STORM SEWER PLANS FOR
STORM WATER SEWER EXTENSION
TO SERVE PART OF
TALLGRASS CLUBHOUSE SECOND ADDITION
PROJECT NO.

468-76-245-80000-000-000-008

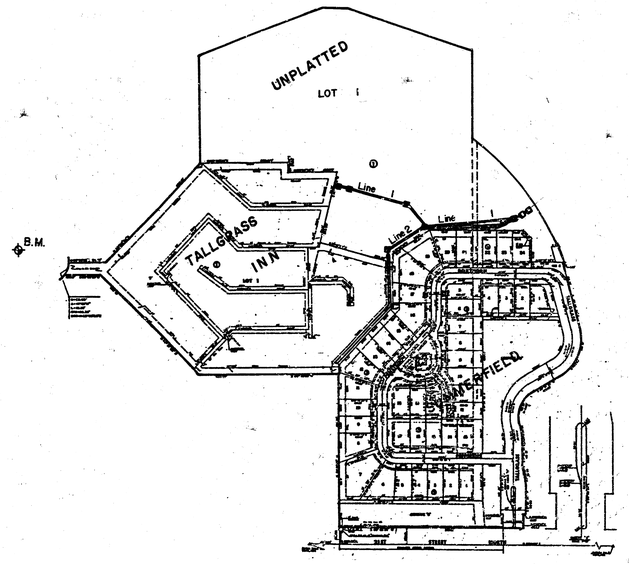
CITY OF WICHITA, KANSAS
MIKE LINDEBAK, CITY ENGINEER

GENERAL NOTES

1. ALL WORK TO BE DONE ACCORDING TO CITY OF WICHITA SPECIFICATIONS.
2. ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL AVOID UNCOVERING EXISTING WATER LINES UNLESS ABSOLUTELY NECESSARY. UNCOVERING SHALL BE DONE ONLY IN THE PRESENCE OF A WATER DEPARTMENT ENGINEER.
4. 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.
5. TREES TO BE REMOVED ARE MARKED ⊗ . ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED SHALL BE SAVED.
6. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
7. 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.

BENCH MARKS

"□" Cut On North Line Of 22ND. Street North
15± W. Of Prop. Iron On Cul-De-Sac.
Elev. = 215.68



N

Scale: 1" = 200'

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LINE 1
3-4	LINE 2 & DITCH
5-6	INLET DETAILS
7-9	FINAL PLATS

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA
Sanitary Sewers _____
Storm Sewers 9/28/84
Driveway Approaches _____

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 prepay the City of Wichita for all costs of inspection.

KENNETH N. BENGTSON LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

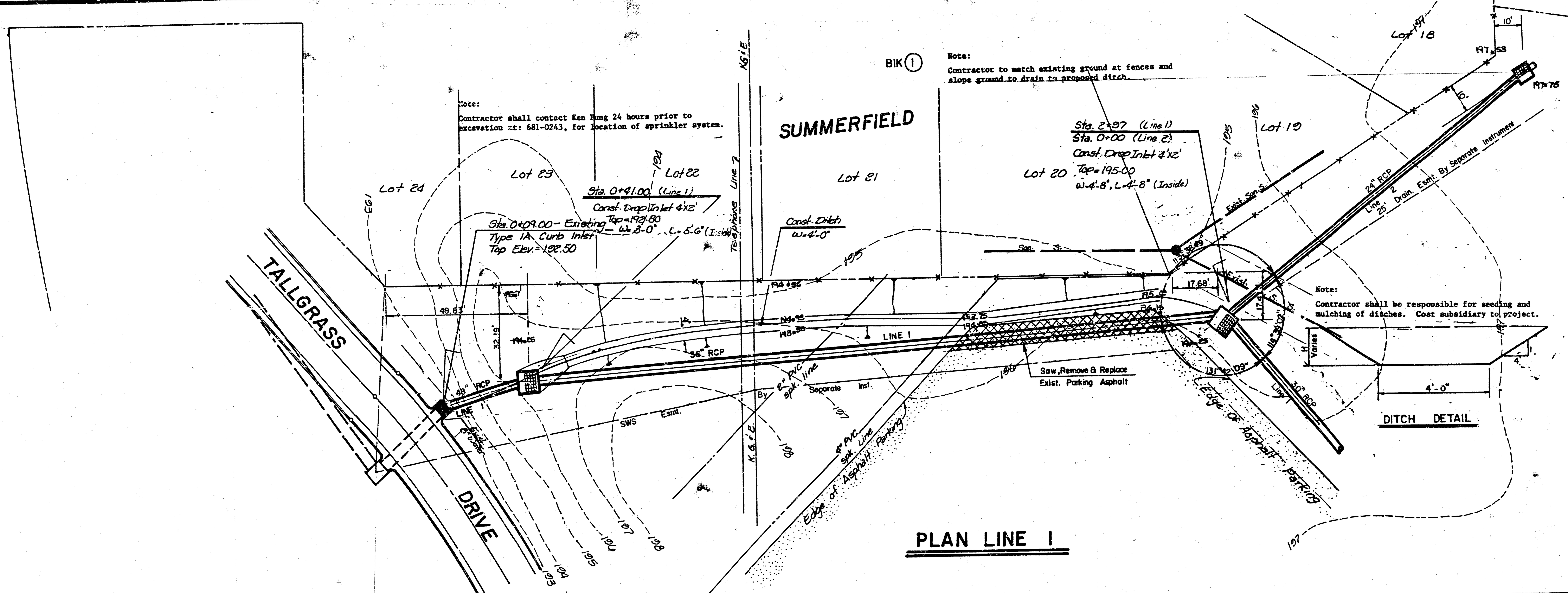
PROJECT NO:
468-76-245-80000-000-000-008

