

STORM WATER SEWER PLANS FOR TALLGRASS COMMERCIAL 5TH. ADDITION

PHASE I
S.W.S. NO. 397
PROJECT NO.

468-76-245-82021-000-000-001

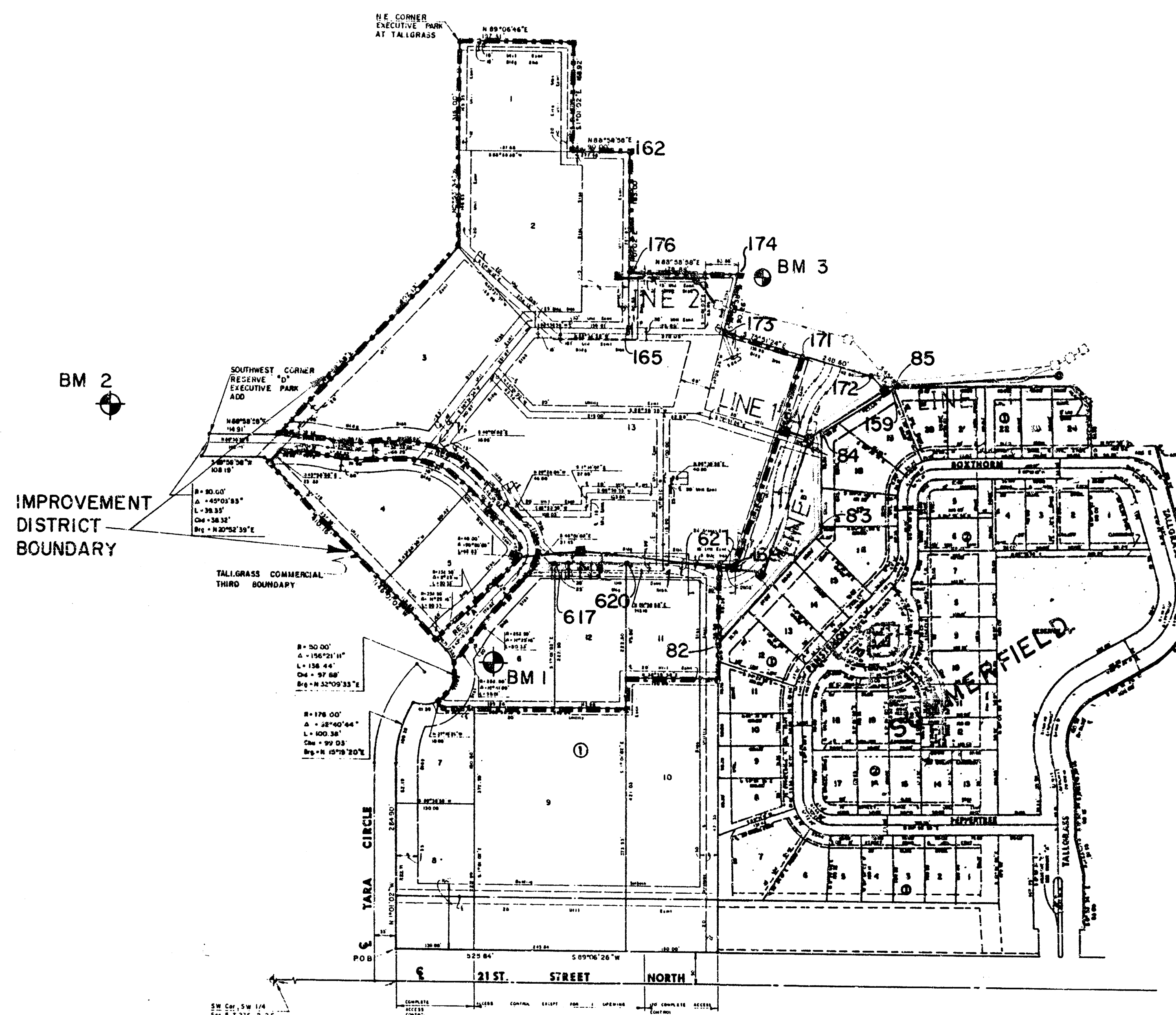
CITY OF WICHITA, KANSAS
MIKE LINDEBAK, CITY ENGINEER
FEBRUARY, 1990
INDEX NO.: 750117

GENERAL NOTES

- 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.
 - 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.
 - ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.
 - 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 |
| KPLR 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 |
- CONTRACTOR SHALL CONTACT KEN PUNG, TALLGRASS CLUB, AT 681-0243, 24 HOURS PRIOR TO EXCAVATION FOR LOCATION OF GOLF COURSE SPRINKLER SYSTEM.
 - 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.
 - 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



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	4809.1128	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



TALLGRASS COMMERCIAL 5TH. ADDITION STORM WATER SEWER PLAN - PHASE I	JNU DLM DSS Date: Feb. 1990 10/90
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226 636-5566

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

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

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	9060.0936	5020.0936	CL INLET
6097	8077.7074	5287.3712	CL MANHOLE
6099	8087.6918	5286.8132	CL EXIST. INLET

CLUBHOUSE

PLAN LINE 1

ADDITION

PROFILE LINE 1

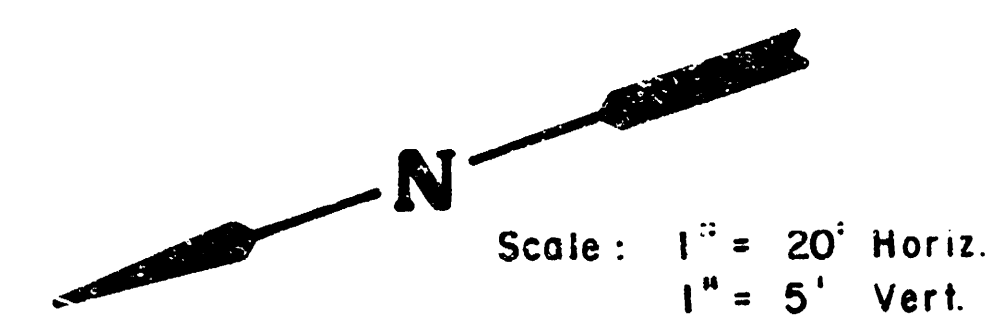
Elevations In Feet (Michix Datum)

Elevations In Feet (Michix Datum)

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

2/10
MKEC

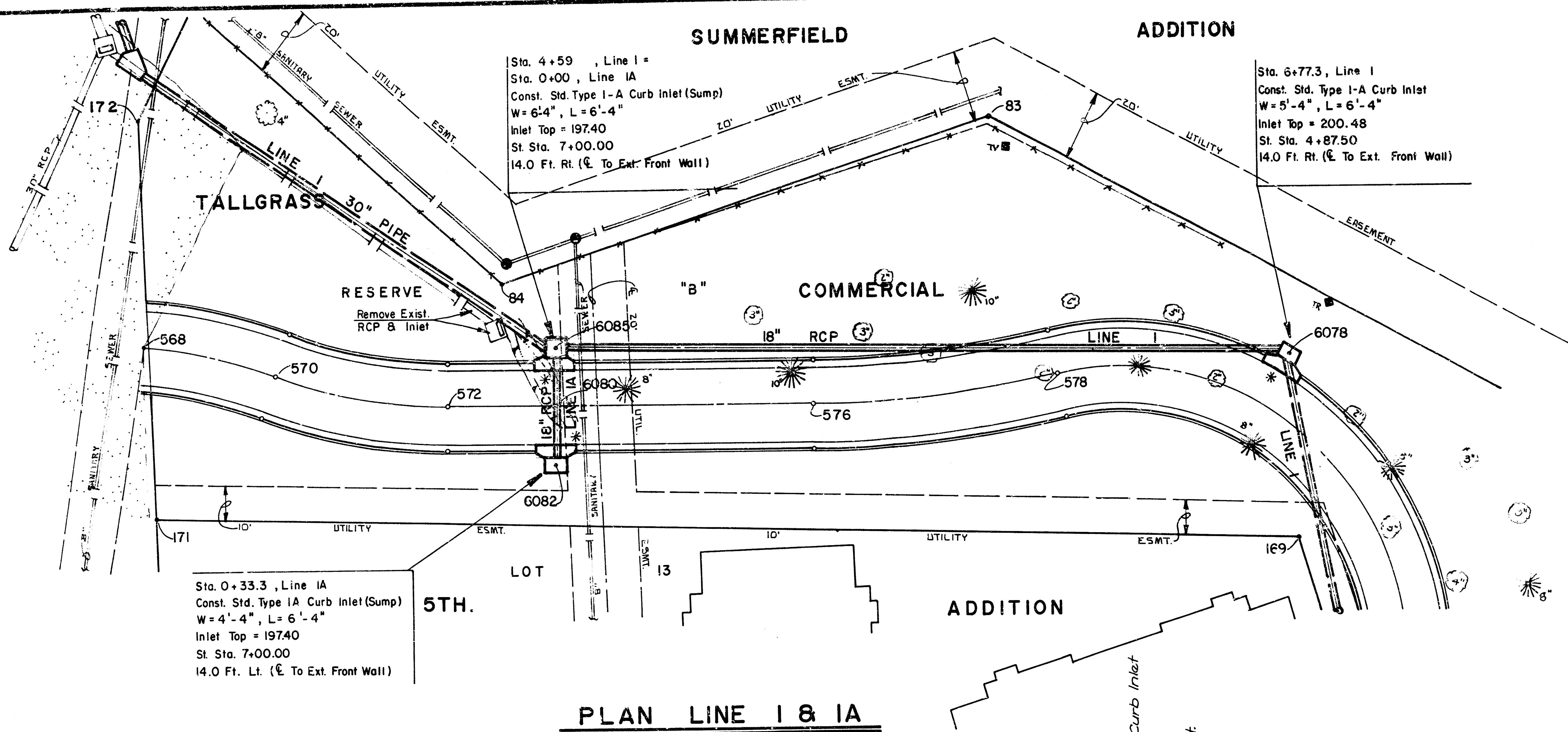
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* An Additional 2" (0.17') Needs To Be Subtracted From Shown Gutter Flowline Elevations To Obtain Depression In Front Of Curb Inlet.

COORDINATE SYSTEM - AS USED BY MKEC FOR FINAL PLAT

POINT #	NORTH COORDINATE	EAST COORDINATE	COMMENTS
83	7822.8175	4933.5935	LOT CORNER
84	7974.8236	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



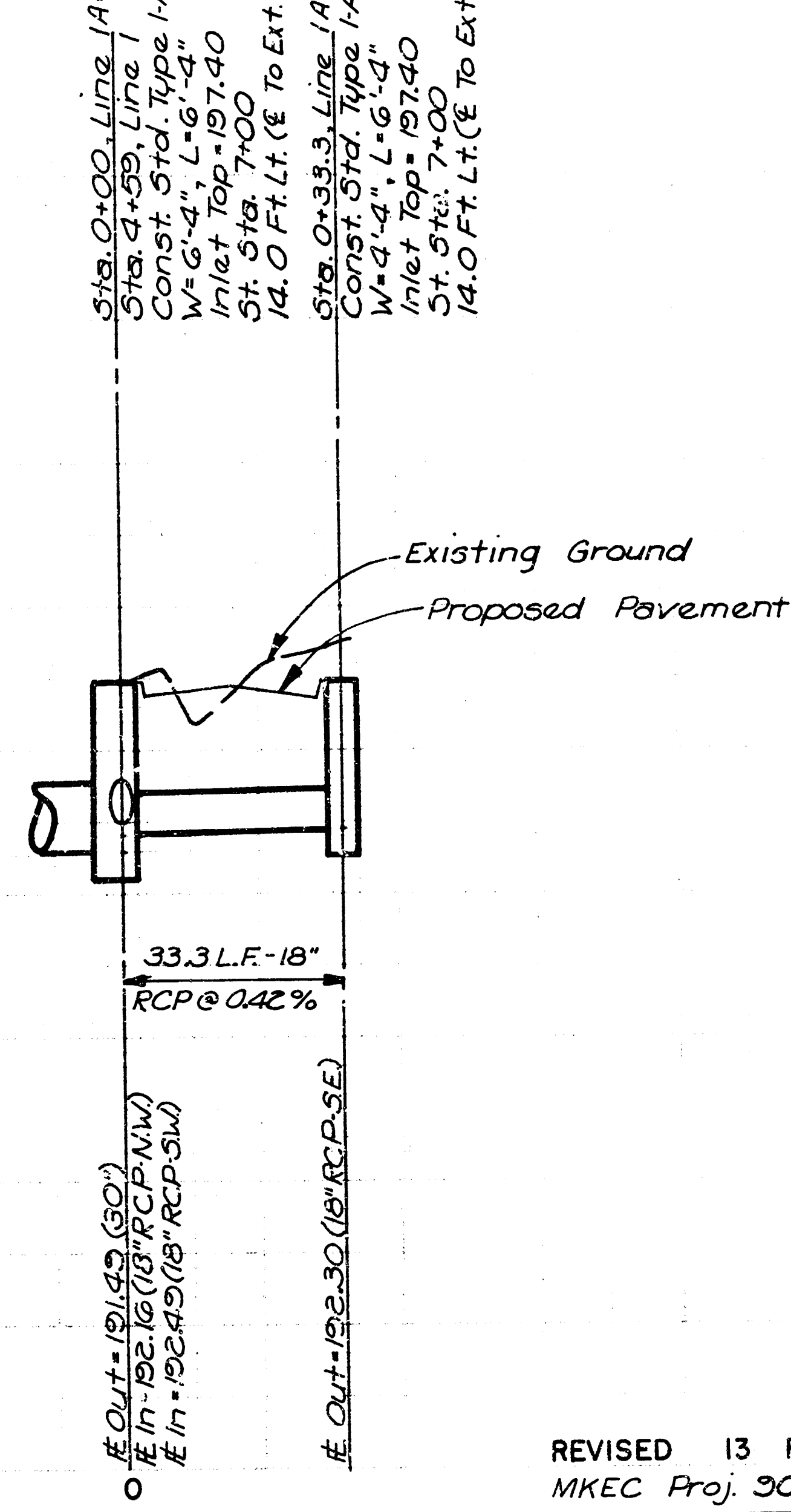
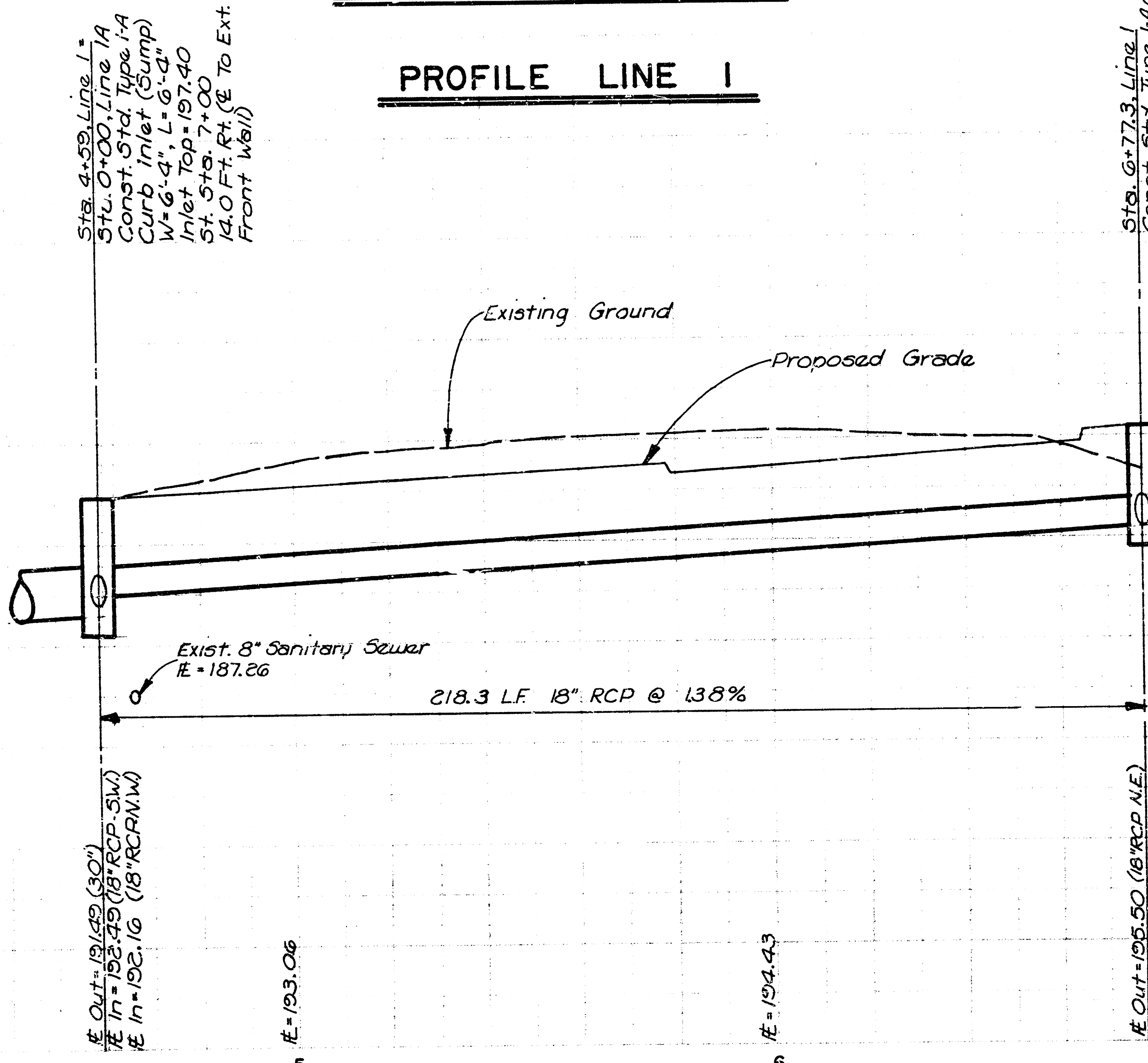
PLAN LINE 1 & 1A

