 08' 36" W, 90.26 feet; thence S 75° 51' 24" E, 48.60 feet to a point on said "TALLGRASS CLUBHOUSE" westerly boundary; thence S 45° 53' 34" E, 36.15 feet along said boundary to a point lying on the Northeast line of "SUNBERFIELD", an addition to Wichita, Sedgwick County, Kansas; thence S 57° 25' 42" W, 121.08 feet along said Northeast line; thence S 01° 01' 02" W, 152.03 feet along the West line of said "SUNBERFIELD"; thence S 01° 01' 02" E, 476.95 feet along the West line of said "SUNBERFIELD" to a point lying 50.00 feet North of the South line of said Southwest Quarter; thence S 89° 06' 26" W, 525.84 feet parallel with said South line to the point of beginning.

All Lots, Blocks, Reserves, and Buildings setbacks are hereby vacated and replatted by virtue of K.S.A. 12-312(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 20 day of November, 1989.

*Kenneth H. Bengtson*  
Kenneth H. Bengtson, P.E., R.L.S. #922  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Booth Road, Building #900  
Wichita, KS 67226



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Reserves, the same to be known as "TALLGRASS COMMERCIAL 5TH ADDITION", an addition to Wichita, Sedgwick County, Kansas. Reserves for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat, are hereby granted. Reserve "A" is platted for a private street, construction and maintenance of drainage and public utilities, landscaping, irrigation, signage, and lighting. Reserve "B" is platted for landscaping, irrigation, lighting, construction and maintenance of utilities, drainage, and related drainage structures. The Reserves shall be owned and maintained by the Lot Owners Association. All abutters rights of access to and from 21st Street North over and across the South line of "TALLGRASS COMMERCIAL 5TH ADDITION" except for one major opening, this being a joint Access Easement for Lots 9 and 10, as indicated on the accompanying plat, are hereby granted to the City of Wichita, Kansas.

SLANSON INVESTMENT CORPORATION

*Larry A. Chambers*  
Larry A. Chambers, President

STATE OF KANSAS )  
                          ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 20th day of November, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Larry A. Chambers, President, for SLANSON INVESTMENT CORPORATION, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Linda S. Graham*  
Linda S. Graham  
Notary Public Linda S. Graham  
My Appointment Expires: 2/9/90

INTEL CORPORATION OF AMERICA,  
a Kansas Corporation

*Bruce Brown*  
Bruce Brown, President

STATE OF KANSAS )  
                          ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 20th day of November, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Bruce Brown, President, INTEL CORPORATION OF AMERICA, a Kansas Corporation personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Linda S. Graham*  
Linda S. Graham  
Notary Public Linda S. Graham  
My Appointment Expires: 2/9/90

We, Kansas State Bank and Trust in Wichita, Kansas, mortgagee on a portion of described property, do hereby consent to the plat of "TALLGRASS COMMERCIAL 5TH ADDITION".

KANSAS STATE BANK AND TRUST

*Robert M. Pastlager*  
Robert M. Pastlager, Sr. Vice-President

# 1043990

STATE OF KANSAS )  
                          ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 20 day of November 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert M. Pastlager, Sr. Vice-President for KANSAS STATE BANK AND TRUST personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Janet K. White*  
Janet K. White  
Notary Public Janet K. White  
My Appointment Expires: 2-6-93

We, First National Bank in Wichita, Kansas, mortgagee on a portion of described property, do hereby consent to the plat of "TALLGRASS COMMERCIAL 5TH ADDITION".

FIRST NATIONAL BANK, Wichita, Kansas

*Roger G. Eastwood*  
Roger G. Eastwood, Vice-President

STATE OF KANSAS )  
                          ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 20 day of November, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Roger G. Eastwood, Vice-President, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Joellen Burnhart*  
Joellen Burnhart  
Notary Public Joellen Burnhart  
My Appointment Expires: 11-14-91

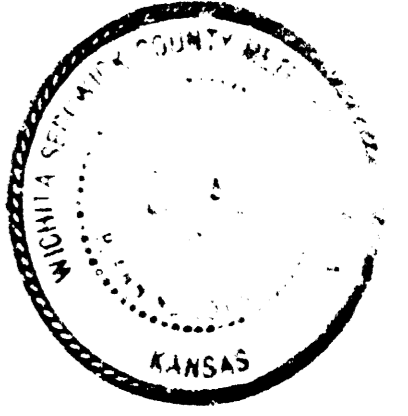
This plat of "TALLGRASS COMMERCIAL 5TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 14th day of September, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*Wayne L. Brinegar*  
Wayne L. Brinegar, Chairman

*Marvin S. Krout*  
Marvin S. Krout, Secretary



This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 5th day of DECEMBER, 1989.

*Bob Knight*  
Bob Knight, Mayor

*John Moir*  
John Moir, City Clerk



Entered on transfer record this 22 day of December, 1989.

*Don Wright*  
Don Wright, County Clerk

STATE OF KANSAS )  
                          ) ss.  
SEDGWICK COUNTY )

This is to certify that this instrument was filed for record in the Register of Deeds office this 22nd day of DECEMBER 1989, AT 10:00 AM.

*Pat Kettler*  
Pat Kettler, Register of Deeds

Deputy

TALLGRASS COMMERCIAL 5TH. ADD.  
STORM WATER SEWER NO. 397  
PROJ. NO. 468-76-245-82021-000-000-001  
INDEX NO. 75017

FILMED FROM THE BEST AVAILABLE COPY....