

WAR INDUSTRIES SEWER LATERAL 31, MAIN 22 TALLGRASS COMMERCIAL SECOND

PROJECT NO.
468-76-245-81327-000-000-001

CITY OF WICHITA, KANSAS
MIKE LINDEBAK, CITY ENGINEER
MAY, 1984

GENERAL NOTES

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 DURING CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH KANSAS LAWS.

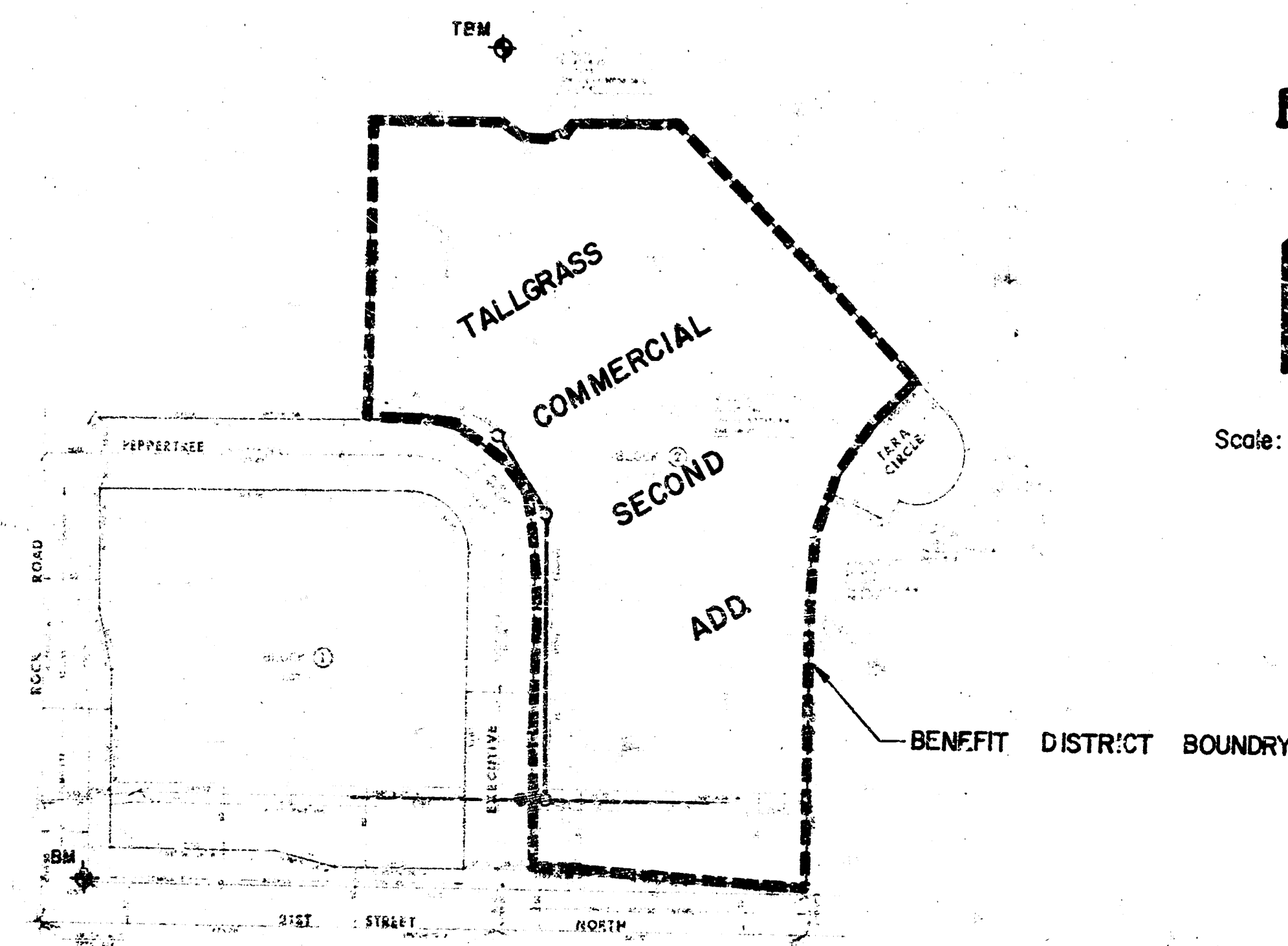
A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDING AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FEET DIAMETER FLAT TOP WITH 4 TO 1 SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.

CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING AND LOCATION OF ANY UNDERGROUND LINES.

BENCH MARKS

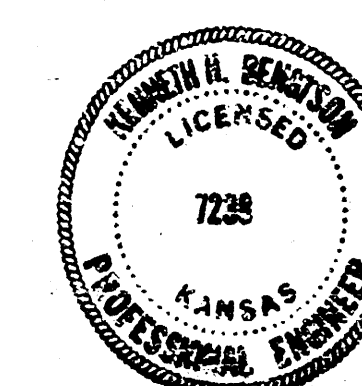
BM - Rock Road & 21st St. No. City Std. Pipe,
45W6 48" East of U.L. of both.
Elev. = 214.57

TM - " " cut on N. Curve, 22nd St. N., 473'
A.C.L. Rock Road.
Elev. = 215.83



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LINE 1
3	MANHOLE DETAILS
4	FINAL PLAT



REVISION JUNE 1984 M.E.C.



**SEWERY
EXTENSION
TALLGRASS
COMMERCIAL SECOND**

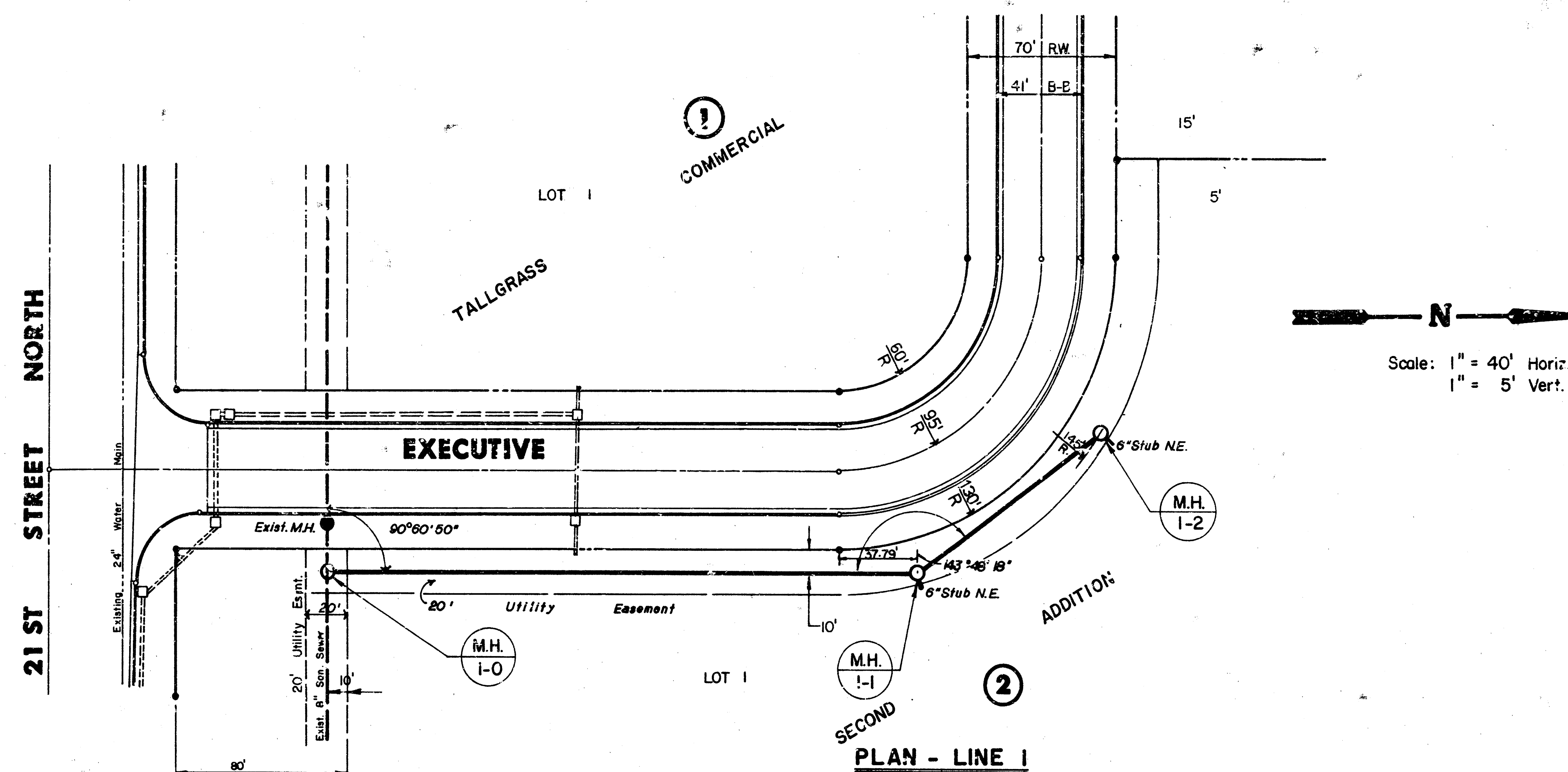
Design: JLS
Drawn by: JLM
Checked by: RLB
Date: MAY 1984
Job No.