PROFILE LINE 1

PROFILE LINE 1A

Elevations In Feet (Wichita Datum)

Elevations In Feet (Wichita Datum)



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MKEC Proj. 30-05-113-D



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

* 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 I-A 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)

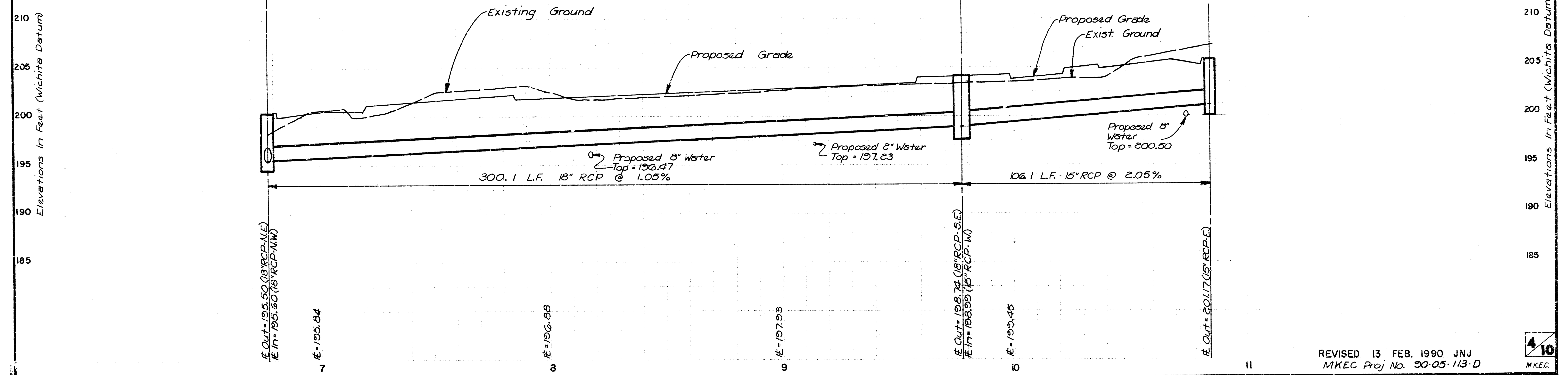
Scale: 1" = 20' Horiz.
1" = 5' Vert.

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	7765.3568	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

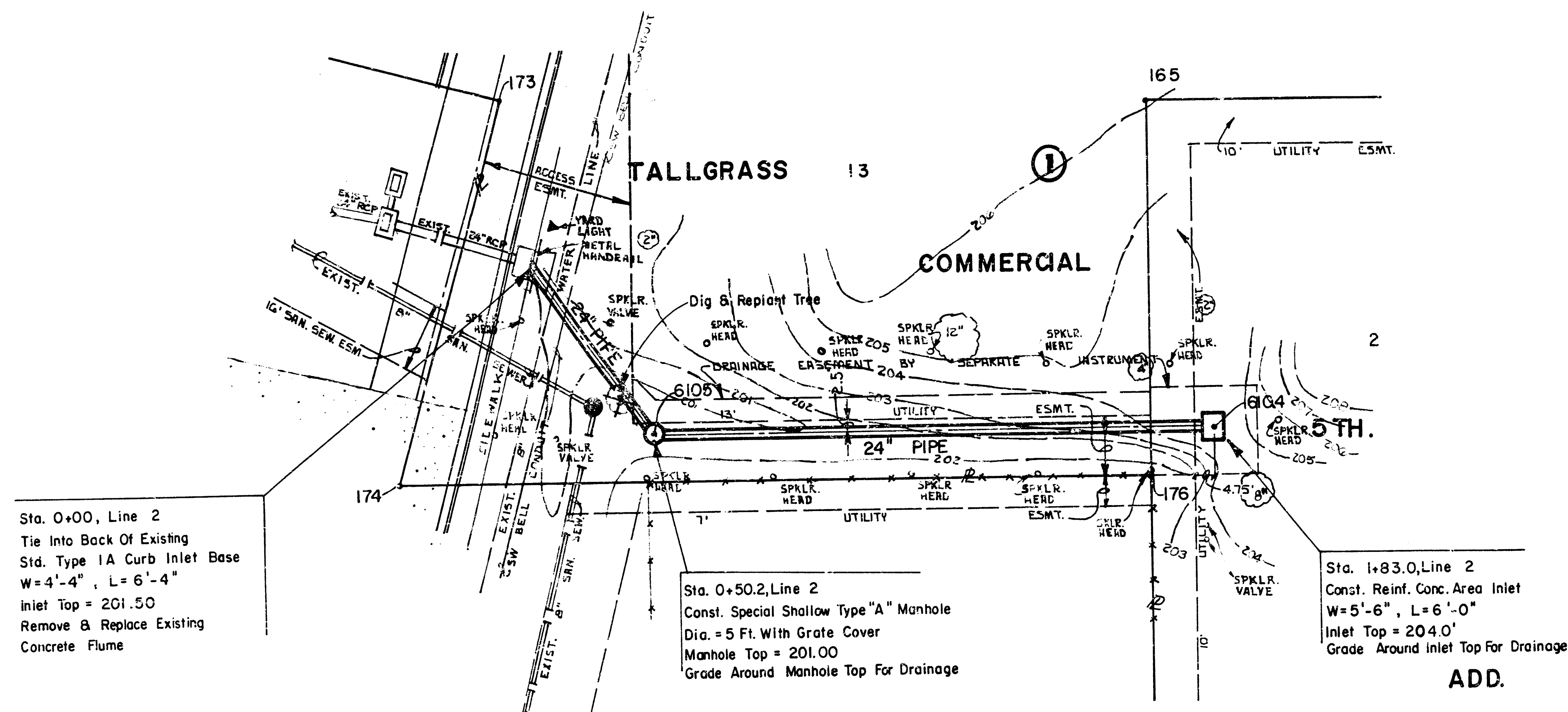
PROFILE LINE 1



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MKEC

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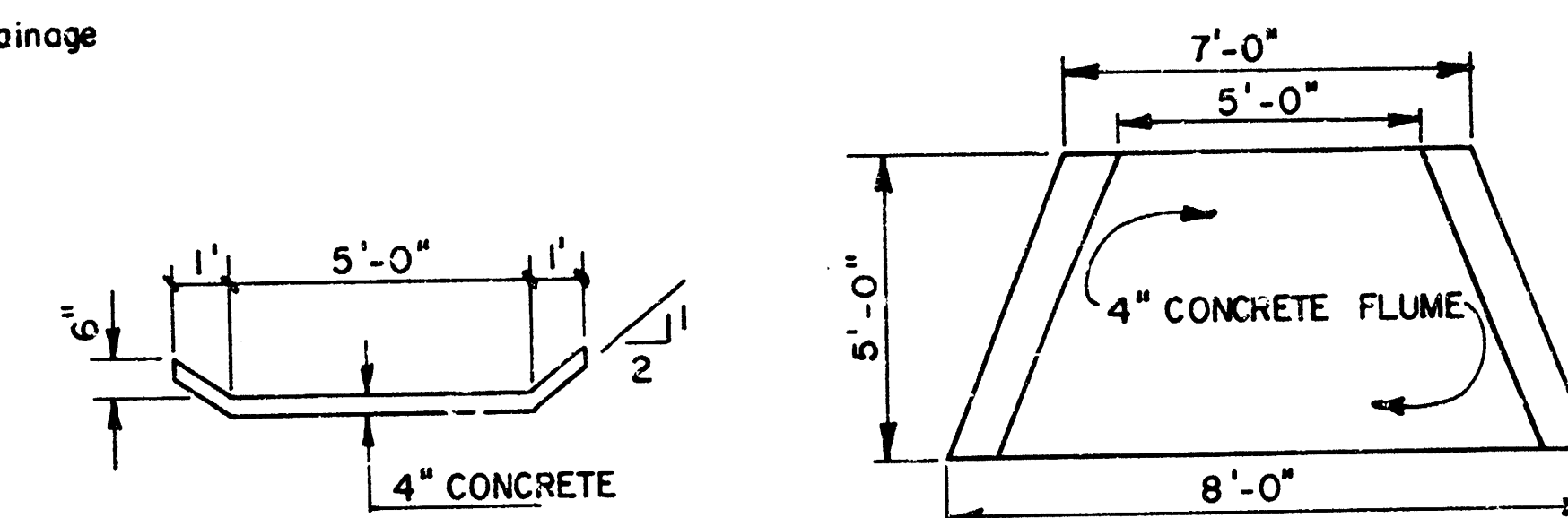


Scale: 1" = 20' Horiz.
1" = 5' Vert.

COORDINATE SYSTEM - AS USED BY MKEC
FOR FINAL PLAT

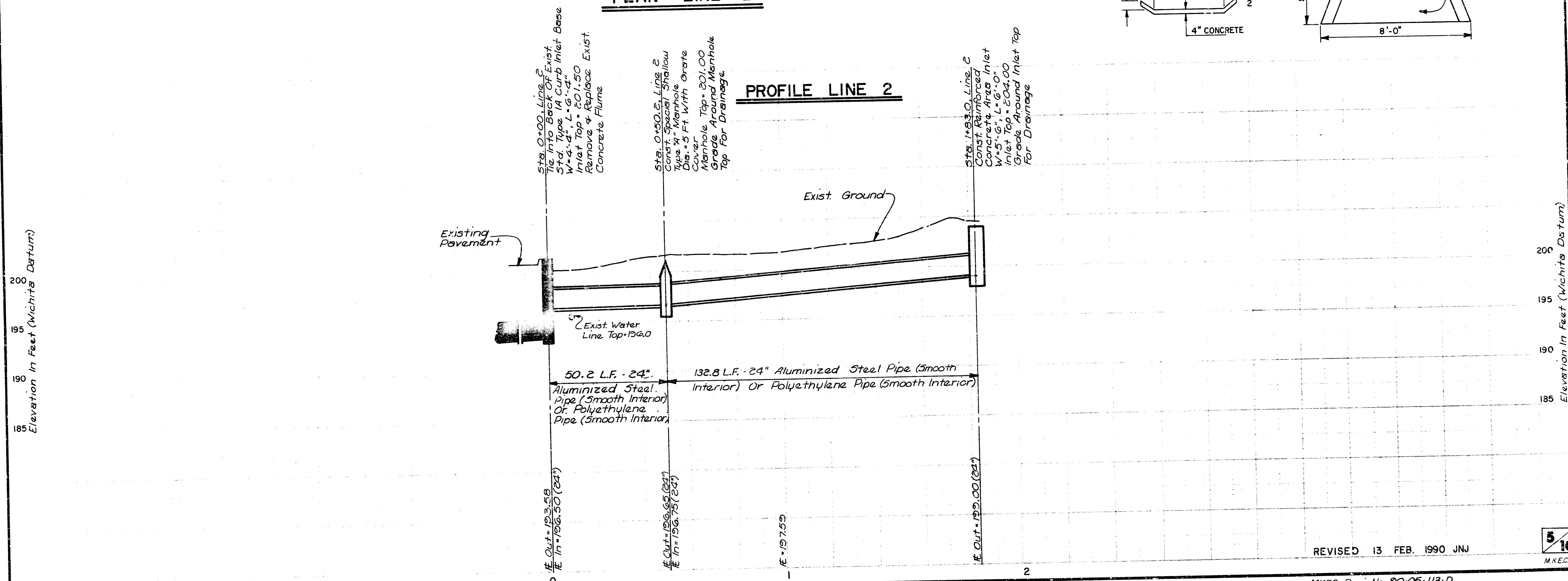
POINT #	NORTH COORDINATE	EAST COORDINATE	COMMENTS
173	8125.9157	4765.9099	LOT CORNER
174	8213.4352	4787.9636	LOT CORNER
176	8210.2595	4609.1128	LOT CORNER
165	8125.6198	4610.6156	LOT CORNER
6104	8199.4993	4594.5515	CL INLET
6105	8201.8560	4727.2806	CL INLET

ADD.