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

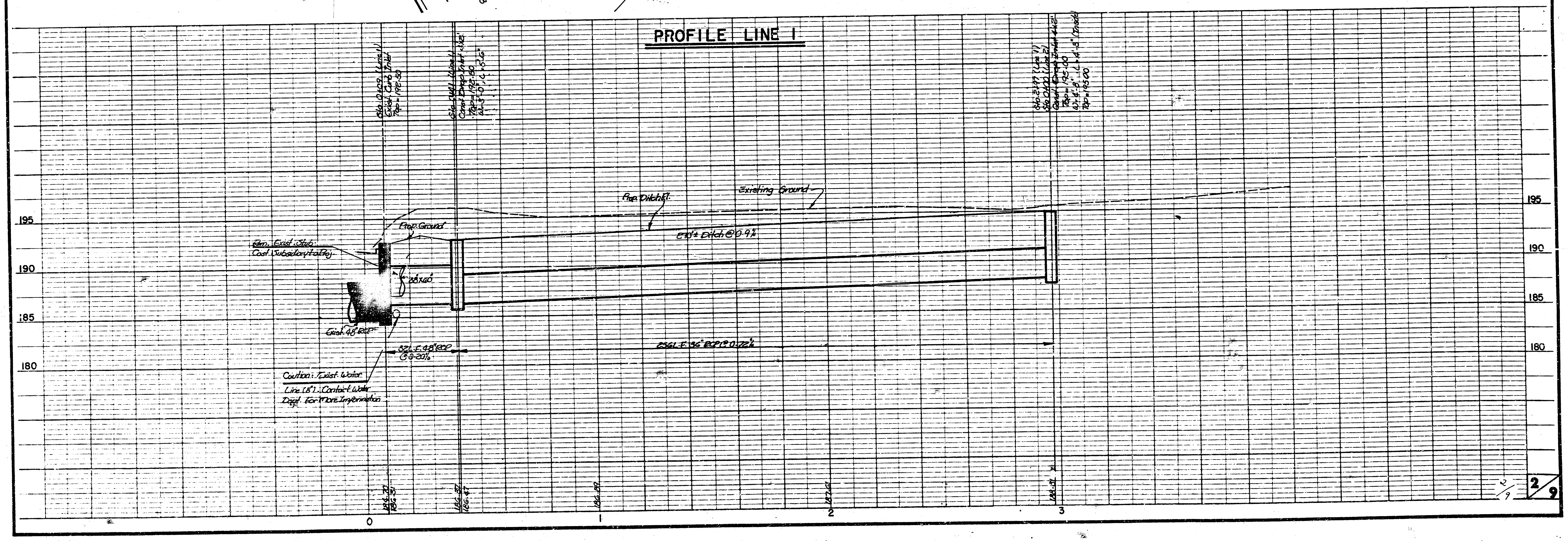
MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206
682-6561

Sheet 1 of 9

TALLGRASS INN
PROJECT NO.
468-76-245-80000-000-000-008



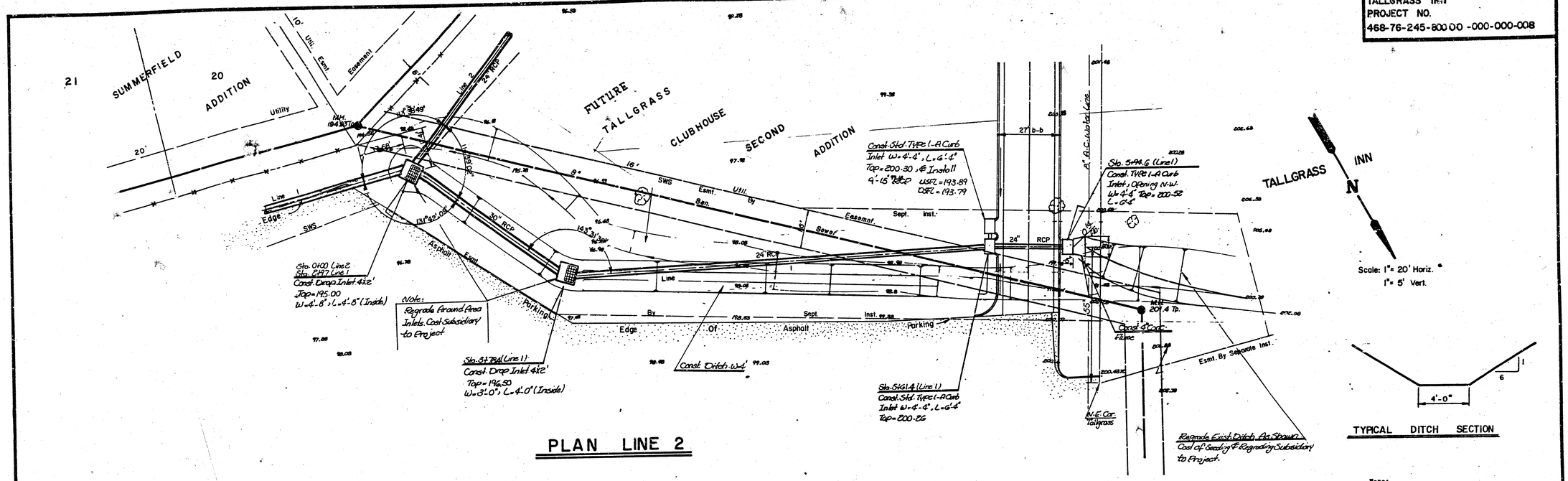
Scale: 1" = 20' Horiz.
1" = 5' Vert.



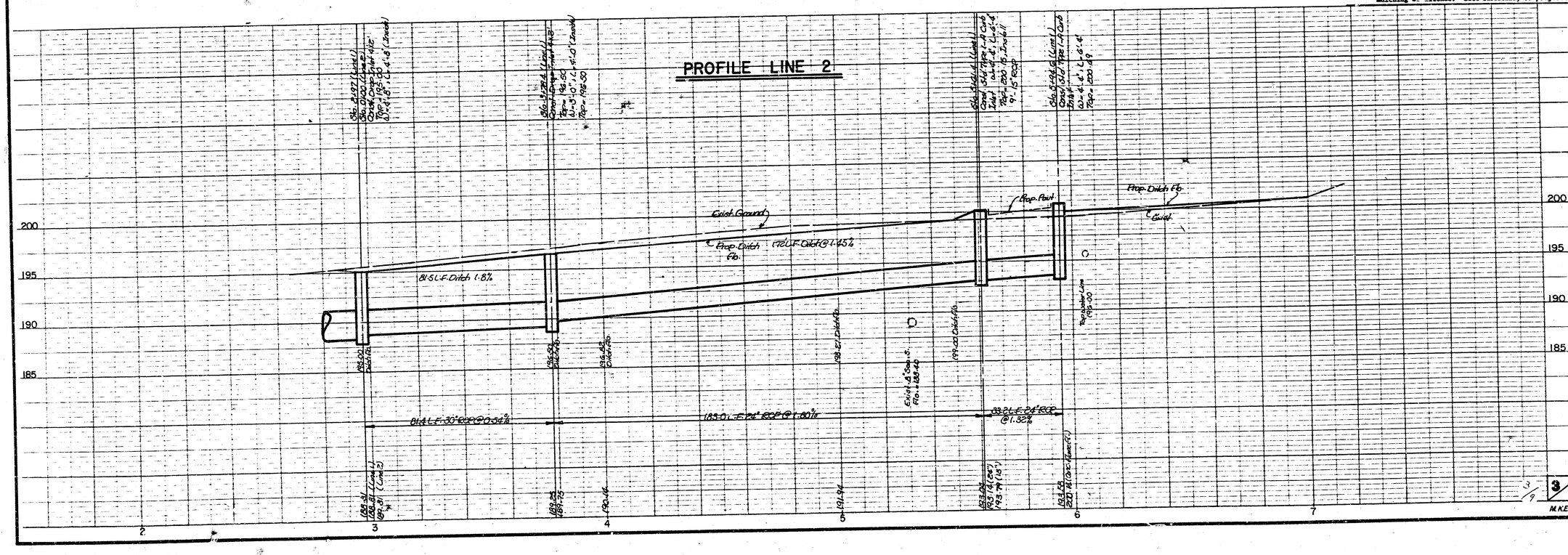
2/9

vhs 81

TALLGRASS INN
PROJECT NO.
468-76-245-80000 -000-000-008



PLAN LINE 2



3/9
M.K.E.C.