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

682-5561

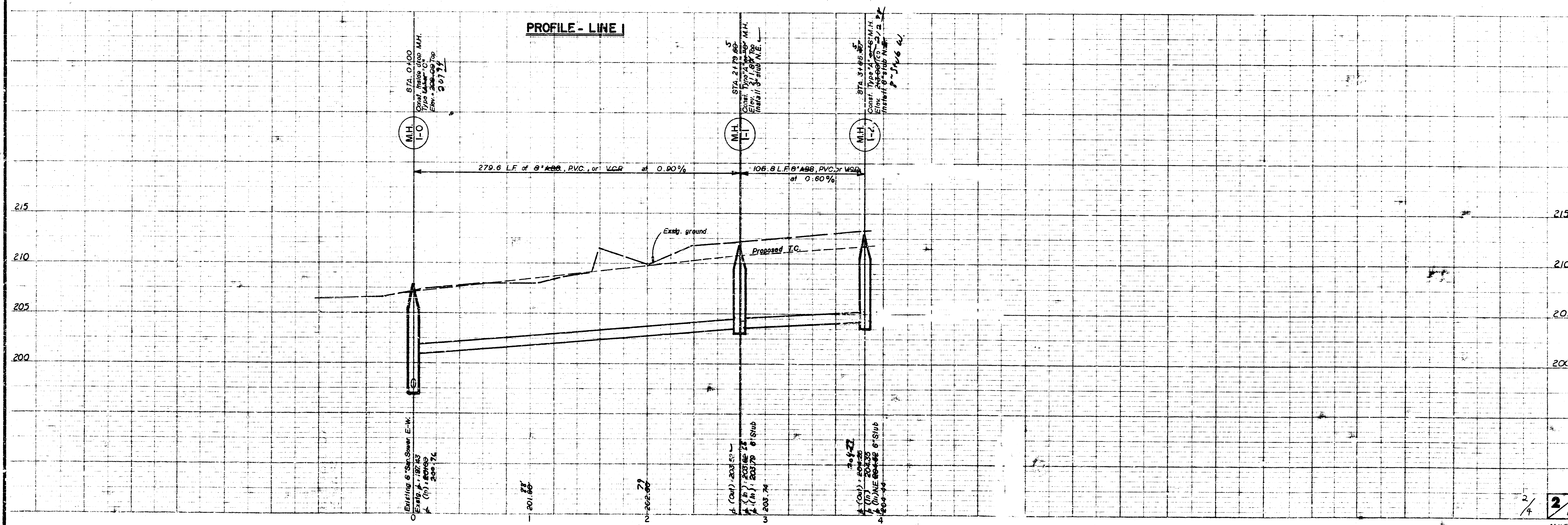
Sheet 1 of 4

TALLGRASS COMMERCIAL SECOND
W.I.S. LATERAL 31, MAIN 22
PROJ. NO. 468-76-245-81327-000-000-001



Scale: 1" = 40' Horiz.
1" = 5' Vert.