PLAN LINE 2

PROFILE LINE 2

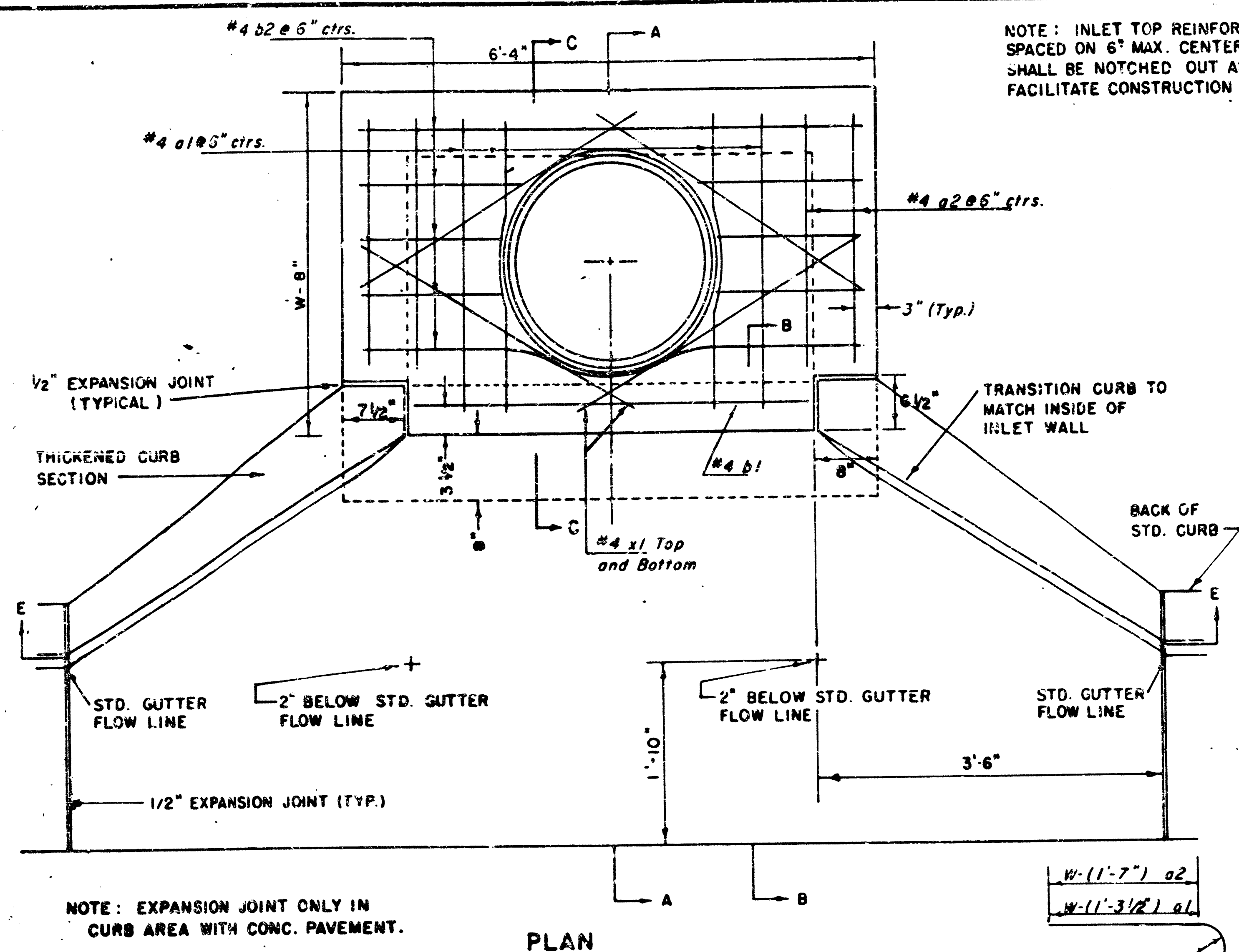


REVISED 13 FEB. 1990 JNJ

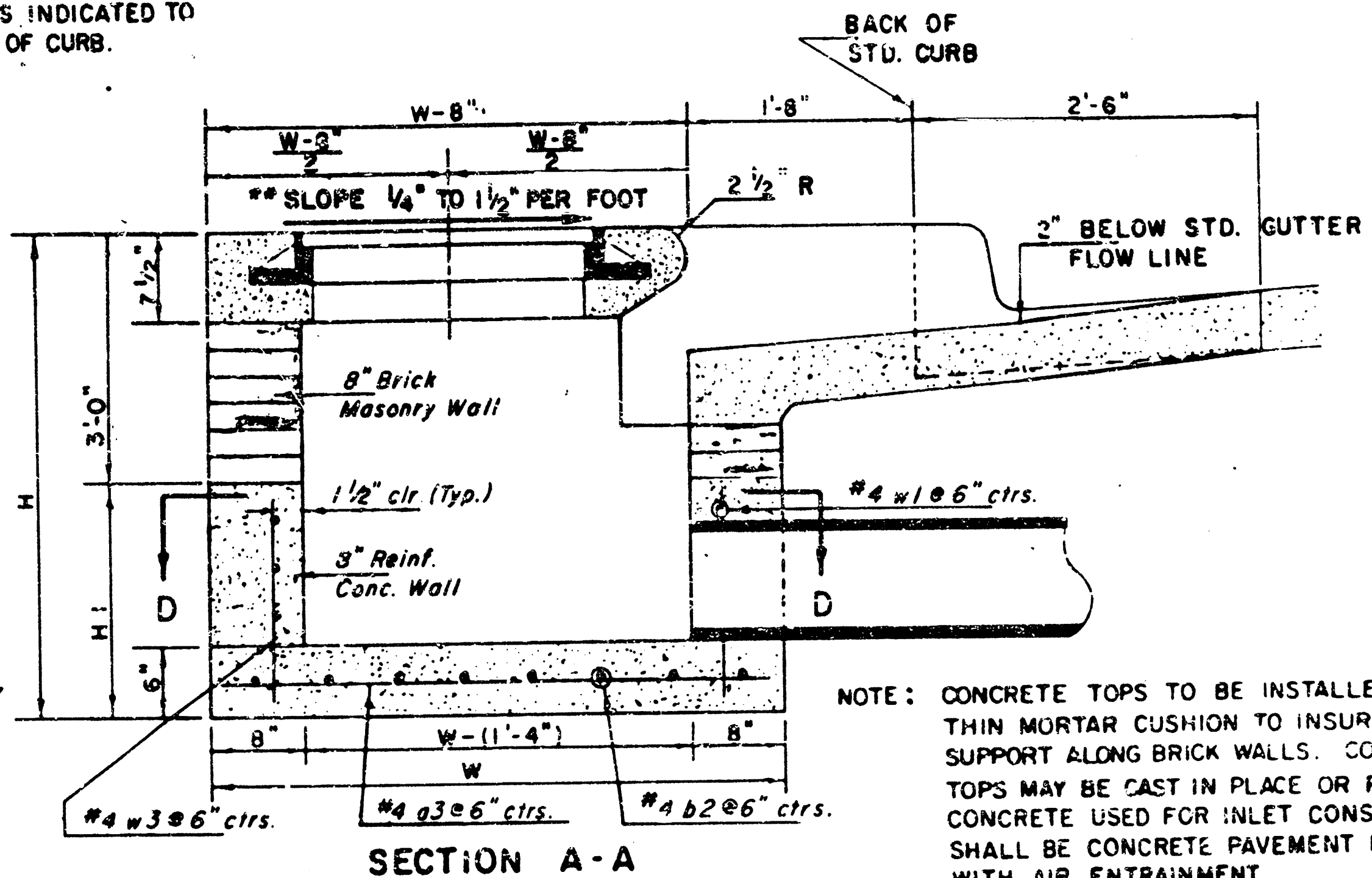
5/10
MKEC

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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: 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 WITH AIR ENTRAINMENT.

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'-4" 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 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.

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

NOTE: Slope of inlet tops to match sidewalk or parking slopes within limits indicated.

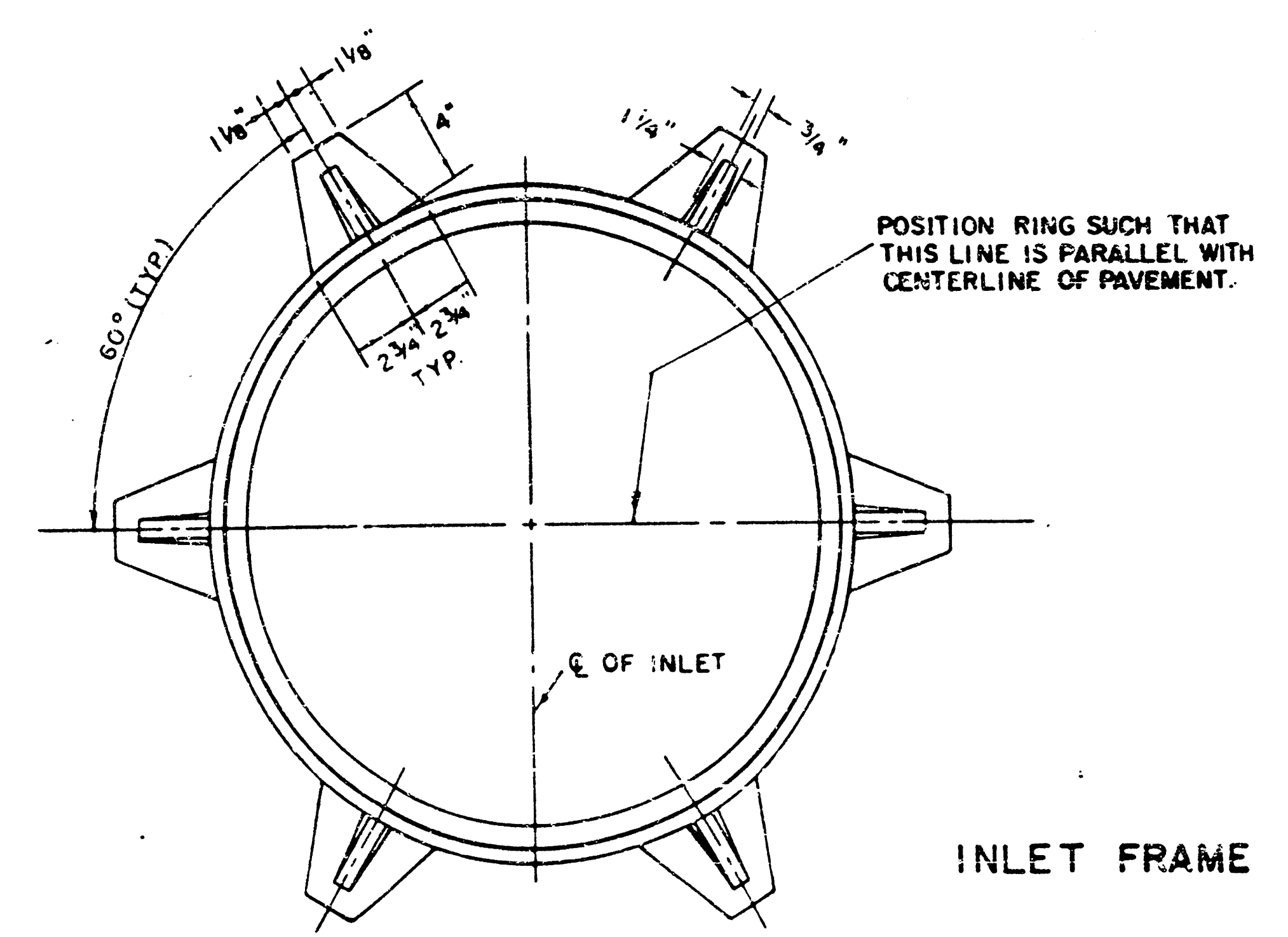
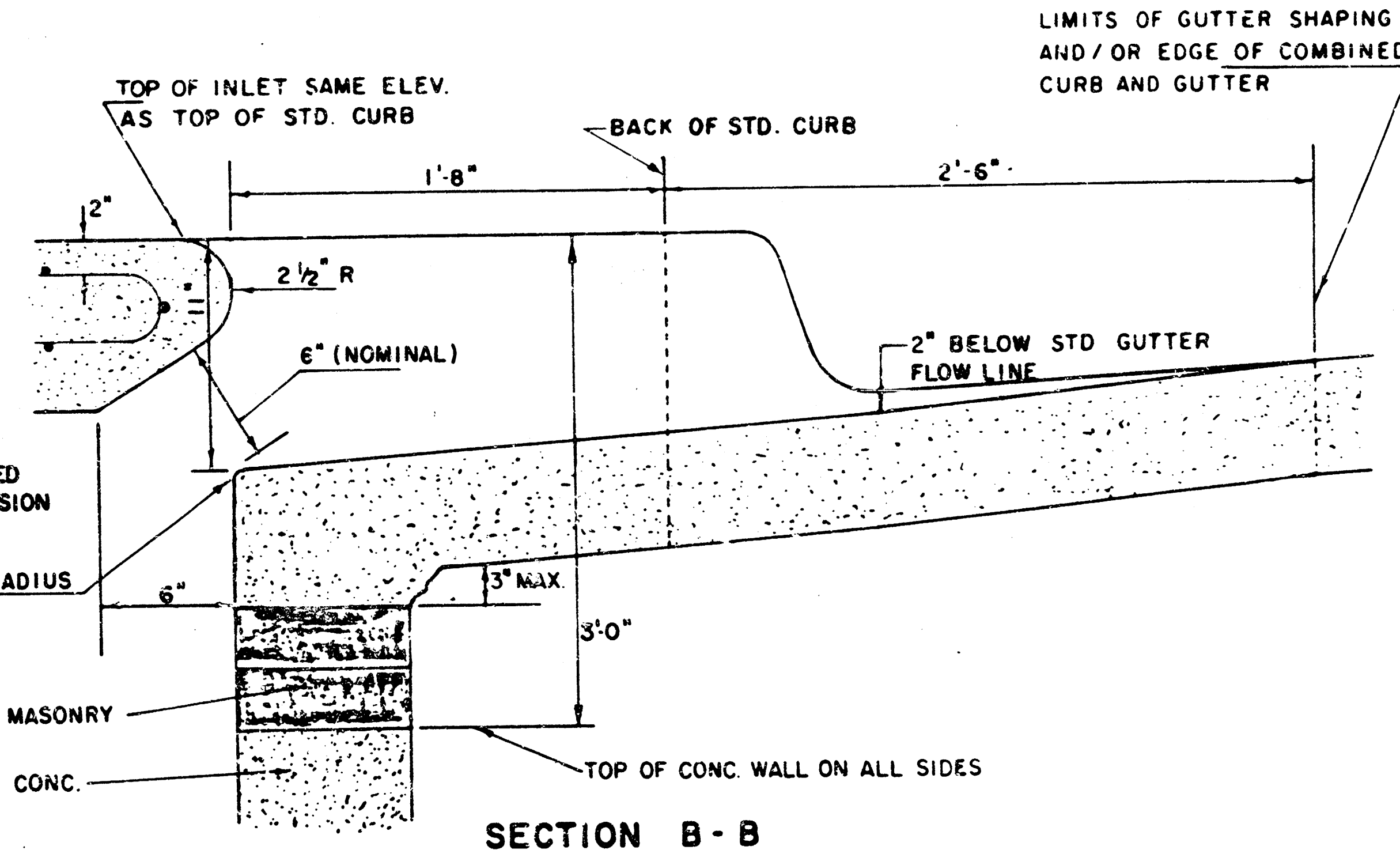
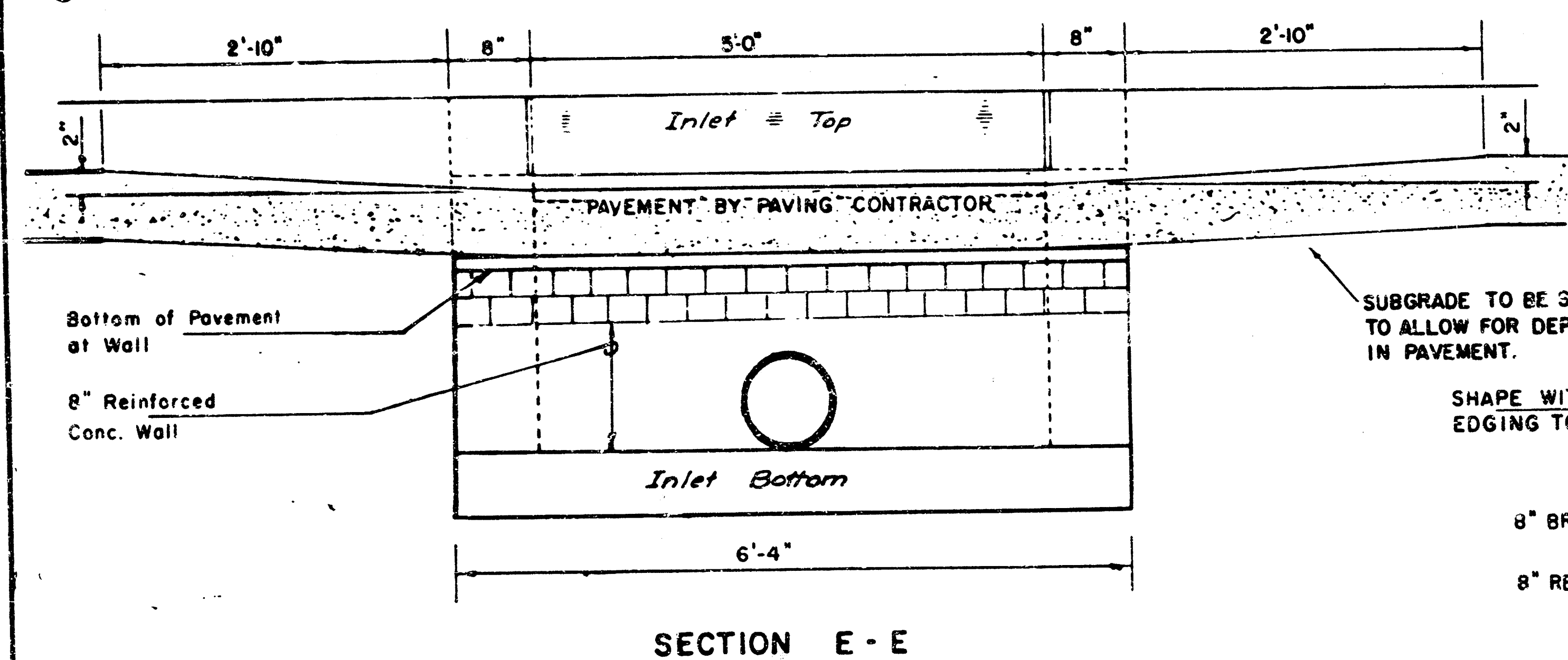
BENDING DIAGRAM