FILMED FROM THE BEST

TALLGRASS INN
PROJECT NO.
468-76-245-80000 -000-000-008

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

BLK (1)

SUMMERFIELD

TALLGRASS INN

FUTURE TALLGRASS CLUBHOUSE SECOND

Sta. 0+00 (Line 2)
Sta. 2+27 (Line 1)
Const. Drop Inlet 4'x2'
Top = 195.00
W = 4'-8", L = 4'-8" (Inside)

Regrade Around Area Inlet. Cost Subsidiary to Project

Sta. 1+41 (Line 2)
Const. Drop Inlet 4'x2'
Top = 195.00
W = 4'-0", L = 4'-0" (Inside)
24" Stub (USFL = 190.22
(DSFL = 190.18

Regrade Around Area Inlet. Cost Subsidiary to Project.

PLAN - LINE 2

PLAN - DITCH

Const. Ditch
W = 4'-0"

Note:
Contractor to match existing gound at fences and slope ground to drain to proposed ditch.

TYPICAL DITCH SECTION

Note:
Contractor shall be responsible for seeding and mulching of ditches. Cost subsidiary to project.

PROFILE - LINE 2

PROFILE - DITCH

Exist. Ground

Ditch El.

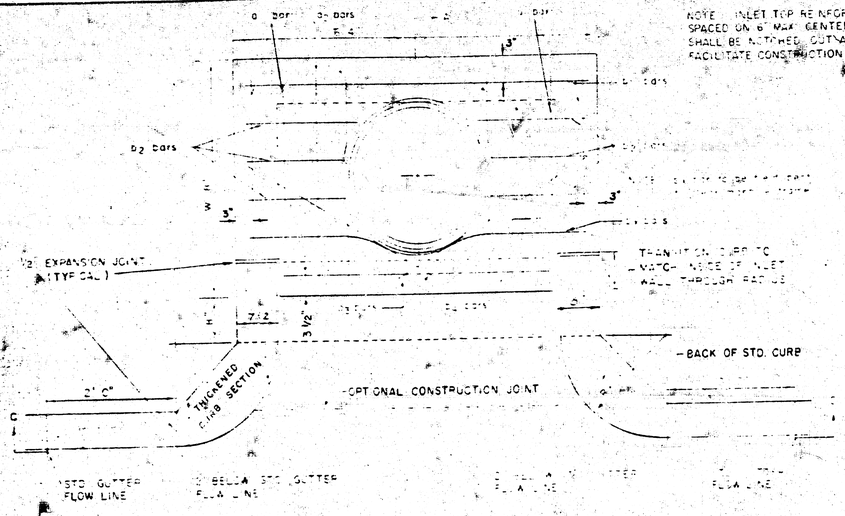
141.0 L.F. 24" RCP @ 0.62%

156 L.F. Ditch @ 0.64%

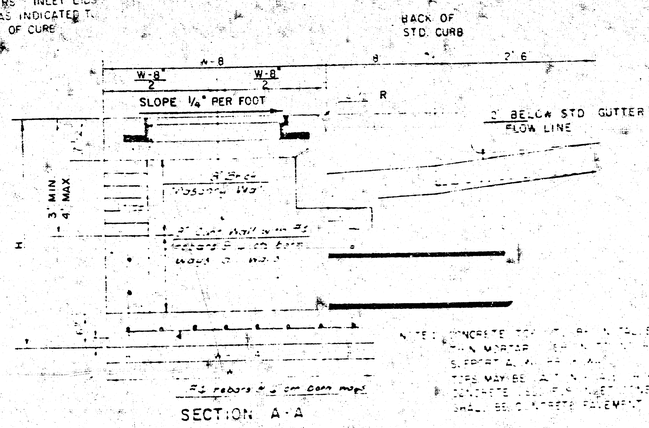
240 L.E. Ditch @ 1.25%

4/9

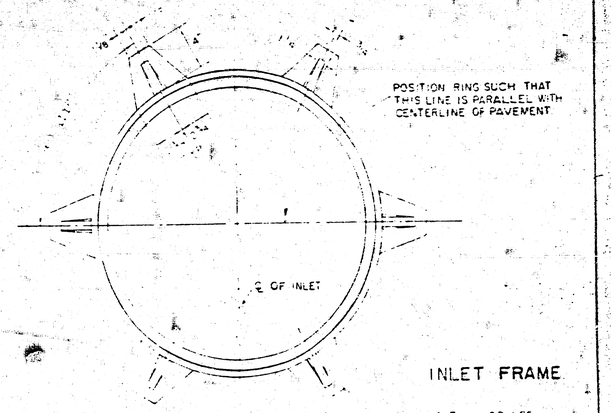
M.K.E.



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



SECTION A-A



INLET FRAME

WEIGHT = 180 LBS

NOTE: EXPANSION JOINT ONLY IN CURB AREA WITH CONC. PAVEMENT.