*As Built
J.L.L.
9-84*



SEWER APPURTENANCES DETAILS

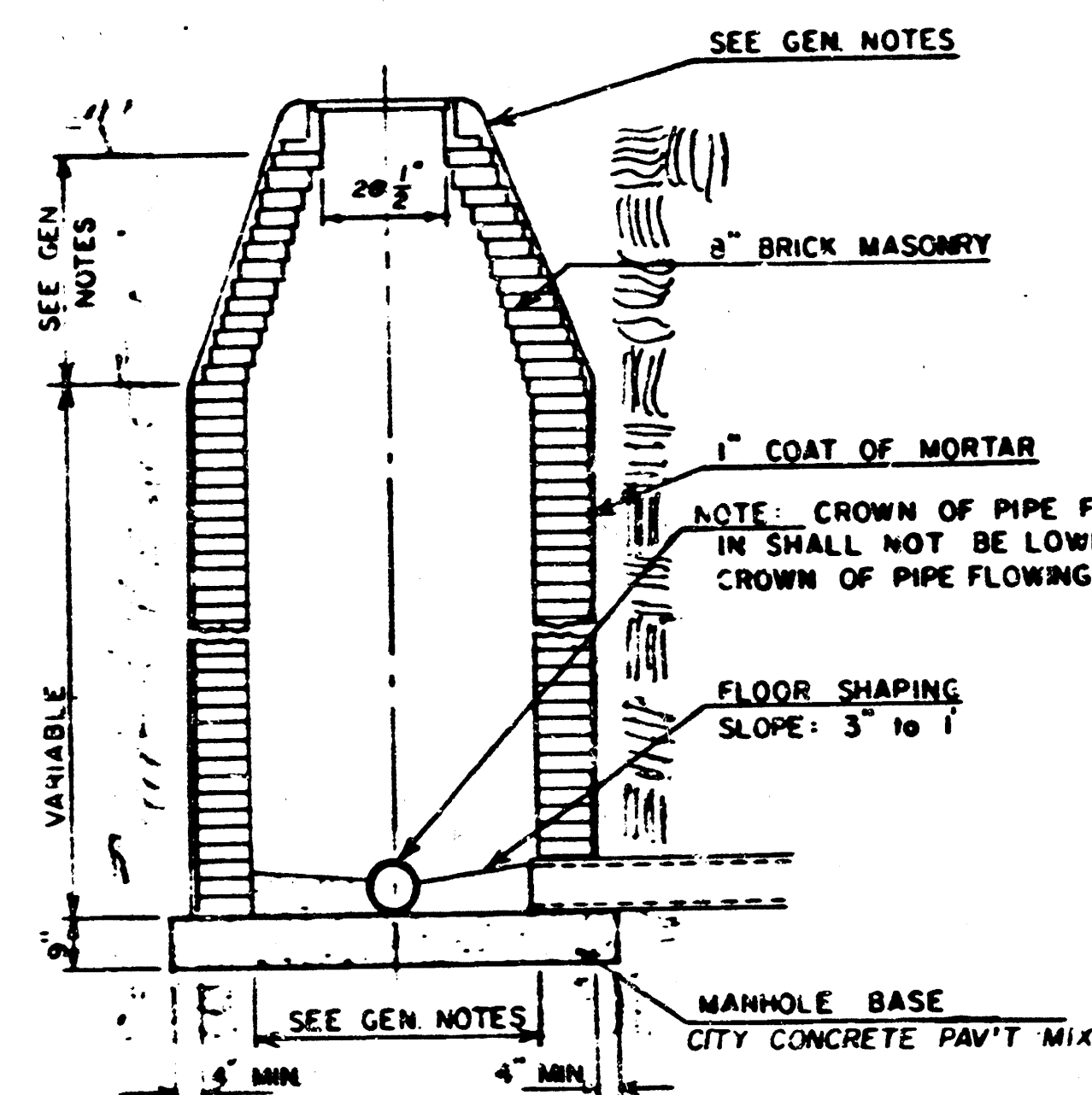
ADOPTED AS STANDARD DESIGN
BY

CITY of WICHITA, KANSAS

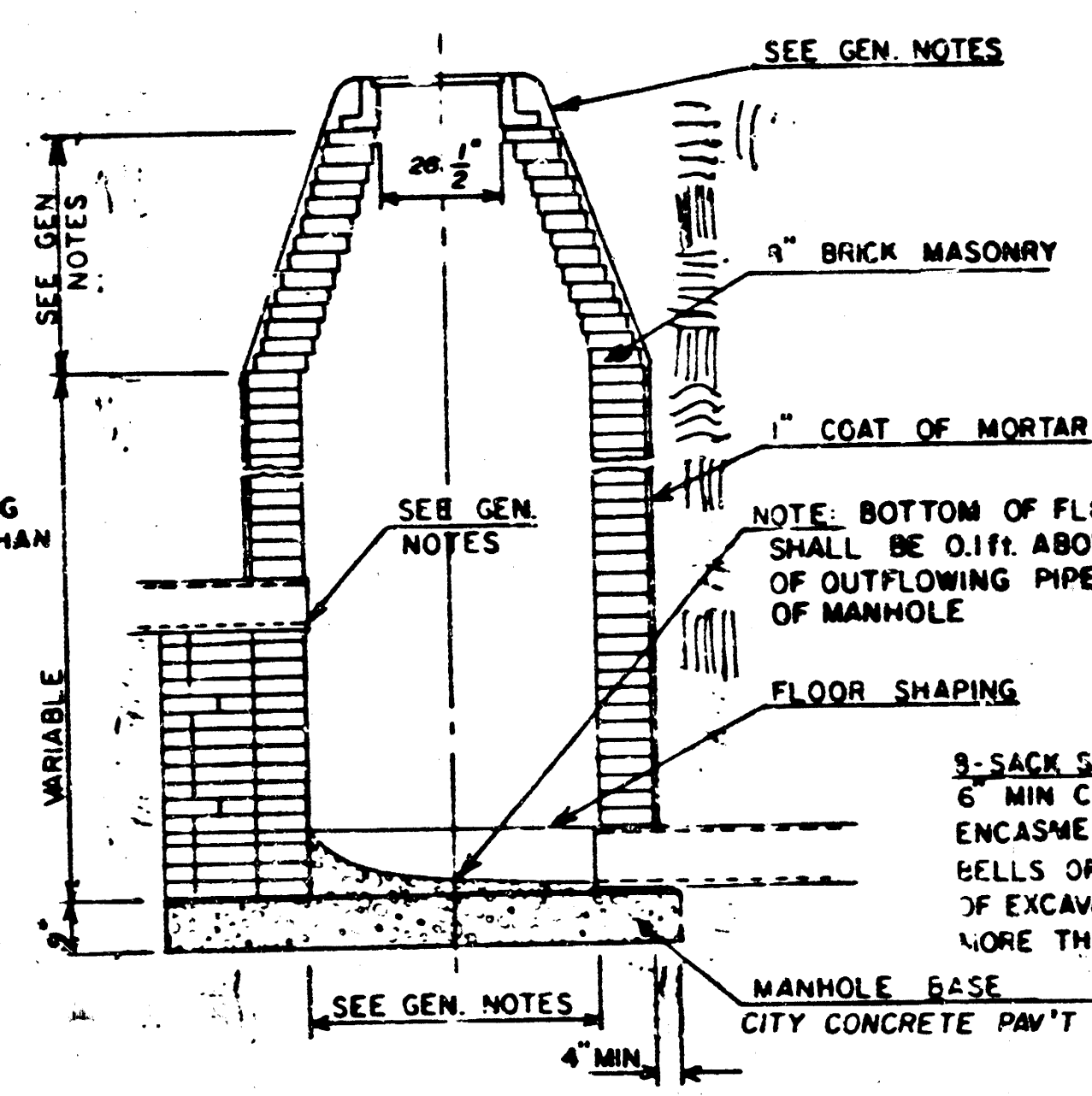
REVISED SEPTEMBER 1980

REVISED DECEMBER 1981

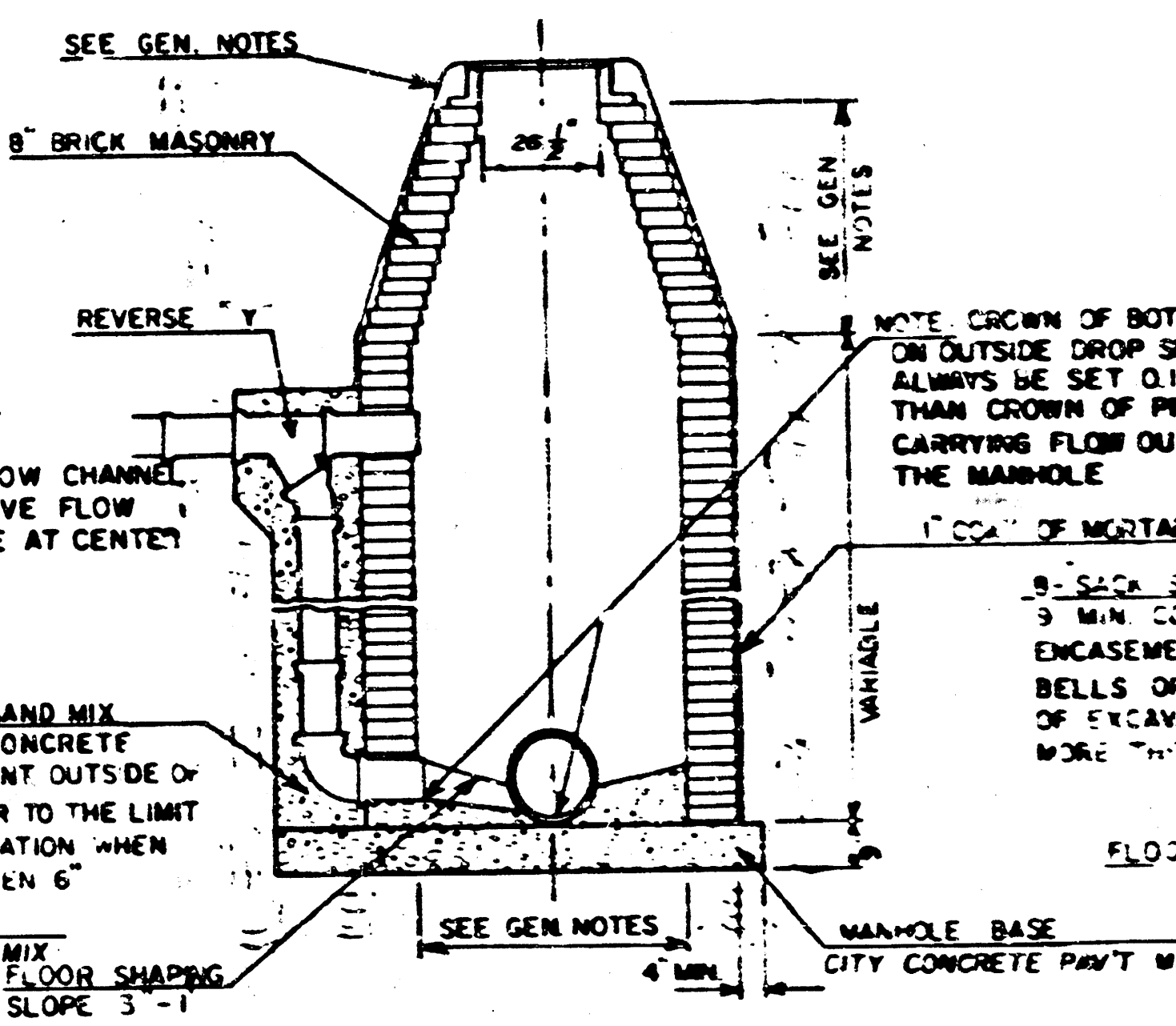
TYPE "A" MANHOLE



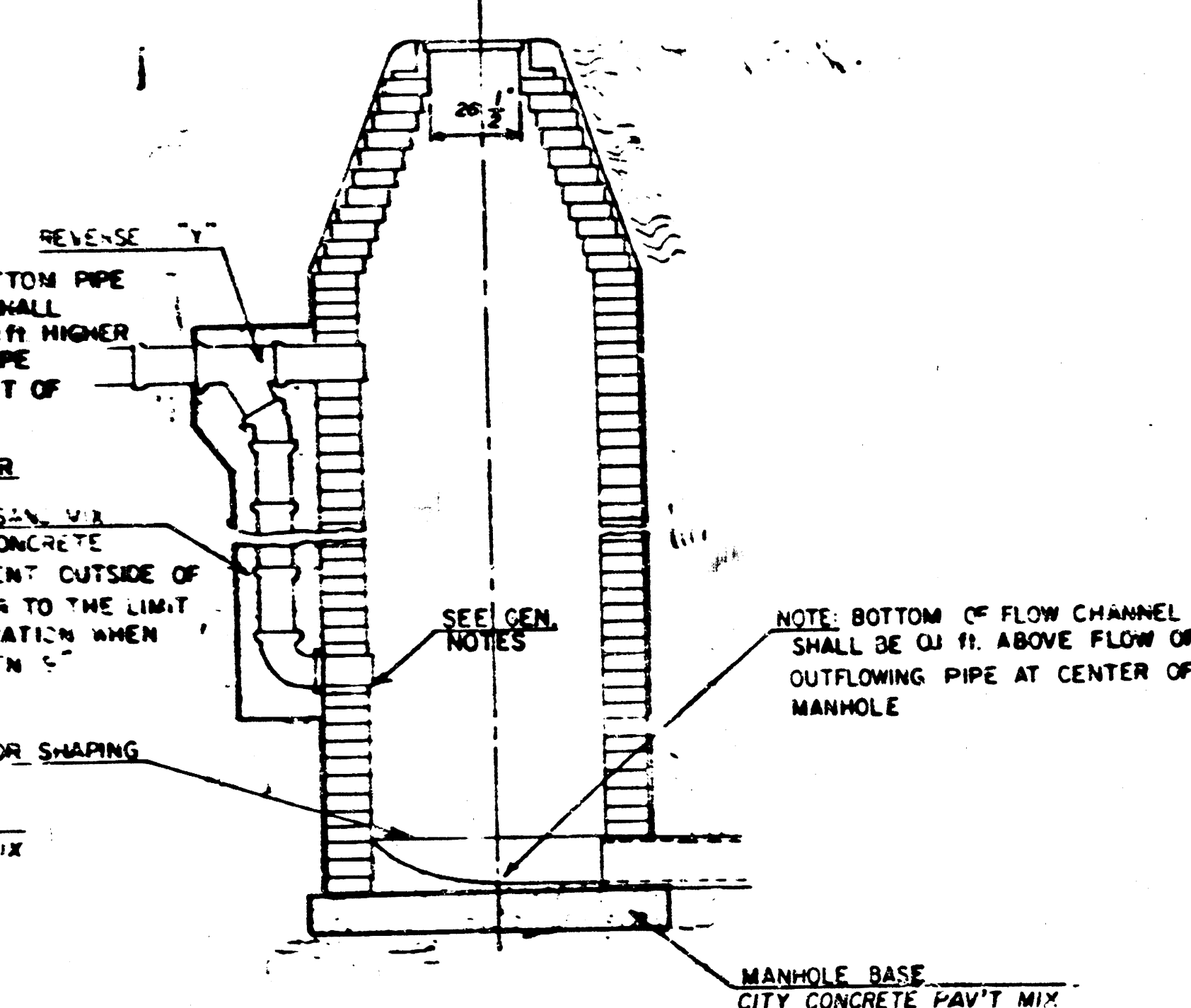
TYPE "A" INSIDE DROP MANHOLE



TYPE "A" OUTSIDE DROP MANHOLE



DETAIL OF OUTSIDE DROP
CONSTRUCTED ON EXISTING MANHOLE



GENERAL NOTES

1. 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 PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. TYPE "A" MANHOLES CAN BE USED ON SEWERS UP TO 16' IN DEPTH 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'. THE HEIGHT OF THE CORBELS ON 4' DIAMETER MANHOLES SHALL BE 4'. MANHOLES HAVING A DIAMETER OF 5' SHALL HAVE CORBELS 6' IN HEIGHT. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.
2. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED 6" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
3. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP CASSETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THE VERTICAL DROP FROM THE LOWER PIPE ON SUCH OUTSIDE DROP CONNECTIONS SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES SIZED LARGER THAN 12", EXCEPT THE CROWN OF THE LOWER PIPE SHALL NEVER BE SET BELOW THE CROWN OF ANY LARGER OUTFLOWING PIPE. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
4. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLIDIFICATION 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 EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. 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.
5. 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 THE CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
6. 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 DRAWING.
7. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
8. STANDARD MANHOLES TYPE "A" AND STANDARD INSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

FINAL PLAT OF TALLGRASS COMMERCIAL SECOND ADDITION

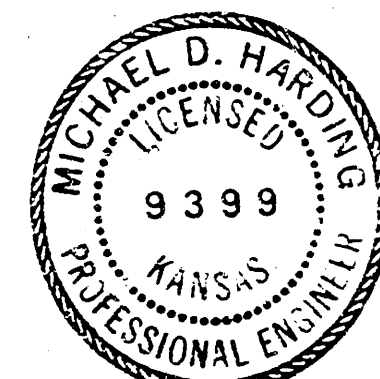
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 Commercial 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 feet 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



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 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 Independence Commons Company

By: W.D. Smith By: C.D. Rine

STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered that on this 30th day of December, 1983, before me, a Notary Public in and for said State and County, came Tallgrass Company, a partnership by W.D. Smith and Independence Commons Company by C.D. Rine 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: 7-2-87
Debra M. Gent
NOTARY PUBLIC
STATE OF KANSAS
MY COM. EXPIRES 7-2-87

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

Robert A. Lakin

Robert A. Lakin

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STATE OF KANSAS
COUNTY OF SEDGWICK ss:
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1983.