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' 6" x 6' 4" x 7 1/2"	24" & 30"	0.51 ±
6' 4"	6' 6" x 6' 4" x 7 1/2"	36" & 42"	0.64 ±
7' 4"	6' 6" x 6' 4" x 7 1/2"	48" & 54"	0.77 ±
8' 4"	7' 6" x 6' 4" x 7 1/2"	60" & 66"	0.90 ±

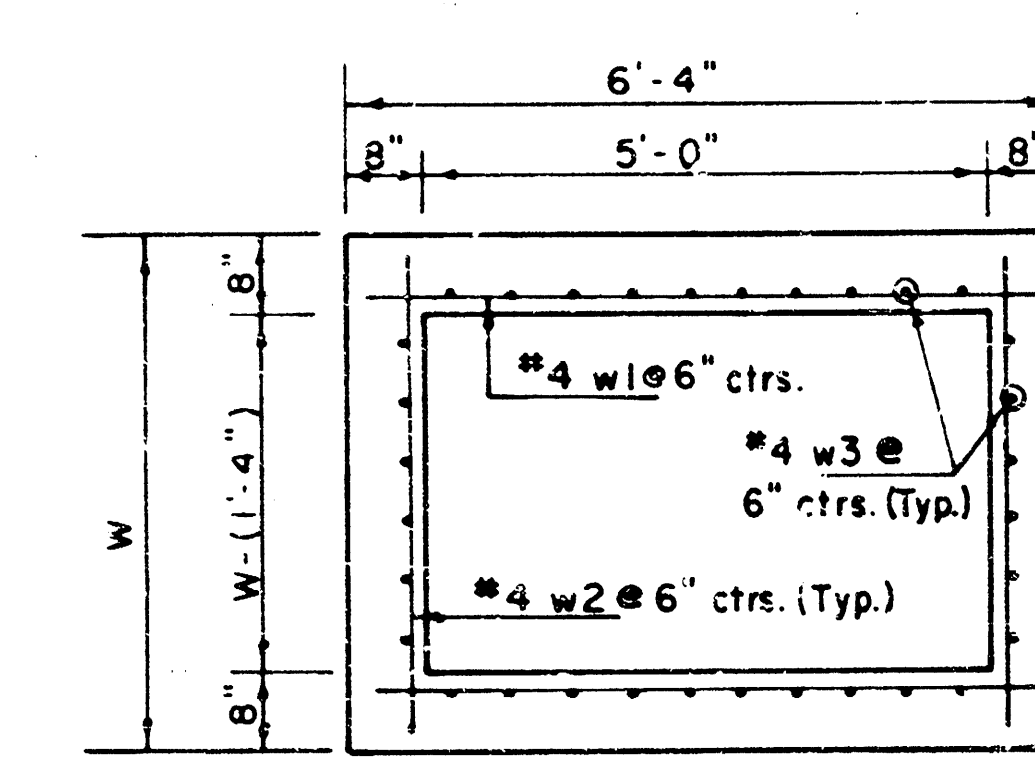
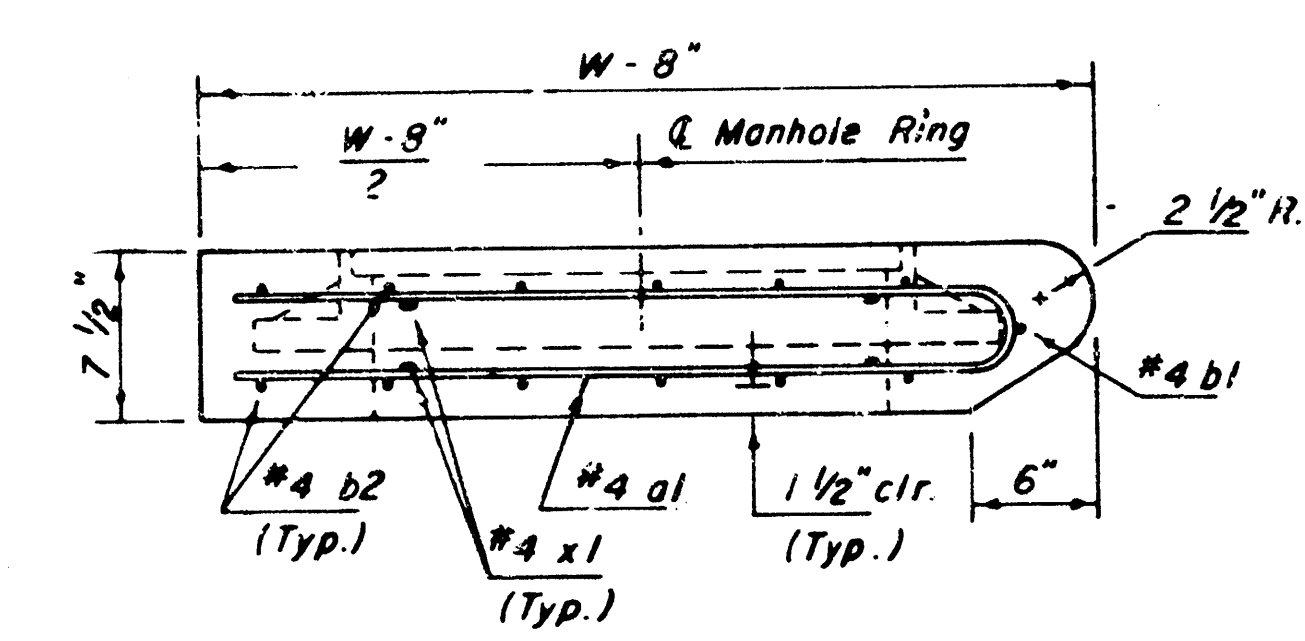
Mark	Size	No.	Length	No.	Length	No.	Length	No.	Length	No.	Length
a1	#4	6	6'-7"	6	8'-1"	6	10'-7"	6	12'-7"	6	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	7'-1"	13	8'-1"
b1	#4	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"
b2	#4	23	6'-1"	23	6'-1"	33	6'-1"	41	6'-1"	47	6'-1"
a1	#4	8	3'-10"	8	4'-2"	8	4'-6"	8	4'-10"	8	5'-2"

Mark	Size	No.	Length	No.	Length	No.	Length	No.	Length	No.	Length
w1	#4	1	6'-1"	1	6'-1"	1	6'-1"	1	6'-1"	1	6'-1"
w2	#4	1	4'-1"	1	5'-1"	1	6'-1"	1	7'-1"	1	8'-1"
w3	#4	32	2	36	2	40	2	44	2	48	2

* Field bend or cut Reinforcing as required for clearance.
 ① 4(HI-12"): (HI-12") Round down to nearest 0.5"
 ② HI-3"



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



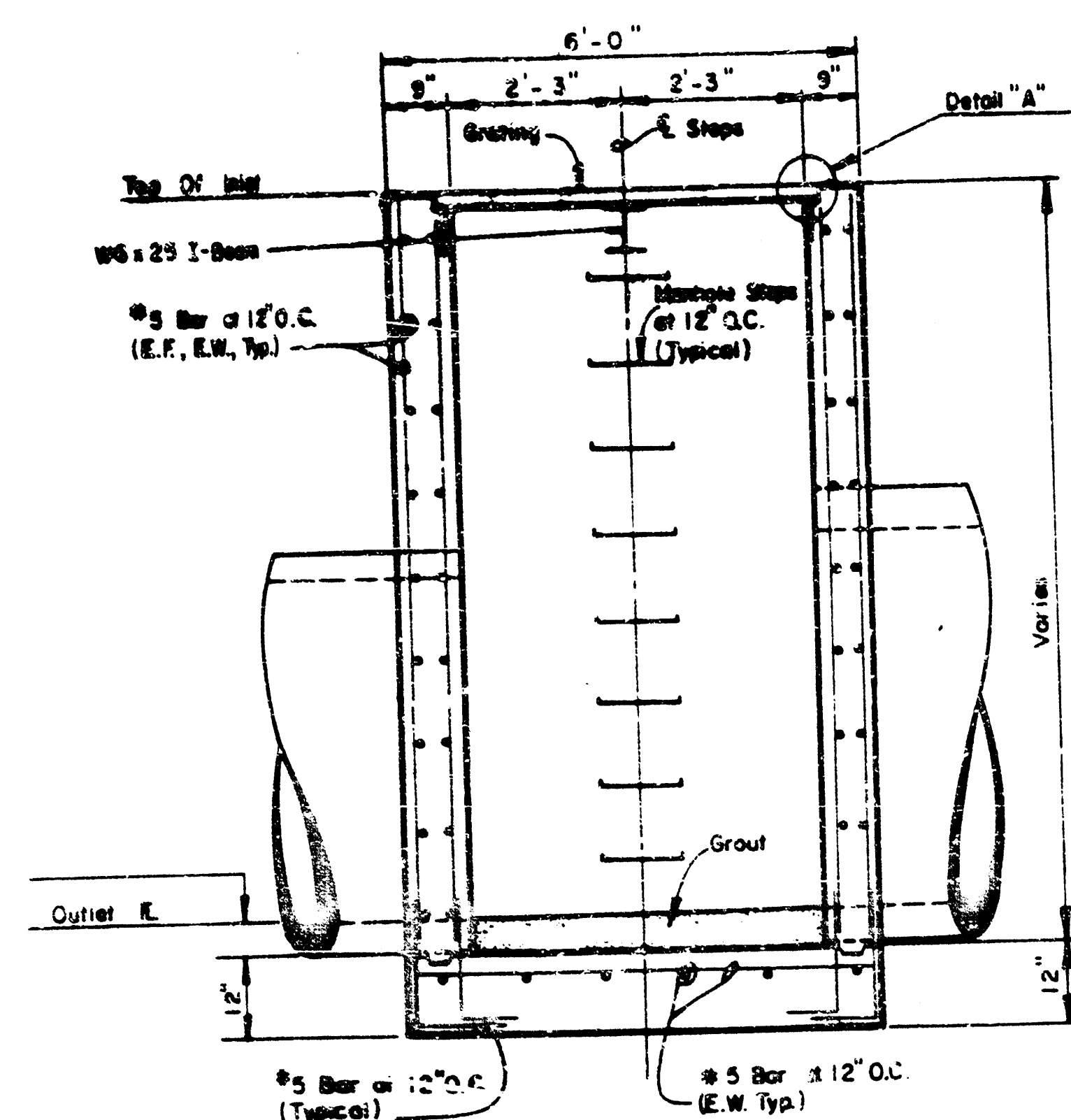
REVISED 11-30-1988
 REVISED 12-31-1993
 Revised 2-16-1989