PLAN

SECTION A-20
SECTION A-13

BENDING DIAGRAM

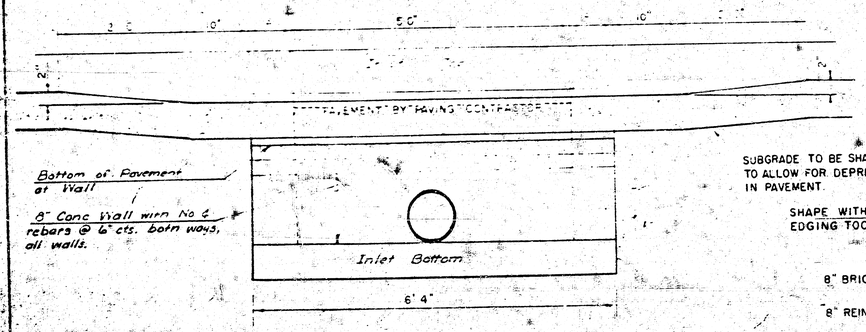
STEEL SCHEDULE

BAR	a	b_2	3*	W=4 4	W=5 4	W=6 4	W=7 6	W=8 6	b_3	b_4	#
NUMBER	4	4									
SIZE	#4	#4	#4	#4	#4	#4	#4	#4	#4	#4	
W=4 4	5'8"	6'11"	4'0"	8	–	–	–	–	9"	8 2	46
W=5 4	7'8"	8'11"	5'0"	–	8	–	–	–	9"	8 2	48
W=6 4	9'8"	10'11"	6'0"	–	–	8	–	–	9"	8 2	48
W=7 6	11'8"	12'11"	7'0"	–	–	–	8	–	9"	8 2	48
W=8 6	13'8"	14'11"	8'0"	–	–	–	–	8	9"	8 2	48

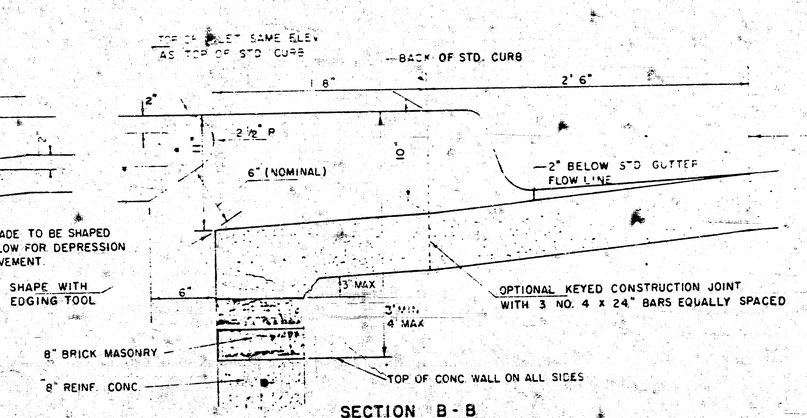
* NOTE: 3 BARS TO BE PLACED APPROX. 2" BELOW TOP OF INLET COVER

STANDARD CURB INLET PRECAST TOPS

W	PRECAST TOP SLAB	PIPE SIZE	CU YD CONC
4 4	3'8"	6 4	18" TO 24" & SMALLER
5 4	4'8"	6 4	24" & 30"
6 4	5'8"	6 4	36" & 42"
7 4	6'8"	6 4	48" & 54"
8 4	7'8"	6 4	60" & 66"

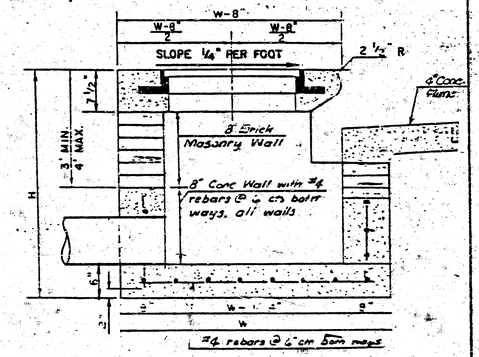


SECTION C-C



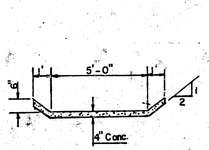
SECTION B-B

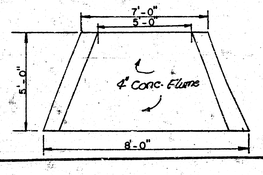
SEE CITY OF WICHITA STANDARD MANHOLE FRAME AND COVER DETAIL SHEET FOR COVER DETAILS TO BE USED WITH INLET FRAME



SECTION A-A

LIMITS OF GUTTER SHAPING AND/OR EDGE OF COMB. CURB AND GUTTER





DETAIL STANDARD TYPE IA CURB INLET

CITY OF WICHITA, KANSAS

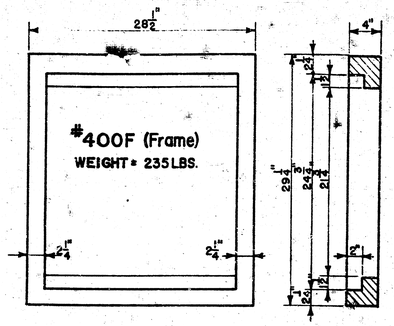
INLET OPENING = 6" x 5' 0"

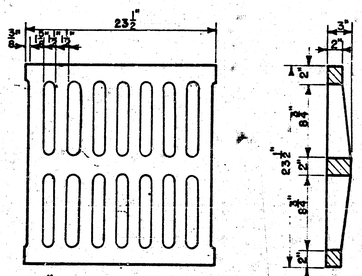
MARCH 1984

5/9

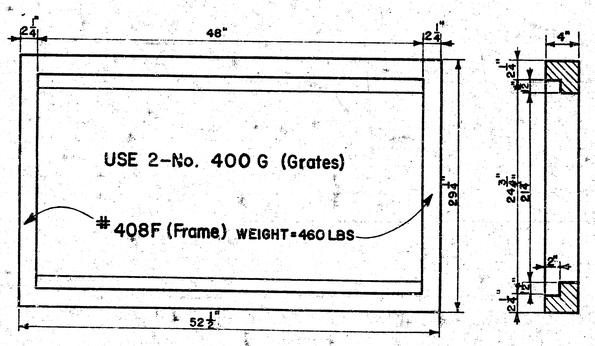
5/9

NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be used only if approved by the engineer.