Bette F. McCard Register of Deeds

Pat Kettler Deputy

Entered on transfer record this _____ day of _____, 1983.

_____, County Clerk

Dorothy K. White

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1983

_____, Chairman

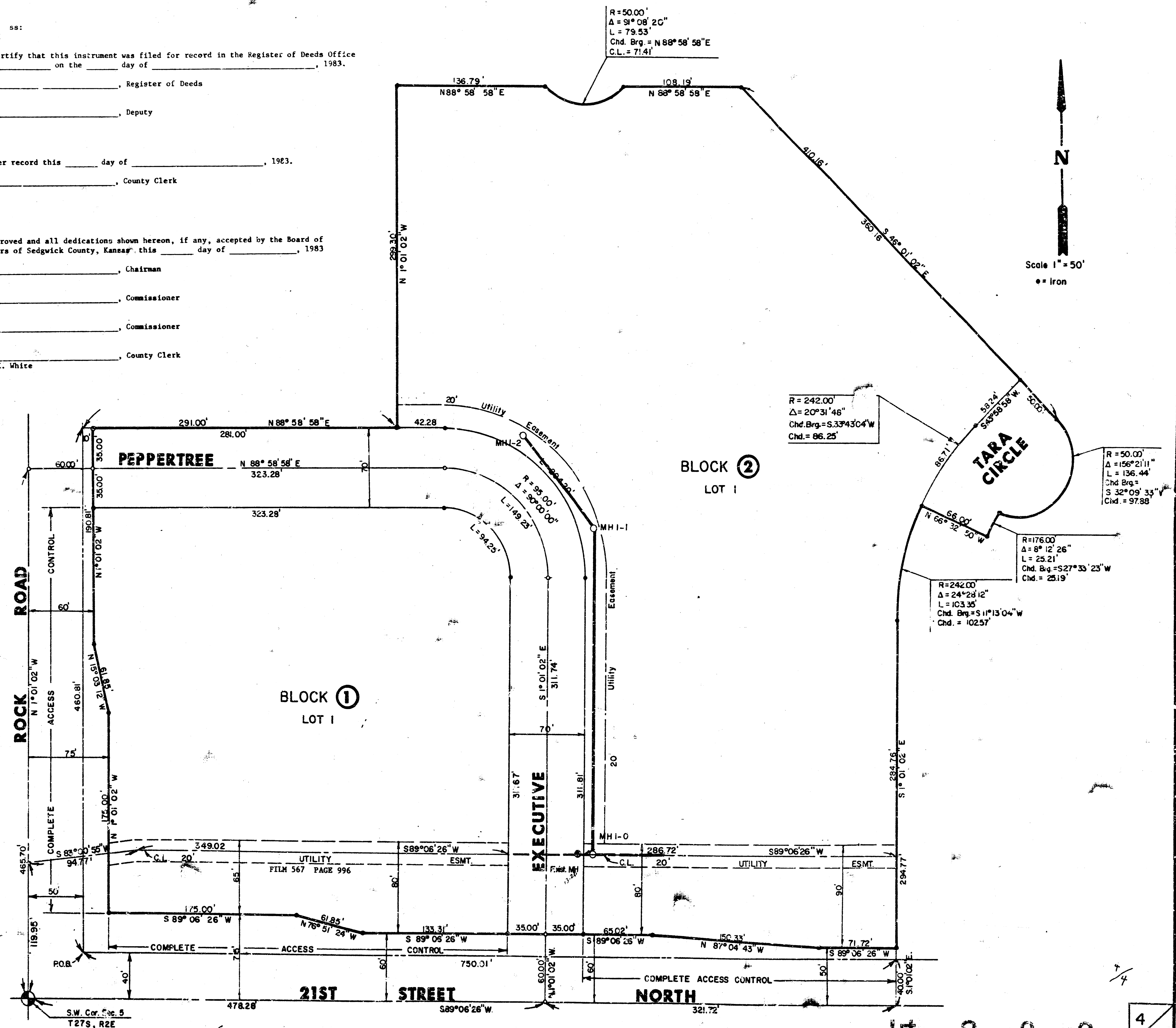
Jack Spratt Commissioner

Donald E. Gray Commissioner

Tom Scott Commissioner

Attest: _____ County Clerk

Dorothy K. White



14 8 3 3 4 4