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

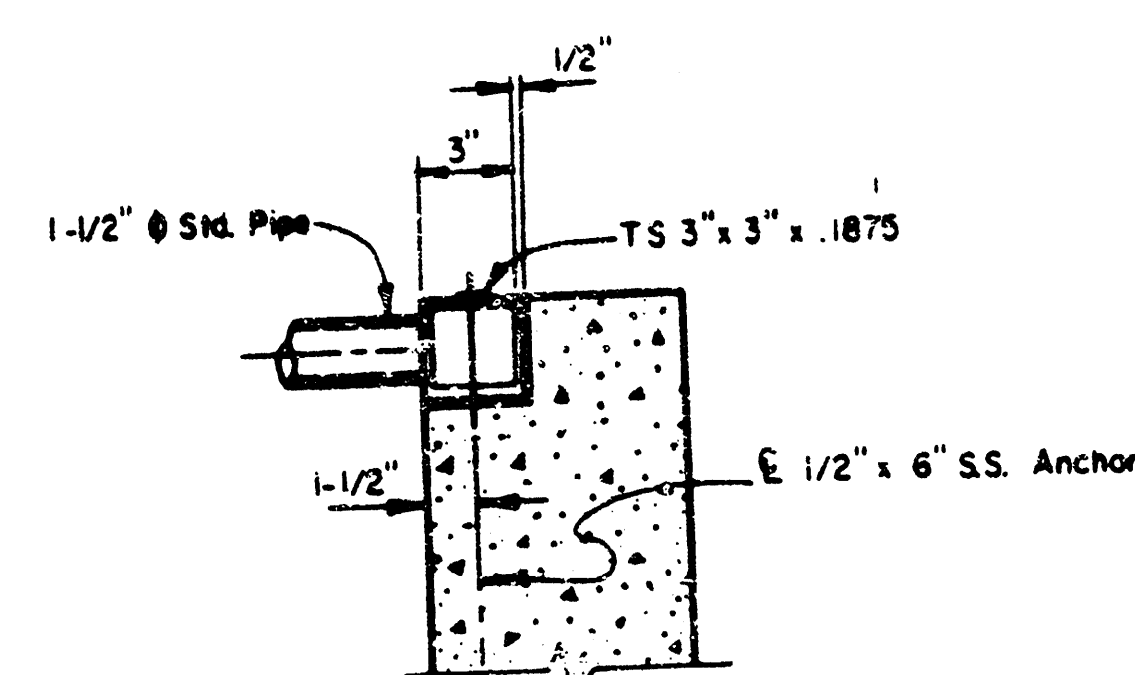
JUNE 1984

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

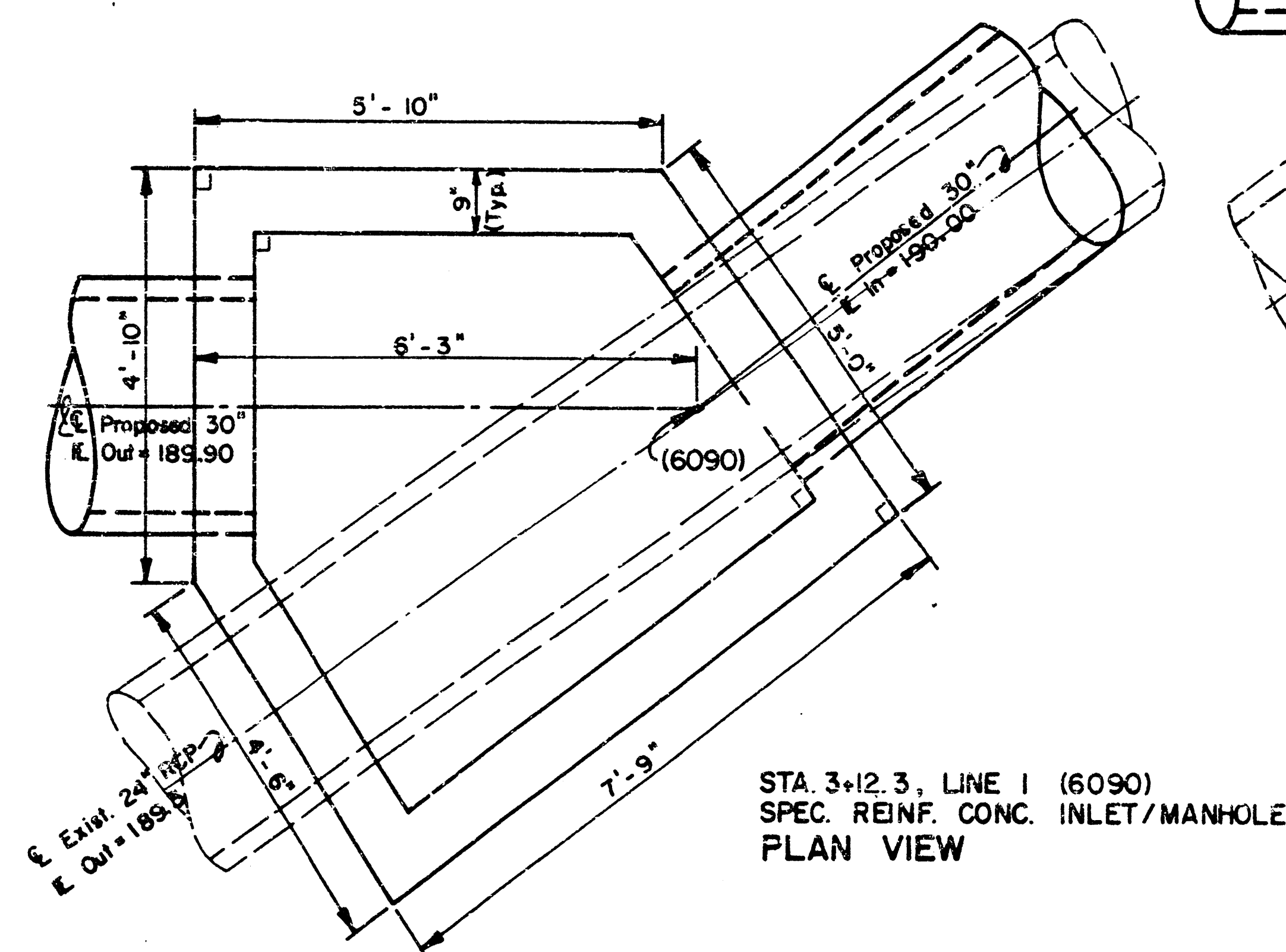
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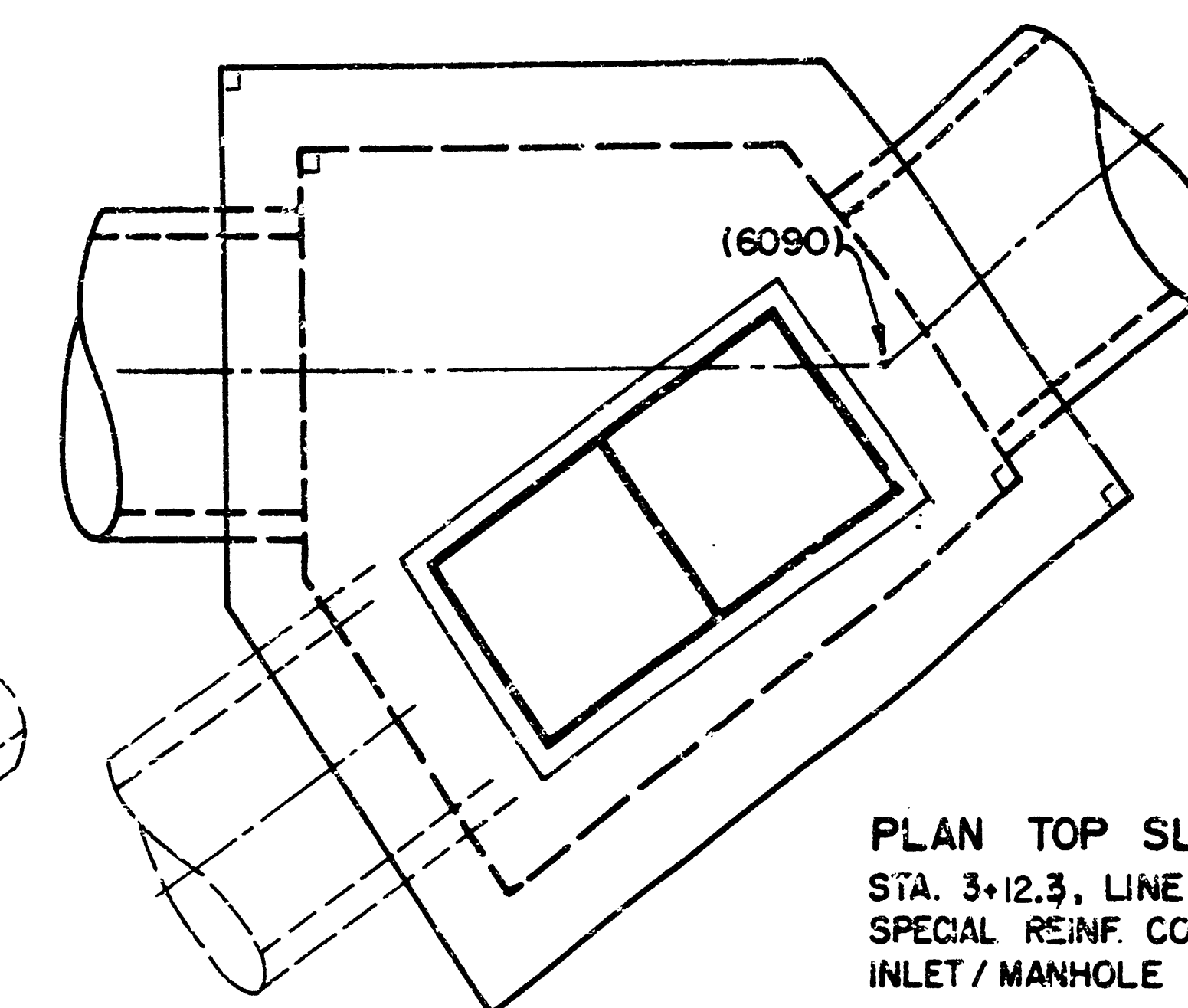
REINFORCED CONCRETE AREA INLET
TYPICAL SECTION



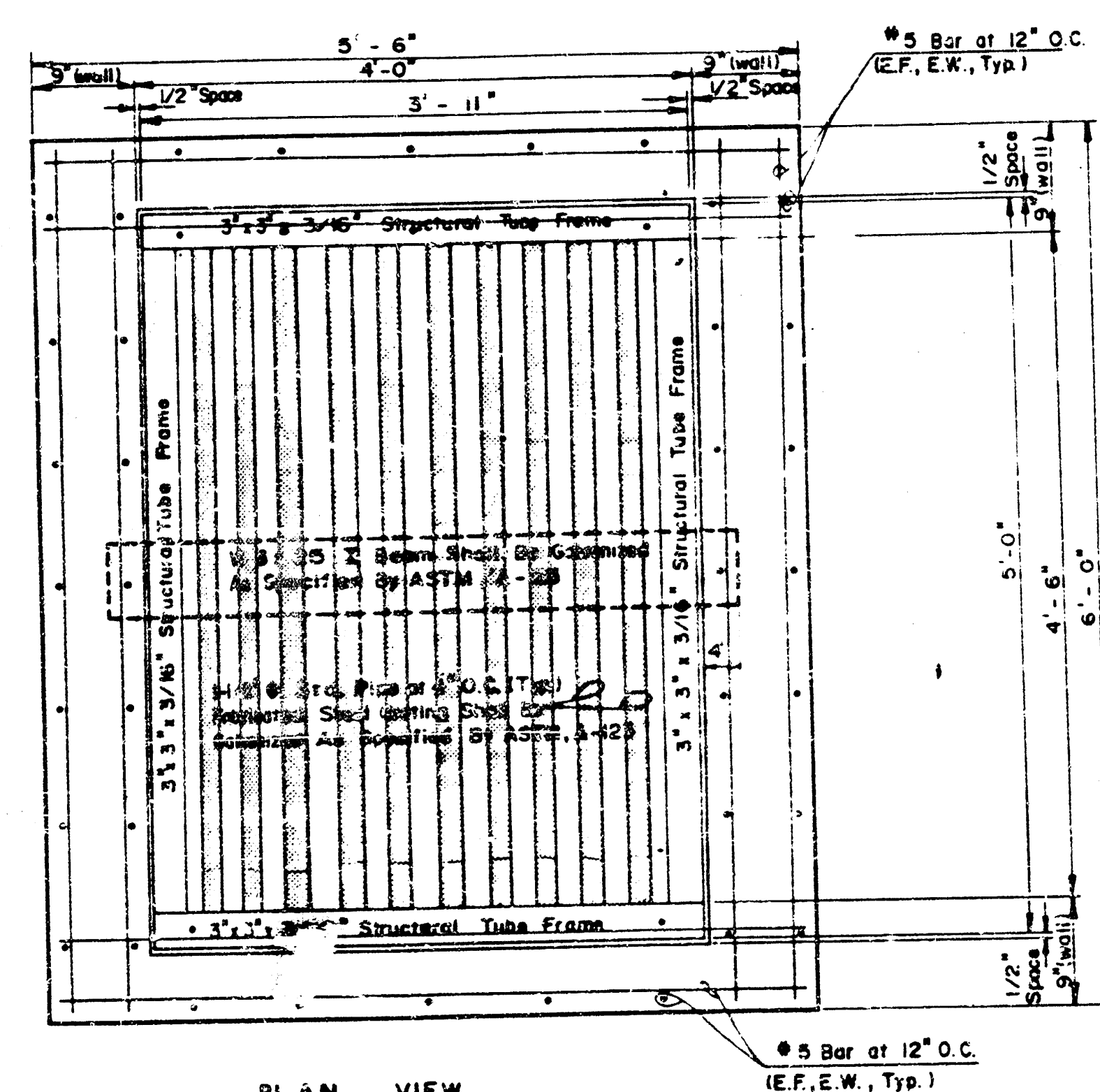
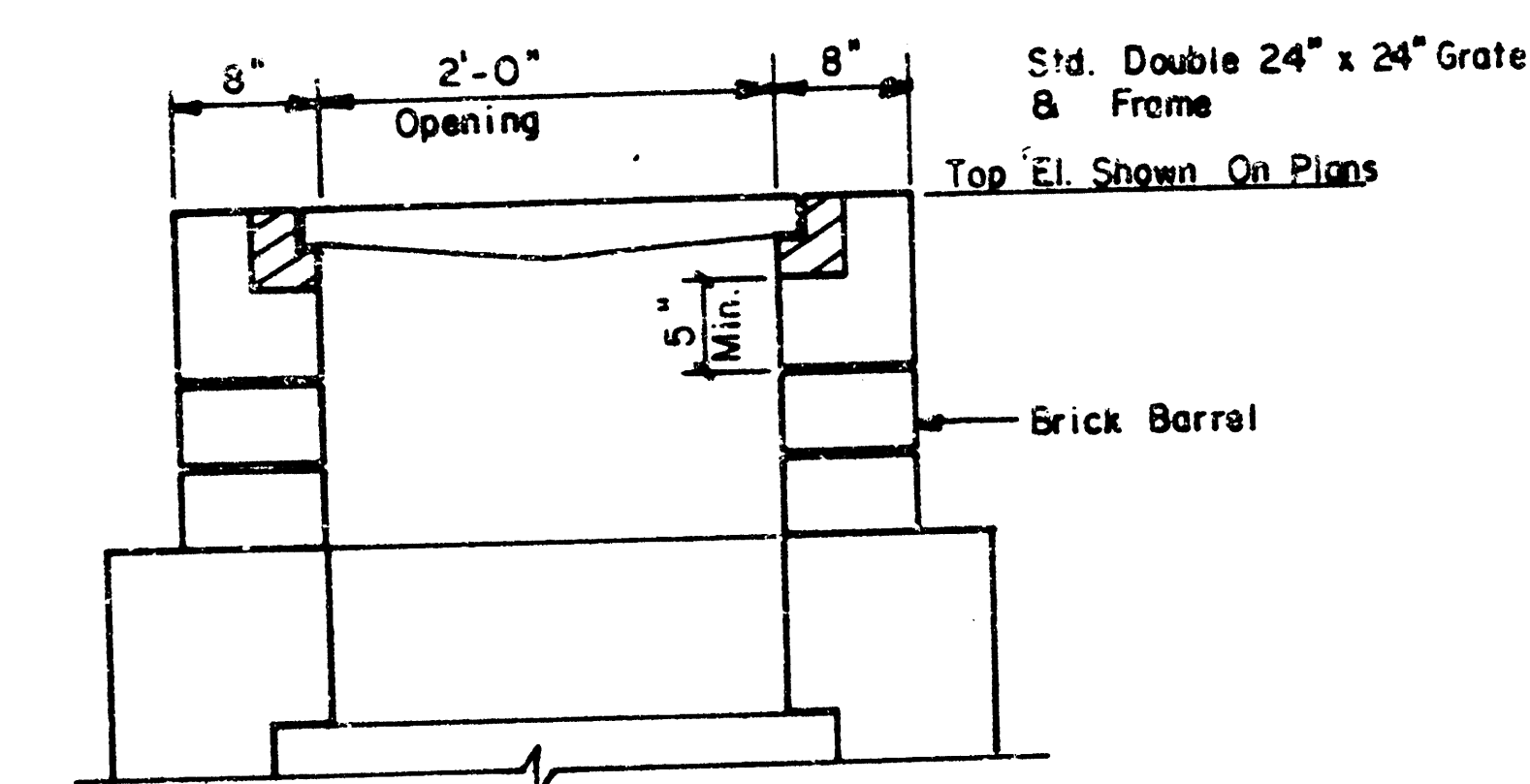
NOTE: Fabricated Steel Grating Shall Be Galvanized As Specified By ASTM A123
DETAIL "A"