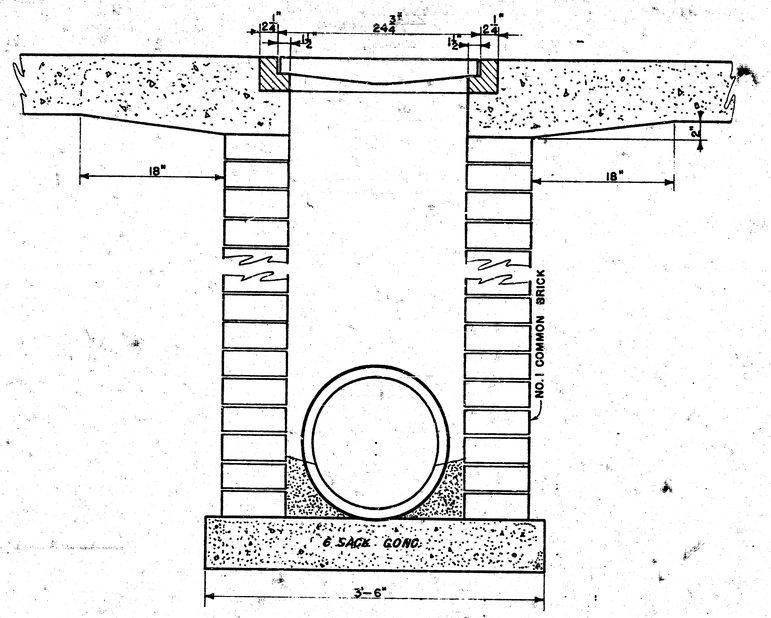


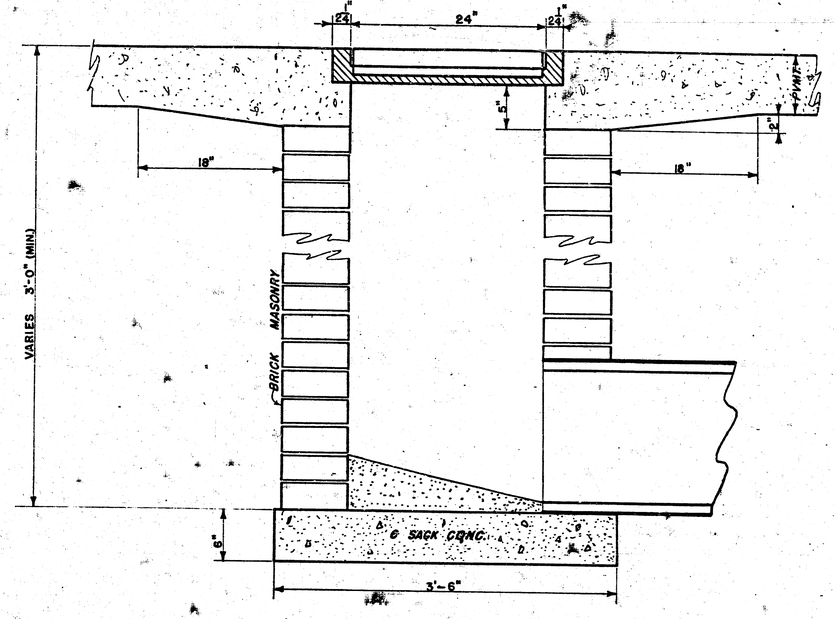


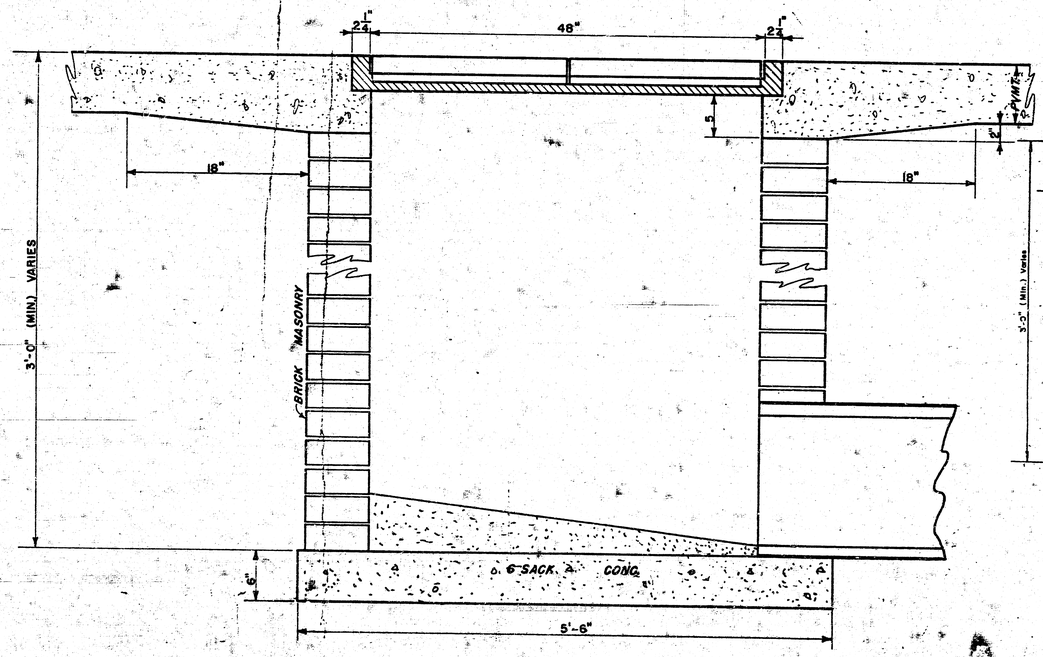
24"x24" Frame & Grate Detail

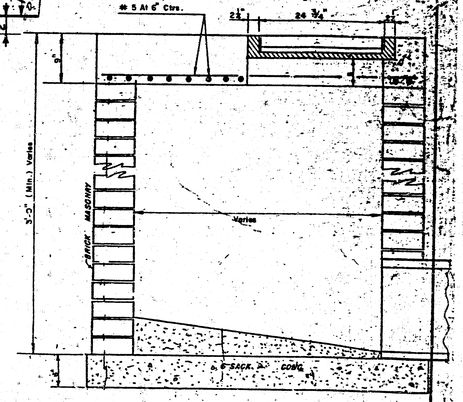


Double 24"x24" Frame Detail









DROP INLET DETAILS

City of Wichita, Kansas
Project
Project No.
Date:
Scale: 1-1/2" = 1'-0"

