

GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE NOTICE TO UTILITY COMPANIES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, AS FOLLOWS:
KANSAS ONE-CALL 687-2470

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

AT&T	1-800-246-8464
BLACK HILLS ENERGY	1-800-694-8989
CITY OF WICHITA WATER & SEWER	1-316-219-8921
CITY OF WICHITA STORMWATER	1-316-268-4090
CITY OF WICHITA TRAFFIC	1-316-268-4034
COX COMMUNICATIONS	1-888-249-3530
KANSAS GAS SERVICE	1-888-482-4950
EVERGY	1-800-544-4857

- UTILITY SERVICE LINES, POLES, ETC. ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT BY THE CONTRACTOR OR UNLESS THE PLANS SPECIFICALLY IDENTIFY A UTILITY TO BE ADJUSTED BY ITS OWNER DURING CONSTRUCTION. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.

- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS, IN THE OPINION OF THE ENGINEER, THAT WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WILL REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS. OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WILL REQUIRE GEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.

- TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE CITY ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.

- THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY ADJACENT TO THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO START OF CONSTRUCTION.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL 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.

- THE ENGINEERING DIVISION SHALL FIELD LOCATE WATER VALVES ONE TIME DURING CONSTRUCTION WHEN REQUESTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE SUCH FIELD LOCATIONS DURING THE CONSTRUCTION PROCESS. WATER VALVES, VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT HIS OWN EXPENSE. VALVE BOXES AND WATER METERS WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO MATCH FINAL GRADES BY THE CONTRACTOR.

- THE CONTRACTOR SHALL NOTIFY THE INSPECTING ENGINEER AND DAWNITA REINHARDT AT 316-650-0740 WITH THE CITY OF WICHITA WITH THE ANTICIPATED CONSTRUCTION START DATE AND NOTIFY THEM OF PROJECT COMPLETION. STAKING AND INSPECTION FOR THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- IF TRAFFIC WILL BE IMPACTED BY CONSTRUCTION, A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY TRAFFIC ENGINEER, MIKE ARMOUR AT TRAFFIC@WICHITA.GOV BEFORE CONSTRUCTION CAN BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES TO FACILITATE CONSTRUCTION. ALL CONSTRUCTION ZONE MARKINGS AND SIGNAGE SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS PUBLISHED BY THE US DEPT. OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION. ALL COSTS ASSOCIATED WITH CONSTRUCTION MARKINGS AND SIGNAGE SHALL BE THE CONTRACTORS RESPONSIBILITY.

- ALL ELEVATIONS SHOWN ARE NAVD 88.

- ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.

- ANY SIDEWALK, DRIVE APPROACH, CURB, OR STREET PAVEMENT REMOVED TO CONSTRUCT PROJECT MUST HAVE A PAVEMENT CUT PERMIT AND BE REPLACED BY THE CITY CONTRACTOR. PERMITS CAN BE OBTAINED BY CALLING 316-268-4501 OR 316-268-4480.

- ALL APPLICABLE FEES (TAP, EQUITY, IN LIEU OF & MAIN BENEFIT) MUST BE PAID BEFORE ANY CONNECTIONS CAN BE MADE ON THIS PROJECT. QUOTES CAN BE OBTAINED ON FEES BY CALLING 316-268-4555.

- CITY MAINTENANCE OF WATER MAINS ENDS AT RIGHT-OF-WAY OR EASEMENT LINE OR WITHIN TWO FEET OF VAULT.

- OPENING AND CLOSING OF WATER VALVES SHALL BE DONE SLOWLY TO PREVENT DAMAGE TO THE WATER DISTRIBUTION SYSTEM FROM WATER HAMMER. ALL VALVES CLOSED BY THE CONTRACTOR MUST BE REOPENED AS NEW CONSTRUCTION PERMITS. THE PROJECT INSPECTOR MUST ASCERTAIN THAT ANY VALVE CLOSED BY THE CONTRACTOR IS REOPENED. THE CONTRACTOR WILL BE PERMITTED TO OPERATE WATER VALVES ONLY WHEN THE PROJECT INSPECTOR ASSIGNED TO THE PROJECT IS PRESENT.

- THE CONTRACTOR SHALL LAY A TRACER WIRE AND SET TEST STATIONS ALONG ALL WATER PIPE INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS AND TRACER WIRE DETAIL ON DETAIL SHEET WL-101, COST IS SUBSIDIARY TO PIPE INSTALLATION.

- THE CONTRACTOR SHALL PROVIDE MATERIALS FOR TEMPORARY BLOWOFF OF WATERLINES. CONNECTIONS TO THE EXISTING WATERLINE(S) SHALL BE MADE WITH CLEAN, SWABBED PIPE AND FLUSHED UPON COMPLETION OF TIE-INS.

- REQUESTS FOR SHORT TERM WATER INTERRUPTIONS SHALL BE MADE TO THE CITY WATER DISTRIBUTION DIVISION AND WILL BE SUBJECT TO THEIR APPROVAL. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ANY PROPERTY OWNER, BUSINESS, AND/OR TENANTS THAT WILL HAVE WATER SERVICE INTERRUPTED AT LEAST 5 DAYS

IN ADVANCE. SUCH NOTIFICATIONS SHOULD INDICATE THE TIME AND DATE THAT THE WATER WILL BE TURNED OFF AND WHEN THE SERVICE WILL BE RESTORED. NO BUSINESS, PROPERTY OWNER, AND/OR TENANTS SHALL BE WITHOUT WATER SERVICE FOR MORE THAN 8 HOURS. PROPOSED TIE IN LOCATIONS WHICH WILL AFFECT WATER SERVICE TO PROPERTY OWNERS SHALL BE PERFORMED DURING NON-PEAK HOURS.