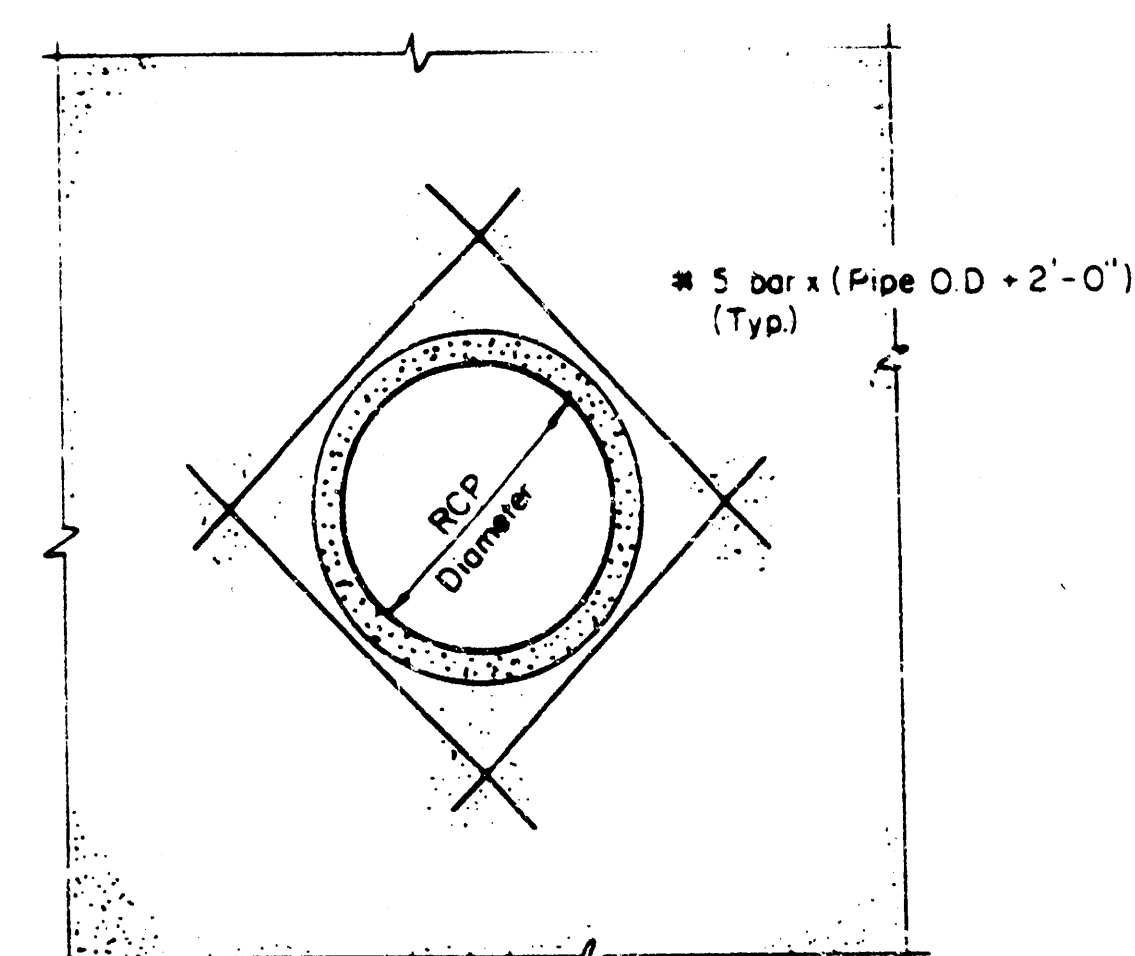
STA. 3+12.3, LINE 1 (6090)
SPEC. REINF. CONC. INLET/MANHOLE
PLAN VIEW



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

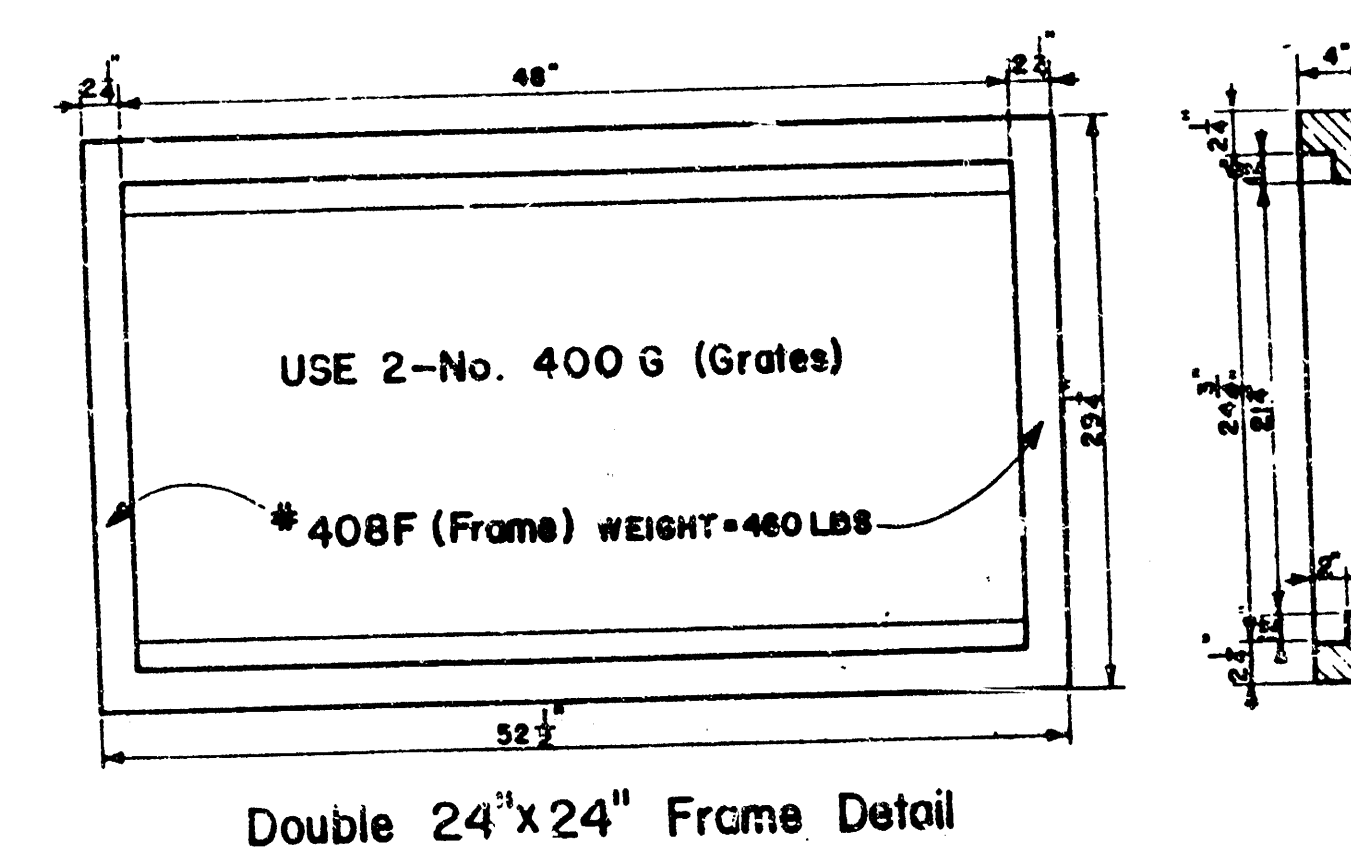


PLAN VIEW

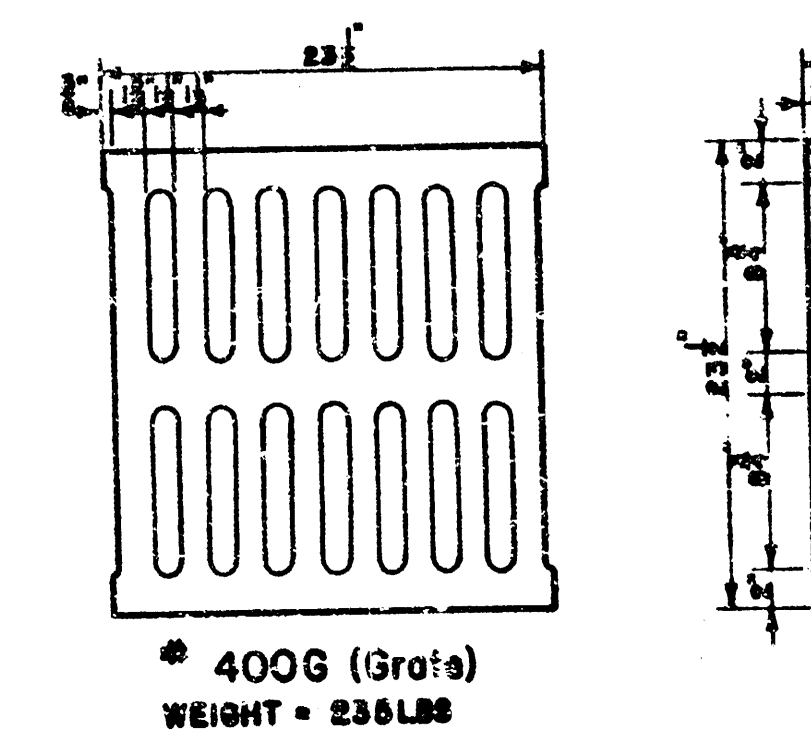


TYPICAL REINFORCING AT PIPE

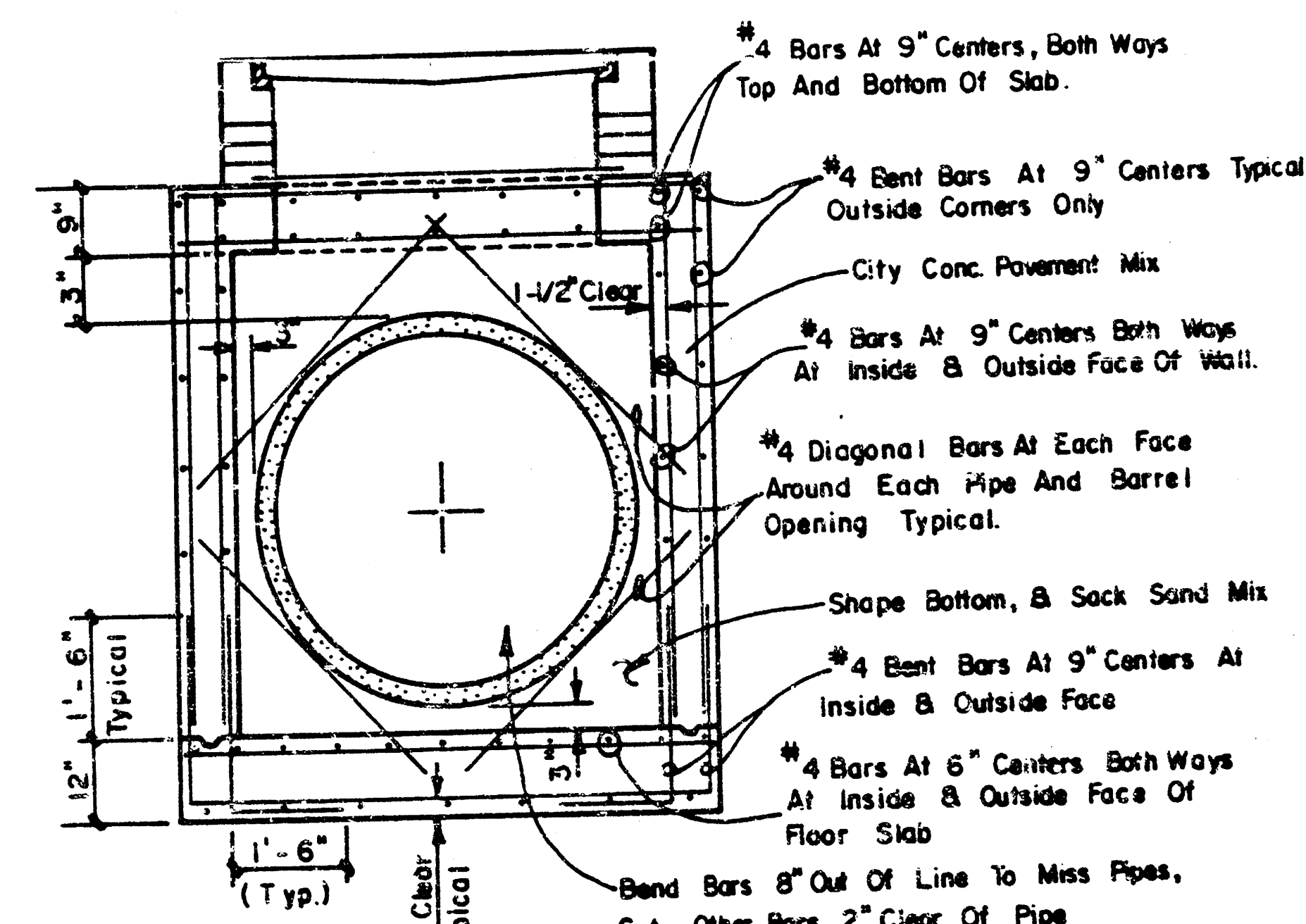
NOTE: Cut reinforcing as required to clear RCP