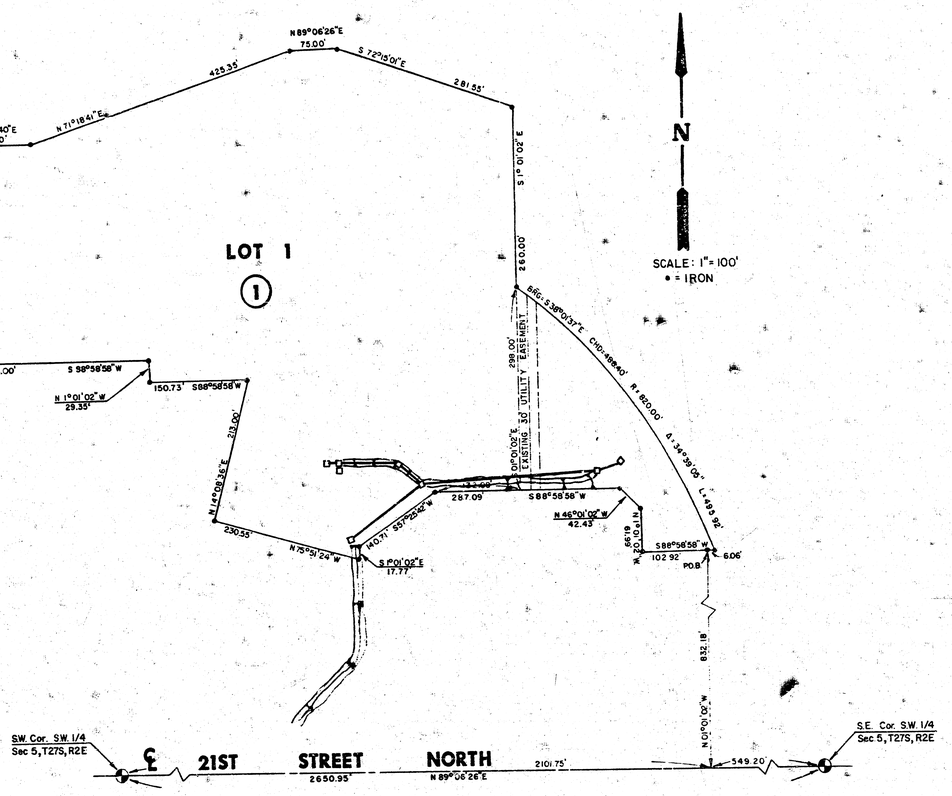
6/9

(FUTURE)

FINAL PLAT OF

TALLGRASS CLUBHOUSE SECOND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



N

SCALE: 1"= 100'

• = IRON

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Tallgrass Clubhouse Second", an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described as follows:

A replat of Tallgrass Clubhouse Second and also a previously unplatted tract of land in the southwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., more particularly described as follows:

Beginning at the northeast corner of Reserve "E" of Summerfield, an addition to Wichita, Sedgwick County, Kansas, said point also being 2101.75 feet easterly bearing S 89° 06' 26" E, 832.18 feet northerly bearing N 01° 01' 02" W, from the southwest corner of the southwest quarter of said Section 5; thence S 88° 58' 58" W, 102.92 feet; thence N 1° 01' 02" W, 61.99 feet; thence N 46° 01' 02" W, 42.43 feet; thence S 88° 58' 58" W, 287.09 feet; thence S 57° 25' 42" W, 140.71 feet; thence S 1° 01' 02" E, 17.77 feet; thence N 75° 51' 24" W, 230.35 feet; thence N 14° 08' 36" E, 213.00 feet; thence S 88° 58' 58" W, 150.73 feet; thence N 1° 01' 02" W, 29.35 feet; thence S 88° 58' 58" W, 278.00 feet; thence N 0° 53' 34" W, 316.00 feet; thence N 71° 18' 41" E, 425.35 feet; thence N 89° 06' 26" E, 75.00 feet; thence S 72° 15' 01" E, 281.55 feet; thence S 1° 01' 02" E, 260.00 feet to a point on a curve to the right having a radius of 820.00 feet, a central angle of 34° 39' 05", a long chord of 488.40 feet, bearing S 38° 01' 37" E; thence along said curve 495.92 feet; thence S 88° 58' 58" W, 6.06 feet to the point of beginning; containing 11.24 acres, more or less. All lots and easements within the above described property are being vacated and replatted by virtue of K.S.A. 12-512 (b).

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this _____ day of _____, 1983.

_____
Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, #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 Engineers Certificate have caused the same to be surveyed and platted into a Lot and a Block, the same to be known as "Tallgrass Clubhouse Second", an addition to Wichita, Sedgwick County, Kansas. Easements for construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. The building setbacks shall be in accordance with the Tallgrass Community Unit Plan (U.P.-92) on file in the City of Wichita, Sedgwick County Metropolitan Area Planning Department Office.

Tallgrass Company, a partnership

By: _____

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Be it remembered that on this _____ day of _____, 1983, before me, a Notary Public in and for said State and County, came Tallgrass Company, a partnership, by _____, to me personally known to be the same person 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.

_____, Notary Public

My Appointment Expires: _____

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 _____ on the _____ day of _____, 1983.

_____, Register of Deeds
Bette F. McCart

_____, Deputy
Pat Kettler

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

Dated this _____ day of _____, 1983.

_____, Chairman
David Bayouth

_____, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1983.

_____, Mayor
Margalee Wright

_____, City Clerk
Donald C. Gisick

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. Gragg

_____, Commissioner
Tom Scott

Attest: _____, County Clerk
Dorothy K. White

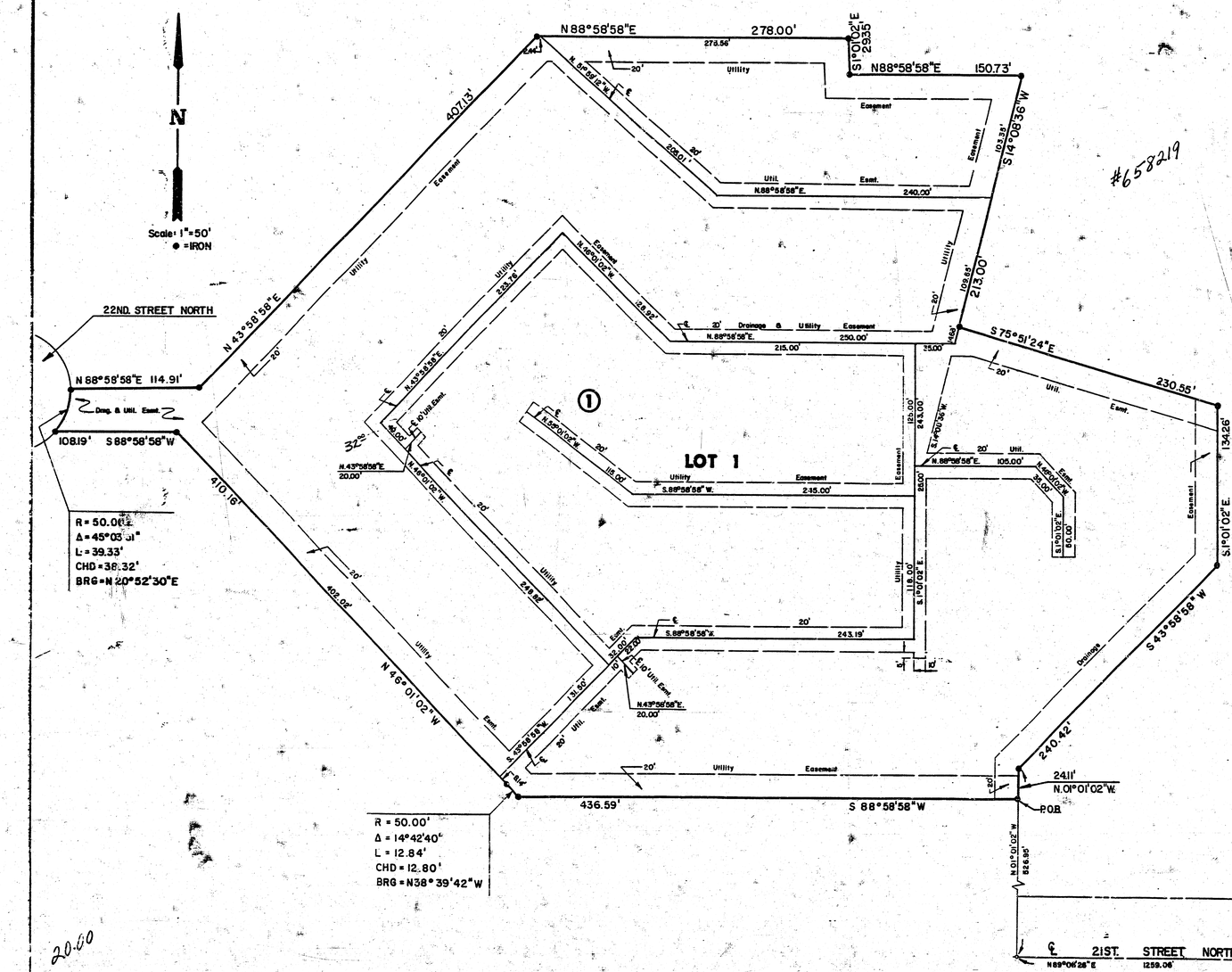
Entered on transfer record this _____ day of _____, 1983.