Double 24" x 24" Frame Detail



400G (Grate)
WEIGHT = 250 LBS



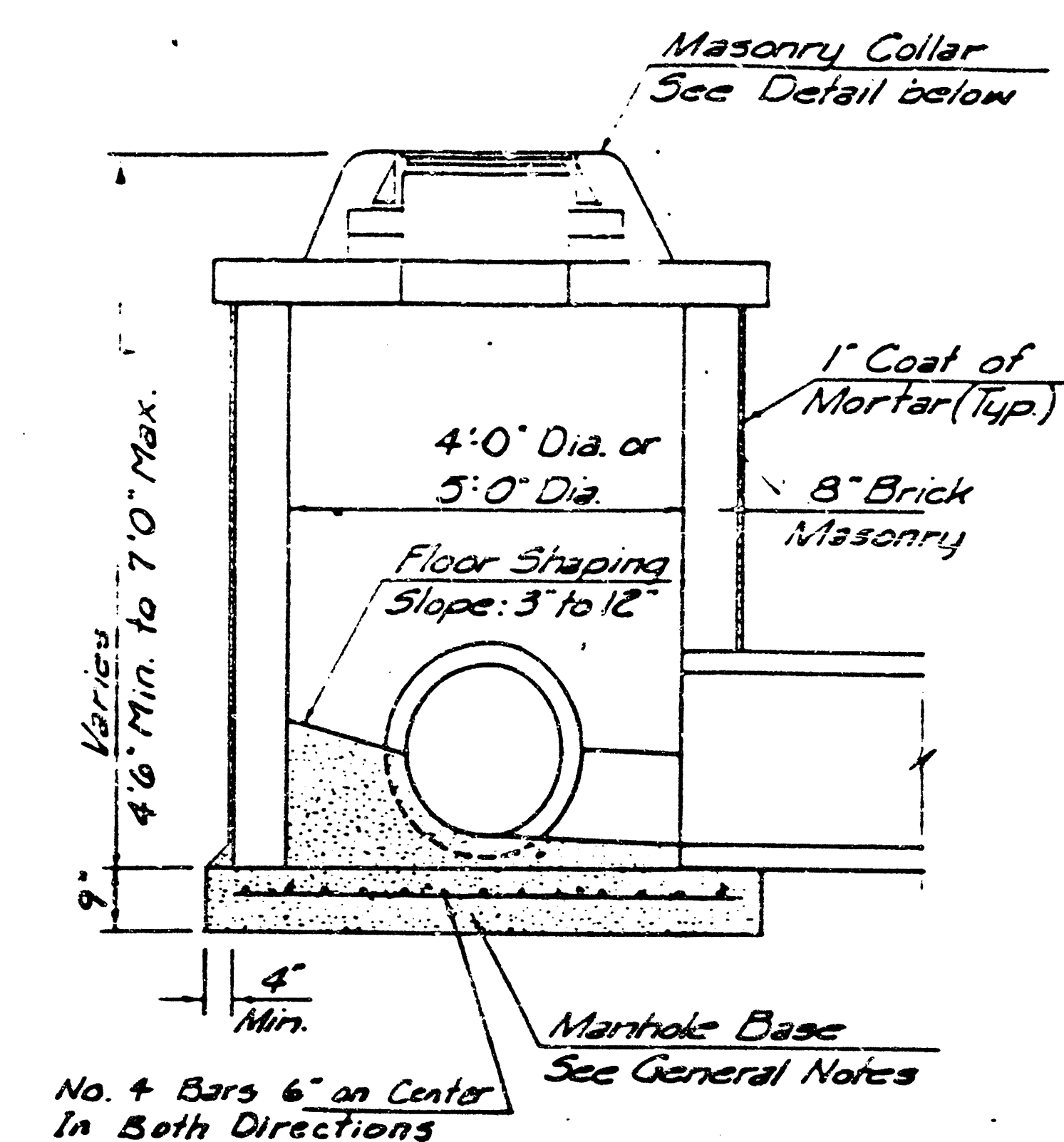
SECTION
SHOWING REINFORCING

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

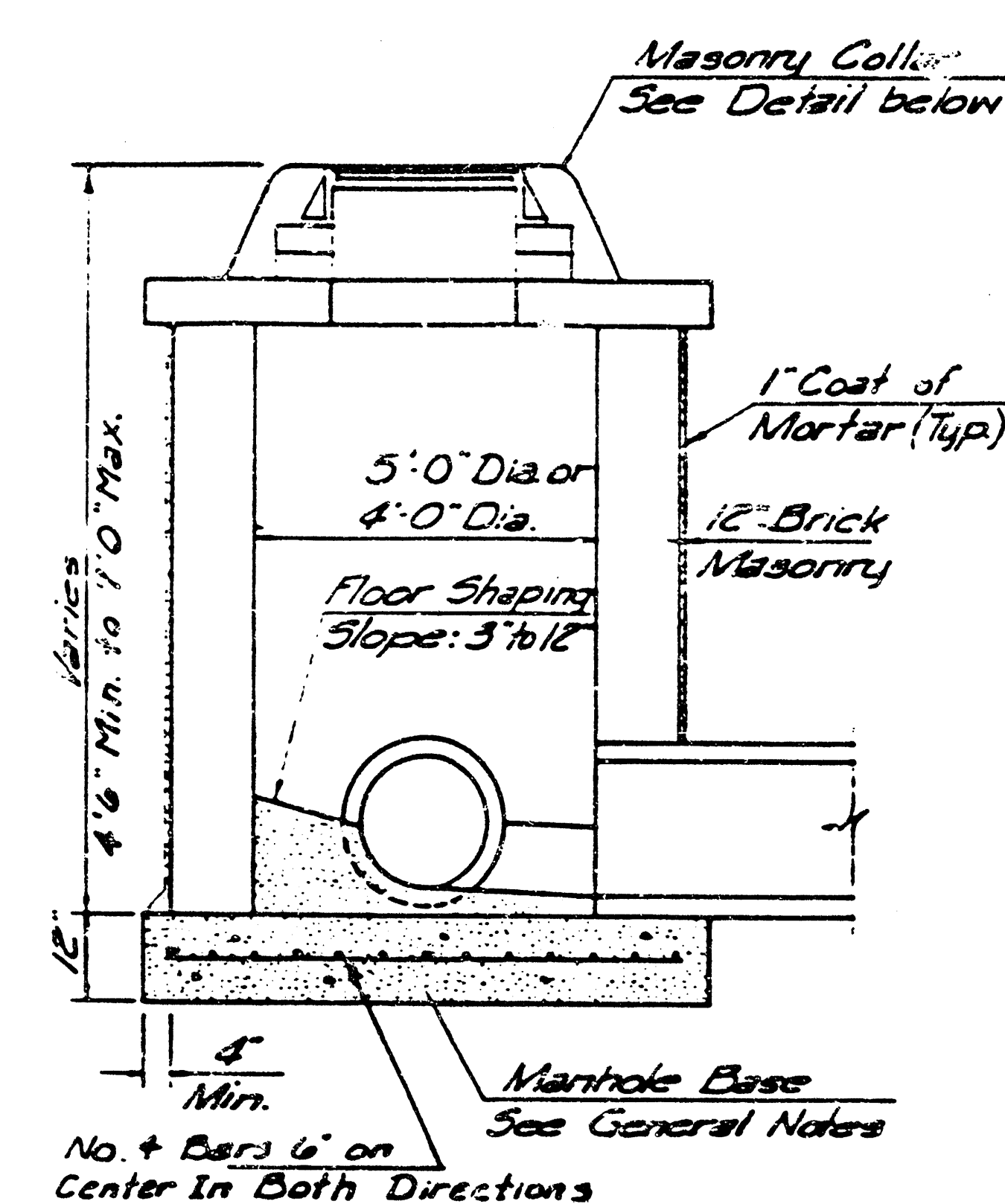
	REINFORCED CONCRETE AREA INLET & SPECIAL MANHOLE		Date Feb. 1990
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226		Job No. 636-5566
	SHEET 7 OF 10		Scale 1" = 1'-0"
	PROJECT 90-05-113-D		Drawn by Checked by Date

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

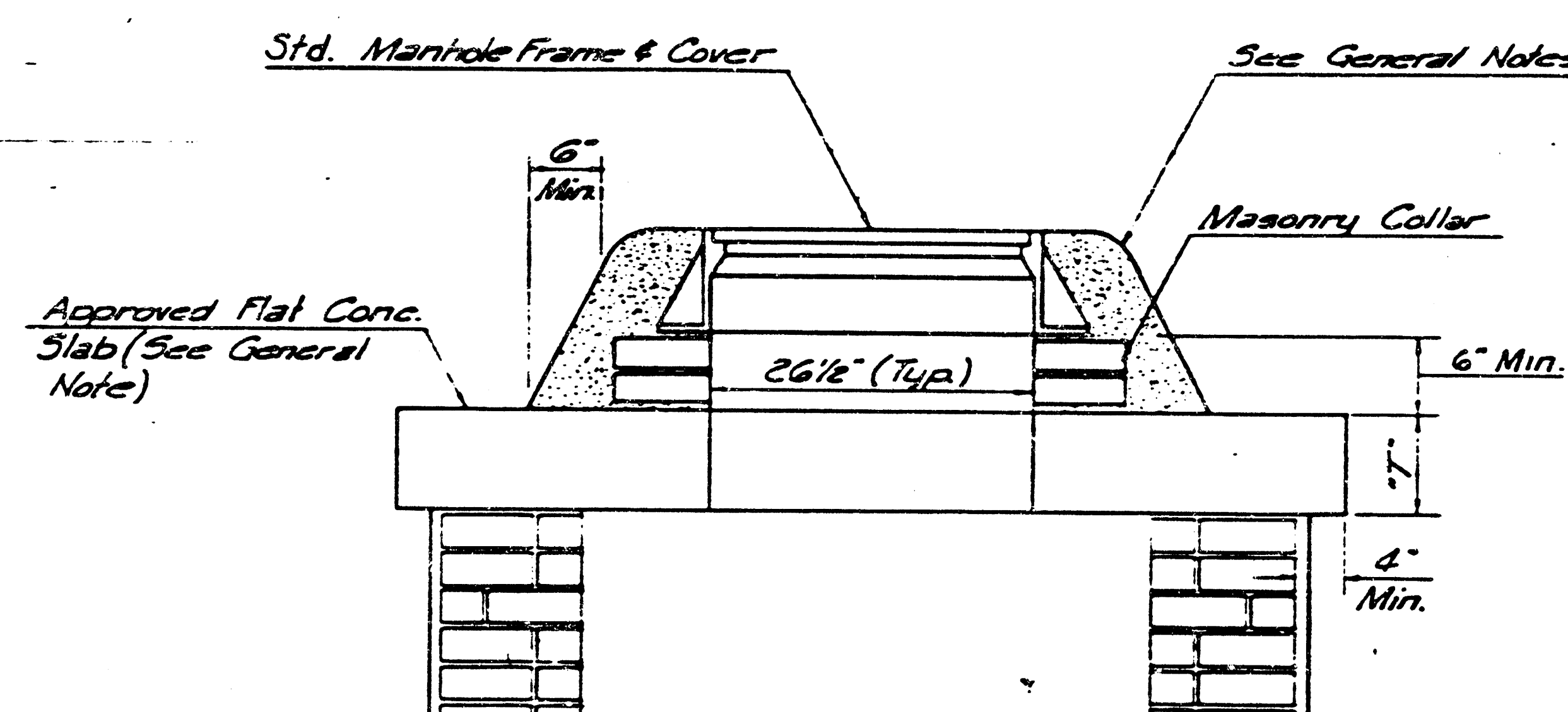
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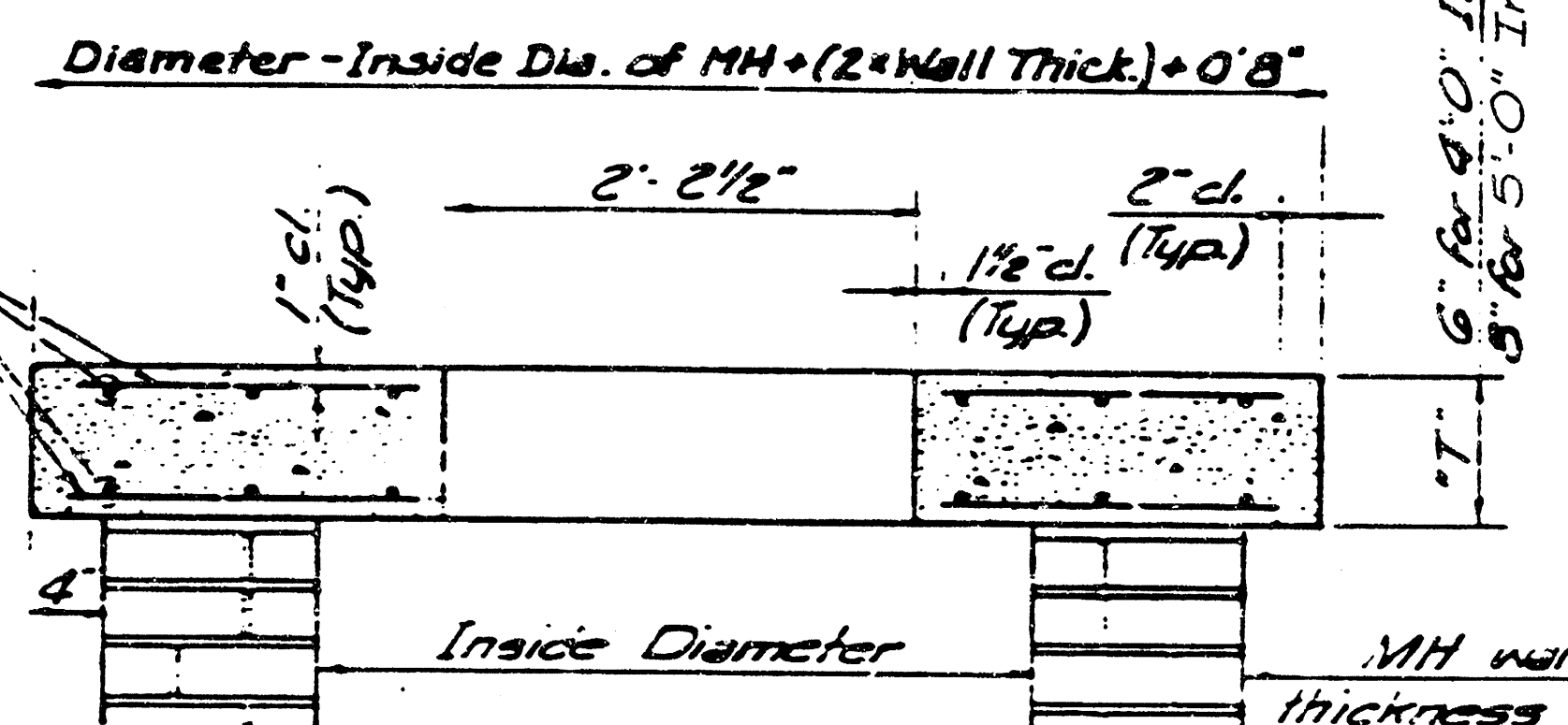
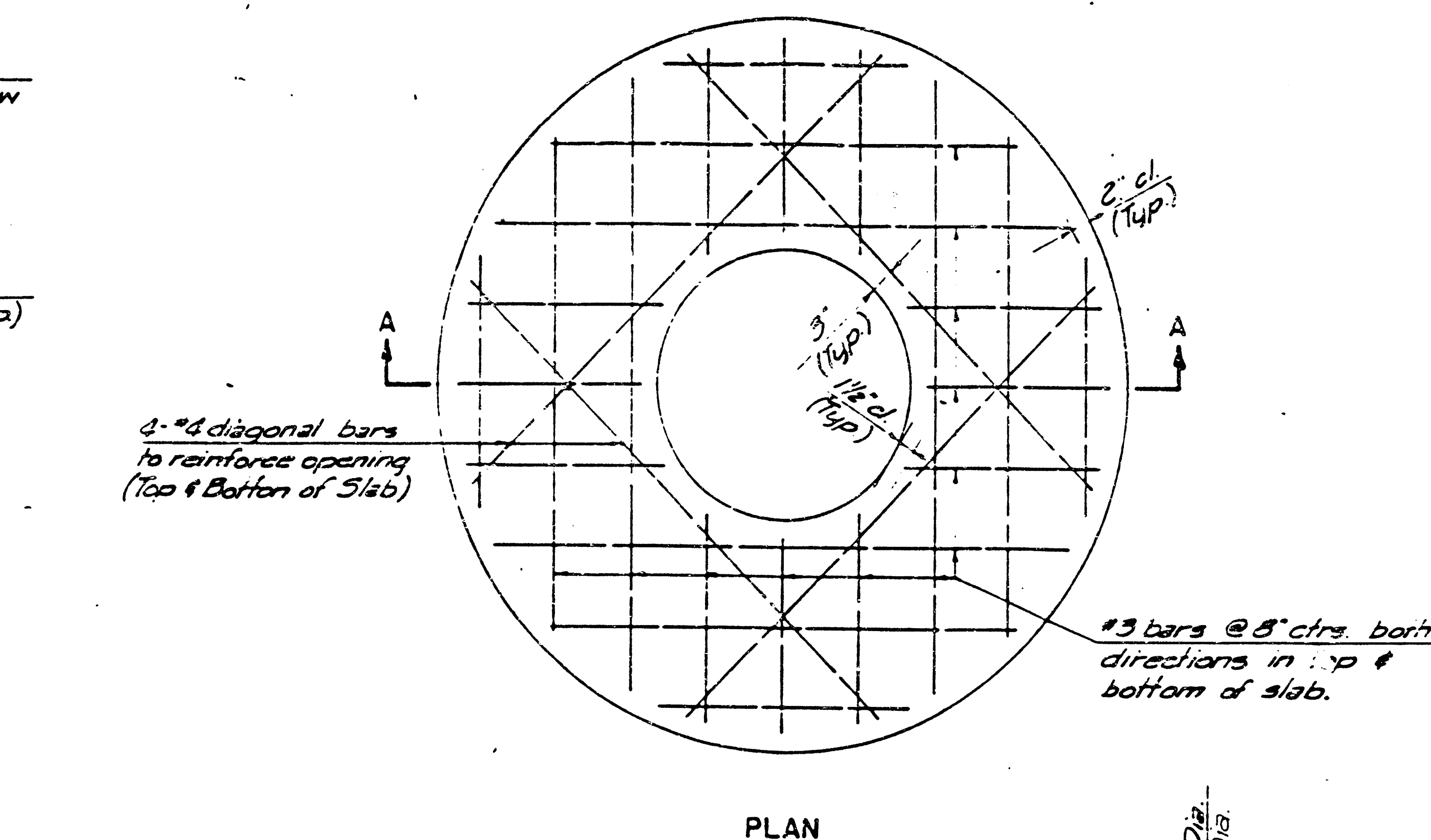
SHALLOW TYPE "A" MANHOLE



SHALLOW TYPE "B" MANHOLE

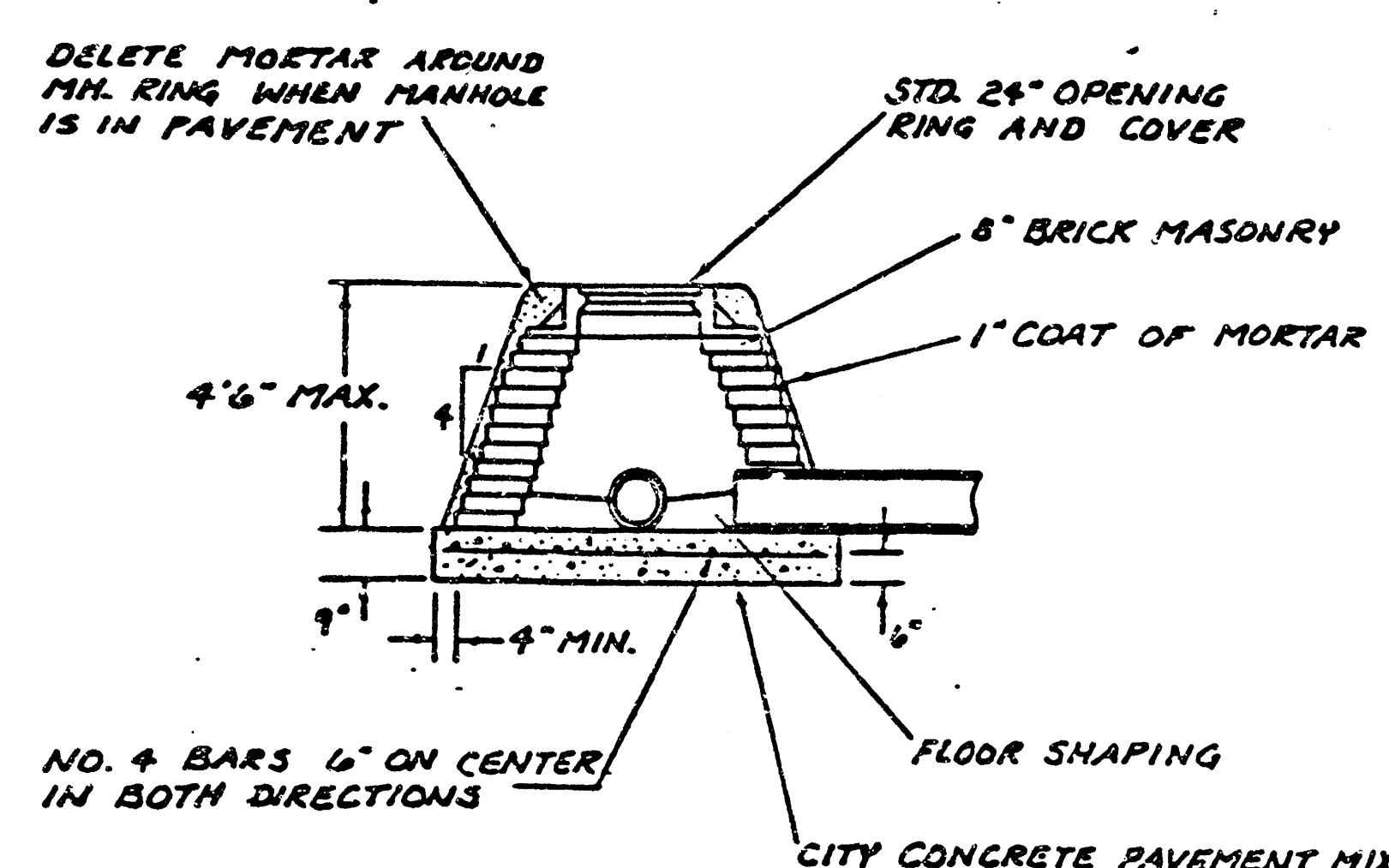


MASONRY COLLAR DETAIL

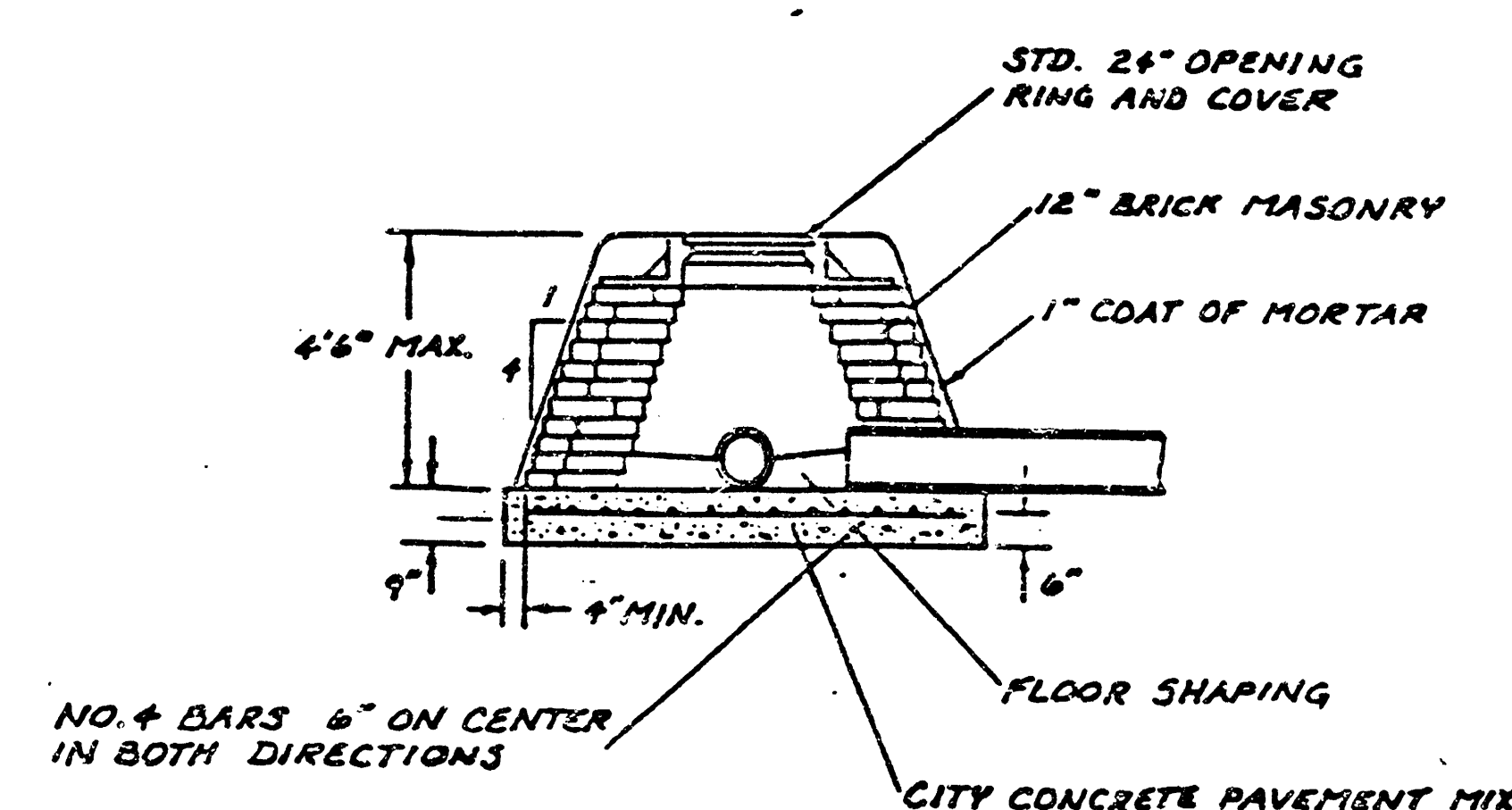


SECTION A-A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE 'A' MANHOLE



SPECIAL SHALLOW TYPE 'B' MANHOLE

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 BASE. 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 CLEANING 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.

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

Designed by _____
Drawn by _____

Checked by _____
Class _____

Job No. _____

MKEC Proj. No. 20-05-113-D

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AVAILABLE COPY....

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

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

N.E. CORNER
 EXECUTIVE PARK
 AT TALLGRASS

SOUTHWEST CORNER
 RESERVE "D"
 EXECUTIVE PARK
 ADD.

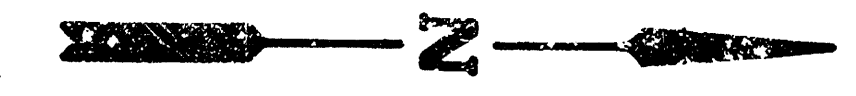
TALLGRASS COMMERCIAL
 THIRD BOUNDARY

SUMMERFIELD 'BOUNDARY

SEE ACCESS ESMT. DETAIL

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

Scale: 1" = 50'

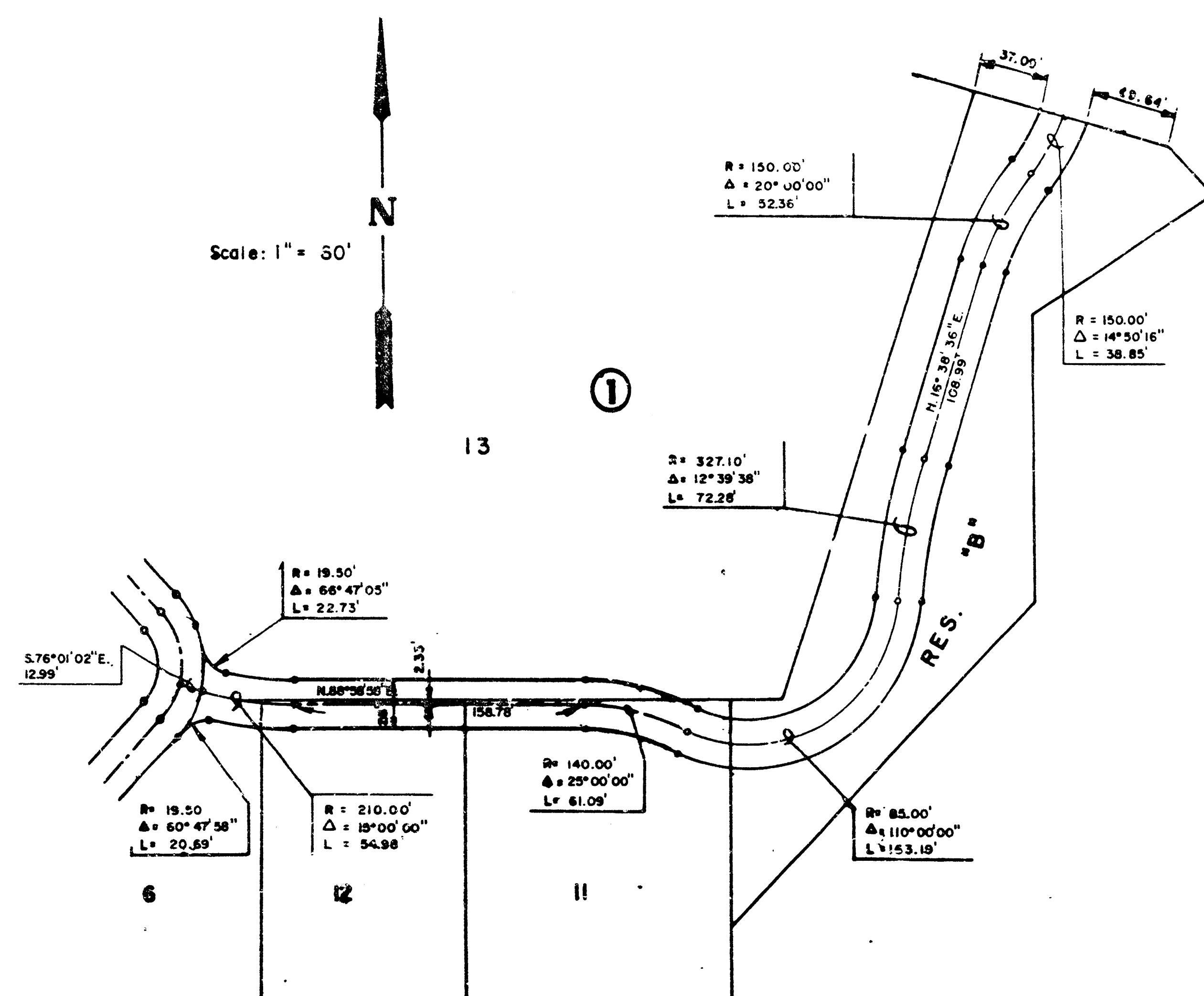


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PC 9-6B

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 1ST" 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 "IMPERIAL CHURCH", an addition to Wichita, Sedgwick County, Kansas; thence S 01° 01' 02" W, 264.90 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 THIRD 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 THIRD 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' 26" E, 187.31 feet; thence S 01° 01' 02" W, 166.92 feet; thence N 88° 58' 58" E, 90.00 feet; thence S 01° 01' 02" W, 163.00 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" West line boundary; thence S 45° 53' 34" E, 36.15 feet along said boundary to a point lying on the Northwest line of "SUNSHINEFIELD", an addition to Wichita, Sedgwick County, Kansas; thence S 73° 25' 42" W, 121.08 feet along said Northwest line; thence S 01° 01' 02" W, 152.03 feet along the West line of said "SUNSHINEFIELD"; thence S 43° 58' 58" W, 240.42 feet along a Northwest line of said "SUNSHINEFIELD"; thence S 01° 01' 02" E, 476.95 feet along the West line of said "SUNSHINEFIELD" 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. 12-512(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. Reservations 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. Postinger
Robert M. Postinger, Sr. 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 Robert M. Postinger, 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 First National Bank, Wichita, Kansas, by 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