_____, County Clerk
Dorothy K. White

7/9

OE-4 T-S

FINAL PLAT OF
TALLGRASS INN
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



#658219

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Tallgrass Inn", an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, 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., more particularly described as follows:

Beginning at a point on the west line of Summerfield, an addition to Wichita, Sedgwick County, Kansas, said point being 452.86 feet north of the southwest corner of Reserve B of said addition; said point also being 1259.06 feet westerly bearing S 39° 06' 26" W, and 526.95 feet northerly bearing N 1° 01' 02" W, from the south quarter corner of said Section 5; thence S 88° 58' 58" W, 436.59 feet; thence along a curve to the left having a radius of 50.00 feet, a central angle of 14° 42' 40", an arc length of 12.84 feet and a long chord of 12.80 feet, bearing N 38° 39' 42" W; thence N 46° 01' 02" W, 410.16 feet; thence S 88° 58' 58" W, 108.19 feet to a point on the east right of way line of 22nd Street North; said point being on a curve to the left having a radius of 50.00 feet, a central angle of 45° 03' 31", a long chord of 38.32 feet bearing N 20° 52' 30" E; thence along said curve 39.33 feet; thence N 88° 58' 58" E, 114.91 feet; thence N 43° 58' 58" E, 407.13 feet; thence N 88° 58' 58" E, 278.00 feet; thence S 1° 01' 02" E, 29.35 feet; thence N 88° 58' 58" E, 150.73 feet; thence S 14° 08' 36" W, 213.00 feet; thence S 75° 51' 24" E, 230.55 feet; thence S 1° 01' 02" E, 134.26 feet; thence S 43° 58' 58" W, 240.42 feet; thence S 1° 01' 02" E, 24.11 feet to the point of beginning. Containing 10.04 acres, more or less. Portions of Tallgrass Clubhouse, an addition to Wichita, Sedgwick County, Kansas, and a utility easement recorded on film 606, page 877, is being vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this 22 day of September, 1983.

Kenneth H. Bengtson, 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 Engineers Certificate have caused the same to be surveyed and platted into a Lot and a Block, the same to be known as "Tallgrass Inn", an addition to Wichita, Sedgwick County, Kansas. Easements for construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. 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: E.D. RITCHIE, PARTNER

Independence Commons Company

By: E. D. RITCHIE

Tallgrass Club, a partnership

By: E.D. RITCHIE, PARTNER

STATE OF KANSAS ss:
COUNTY OF SEDGWICK

Be it remembered that on this 30th day of September, 1983, before me, a Notary Public in and for said State and County, came Tallgrass Company, a partnership; Independence Commons Company; and Tallgrass Club, a partnership, by E. D. Ritchie, partner, to me personally known to be the same person who executed the foregoing instrument of writing on behalf of the partnership 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.

Linda S Graham Notary Public

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 11:00 A.M. on the 20TH day of OCTOBER, 1983.

Bette F. McCart, Register of Deeds
Bette F. McCart

Pat Kettler, Deputy
Pat Kettler

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

Dated this 8TH day of SEPTEMBER, 1983.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert K. Chisholm, 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 4TH day of OCT, 1983.

Margalee Wright, Mayor

Donald C. Gisick, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 12th day of October, 1983.

Jack Spratt, Chairman

Donald E. Grass, Commissioner

Tom Scott, Commissioner

Attest: Dorothy K. Whitie, County Clerk
Dorothy K. Whyte

Entered on transfer record this 20th day of OCT, 1983.

Dorothy K. Whitie, County Clerk
Dorothy K. Whyte

20.00

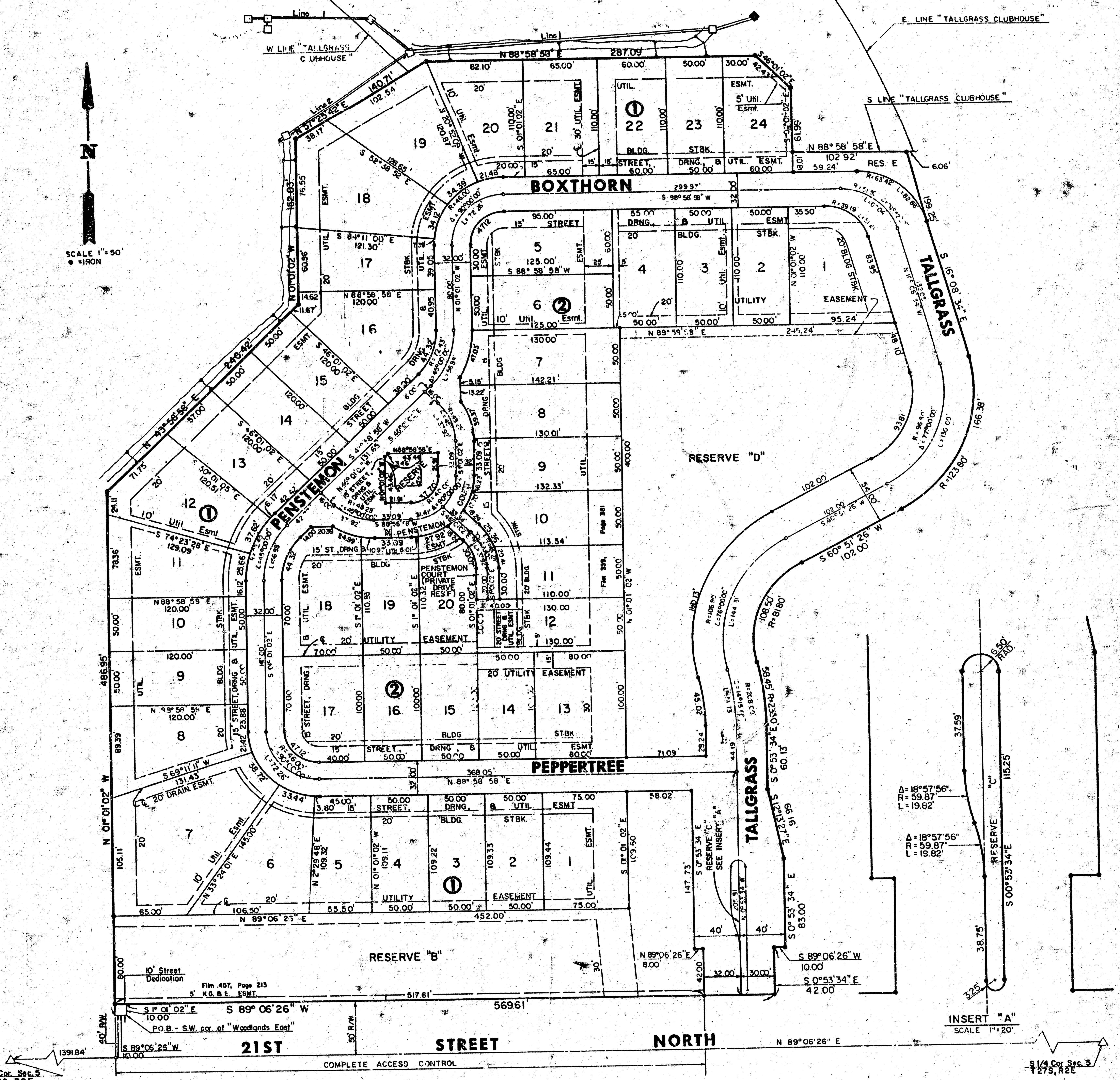
S-2 7-30

8/9

R-1 2-43

SUMMERFIELD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Steven E. Anderson, a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Summerfield" an addition to Wichita, Sedgwick County, Kansas into lots, blocks, streets and reserves, the same being accurately set forth in the acompanying plat and described as follows:

A replat of "Woodlands East", an addition to Wichita, Sedgwick County, Kansas; a replat of a portion along the south line of "Tallgrass Clubhouse", an addition to Wichita, Sedgwick County, Kansas and a portion of unplatted land, all located within the southwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., more particularly described as follows:

Beginning at the southwest corner of "Woodlands East", an addition to Wichita, Sedgwick County, Kansas, said point also being on the north right of way line of Twenty-First Street North; thence westerly along said north right of way line of said plat extended bearing S 89° 06' 26" W, 10.00 feet; thence N 1° 01' 02" W, 186.95 feet; thence N 43° 58' 58" E, 210.42 feet; thence N 1° 01' 02" W, 152.03 feet; thence N 57° 25' 12" E, 140.71 feet; thence N 88° 58' 58" E, 287.09 feet; thence S 46° 01' 02" E, 42.43 feet; thence S 1° 01' 02" E, 61.99 feet; thence N 88° 58' 58" E, 102.92 feet; thence S 16° 08' 34" E, 199.25 feet; thence along a curve to the right having a central angle of 77° 00' 00", a radius of 123.80 feet and a length of 166.38 feet; thence S 60° 51' 26" W, 102.00 feet; thence along a curve to the left having a central angle of 76° 00' 00", a radius of 81.80 feet and a length of 108.50 feet; thence along a curve to the right having a central angle of 14° 15' 00", a radius of 235.00 feet and a length of 58.45 feet; thence S 0° 53' 34" E, 60.13 feet; thence S 12° 13' 27" E, 66.16 feet; thence S 0° 53' 34" E, 83.00 feet; thence S 89° 06' 26" W, 10.00 feet; thence S 0° 53' 34" E, 42.00 feet to the north right of way line of Twenty-First Street North; thence westerly along said north line bearing S 89° 06' 26" W, 569.61 feet; thence S 1° 01' 02" E, 10.00 feet to the point of beginning; containing 11.70 acres, more or less.

All lots, easements, building setbacks and streets within the above described property are being vacated and replatted by virtue of K.S.A. 12-512 (b). I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 13th day of July, 1982.

STEVEN E. ANDERSON REGISTERED LS 630 KANSAS LAND SURVEYOR

By: Steven E. Anderson
Steven E. Anderson
VAN DOREN-HAZARD-STALLINGS
260 North Rock Road, Suite 250
Wichita, Kansas 67206

#594845

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate have caused the same to be surveyed and platted into lots, blocks, streets, and reserves, the same to be known as "Summerfield", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves A, B, C and D are platted for open space. Reserve C is also platted for a median. Reserves A, B and F shall be owned and maintained by the Homeowner's Association. Reserve E is platted for a street, drainage, and construction and maintenance of public utilities. Reserves C, D, and E shall be owned and maintained by the Tallgrass Club. Reserve F is platted for private street purposes. Easements for streets, drainage, and construction of public utilities are hereby granted. All abutters rights of access to or from Twenty First Street North over and across the south line of Reserve B are hereby granted to the City of Wichita, Kansas.

Summerfield Company — Tallgrass Club — Tallgrass Company

By: W.F. Binter — By: W.F. Binter — By: [illegible]
W.F. Binter, Partner — W.F. Binter, Partner — W.F. Binter, Partner

State of Kansas
County of Sedgwick ss:

Be it remembered that on this 30th day of [illegible], 1981, before me a Notary Public in and for said State and County, came Tallgrass Company, Tallgrass Club, and Summerfield Company, by W.F. Binter to me personally known to be the same person 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.

Kathryn [illegible] Bauman
Notary Public

My Appointment Expires: [illegible]-83

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 2:00PM o'clock on the 25th day of AUGUST, 1982

Bette F. McCart, Register of Deeds
Bette F. McCart

Pat Kettler

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

Dated this 8th day of April, 1982

Wichita-Sedgwick County Metropolitan Area Planning Commission

James L. Gardner II, Chairman

Robert V. Eakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 16th day of August, 1982

Albert J. Kirk, Mayor

Donald L. Gierick, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 25 day of August, 1982

Jack Spratt, Chairman

Tom Scott, Commissioner

Donald E. Gragg, Commissioner

Attest: Dorothy K. White, County Clerk

Entered on transfer record this 25 day of August 1982

Dorothy K. White, County Clerk

$20.00

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