- THE CONTRACTOR MUST SCHEDULE THE CONNECTIONS TO THE EXISTING MAIN WITH THE CITY SUCH THAT THERE IS A MINIMUM DISRUPTION OF SERVICE. CONNECTIONS SHALL BE MADE DURING PERIODS OF LOW WATER USAGE. THE CONTRACTOR SHALL SUBMIT HIS PROPOSED SCHEDULE FOR COMPLETING WORK FOR CITY APPROVAL AT LEAST 10 DAYS PRIOR TO BEGINNING CONSTRUCTION.

- DEFLECTIONS AT PIPE JOINT OR COUPLINGS SHALL NOT EXCEED THE PIPE MANUFACTURERS RECOMMENDED MAXIMUM. WHERE DEFLECTIONS ARE GREATER THAN THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL UTILIZE FITTINGS.

- ANY EXISTING JOINT EXPOSED DURING EXCAVATION SHALL BE REPLACED IF WITHIN FOUR FEET OF PROPOSED JOINT.

- VALVES 12 INCH AND LARGER ARE TO BE OPERATED BY THE CITY WATER DISTRIBUTION DIVISION, 48 HOURS ADVANCE NOTICE IS REQUIRED WITH THE WATER DISPATCH AT 316-291-8921.

- ALL WET TAPS SHALL BE INSTALLED BY THE CITY OF WICHITA. THE CONTRACTOR WILL REIMBURSE THE CITY FOR TAPPING FEES PRIOR TO TAP BEING MADE, UNLESS NOTED ON PLANS.

- THE CONTRACTOR SHALL PROTECT FROM DAMAGE AND SUPPORT EXISTING UTILITIES THROUGH CONSTRUCTION AS APPROVED BY THE UTILITY OWNER AND THE ENGINEER AT THE CONTRACTORS EXPENSE.

- CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPENINGS OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.

- WICHITA FIRE DEPARTMENT INSPECTIONS MAY BE SCHEDULED BY CALLING 316-650-0740.

- ALL APPROVED EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE STOCKPILED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER. STOCKPILE LOCATIONS SHALL BE AS DIRECTED BY THE OWNER AND IN ACCORDANCE WITH GENERAL NOTE NO. 4 ABOVE.

- ALL LAWN/TURF AREAS DISTURBED BY CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE RESTORED WITH THE SAME GRASS/SOD AS EXISTING. RESTORATION OF DISTURBED AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP SOIL PREPARATION, SEEDING, MULCH, AND/OR RESEEDING. ALL SEEDING/SODDING WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD SPECIFICATIONS AND THE CITY OF WICHITA ADMINISTRATIVE REGULATION NO. AR6.5 WHICH GOVERNS CLEANUP AND RESTORATION OR REPLACEMENT FOLLOWING CONSTRUCTION.

- THE CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH TEMPORARY RYE GRASS. RYE GRASS SEED SHALL BE PLANTED AT A MINIMUM RATE OF SIX (6) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. THIS TEMPORARY SEEDING MAY BE OMITTED ONLY IF OTHER SEEDING IS REQUIRED IN ACCORDANCE WITH GENERAL NOTE NO. 31 ABOVE. TEMPORARY SEEDING OR PERMANENT SEEDING/SODDING SHALL BE APPLIED WITHIN 14 DAYS AFTER THE AREA HAS BEEN DISTURBED.

- EACH BIDDER SHALL VISIT THE SITE OF THE PROJECT BEFORE SUBMITTING THE PROPOSAL FOR THIS WORK SO THAT HE WILL BE FULLY INFORMED OF THE EXISTING FIELD CONDITIONS AND THE OBSTACLES WHICH MIGHT BE ENCOUNTERED. UPON AWARD OF THE CONTRACT THE CONTRACTOR WILL NOT BE GRANTED ANY ADDITIONAL COMPENSATION WITH REGARDS TO TIME AND MONEY FOR CONDITIONS THAT MAY HAVE BEEN EVALUATED DURING ANY INSPECTION OF THE SITE.

- THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN EROSION CONTROL METHODS AS SPECIFIED. THE GENERAL LOCATION OF THE REQUIRED EROSION CONTROL IS ILLUSTRATED ON THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL SHOWN THROUGH THE COMPLETION OF THIS PROJECT. INSTALLATION OF THESE BMP'S DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ABATING SOIL EROSION.

- MAINTAIN A MINIMUM OF 10-FOOT HORIZONTAL SEPARATION BETWEEN ALL WATER LINES (MAINS, SERVICES, AND FIRE HYDRANTS) AND ALL SANITARY SEWER LINES (MAINS, SERVICES, AND MANHOLES). ALL SEPARATION DISTANCES ARE TO BE MEASURED FROM EDGE-TO-EDGE AT THE CLOSEST POINT.

- MAINTAIN A MINIMUM OF 2-FOOT VERTICAL SEPARATION BETWEEN ALL WATER LINES (MAINS AND SERVICES) AND ALL GRAVITY SANITARY SEWER LINES (MAINS, SERVICES, AND MANHOLES) AT CROSSINGS. ALL SEPARATION DISTANCES ARE TO BE MEASURED FROM EDGE-TO-EDGE, AT THE CLOSEST POINT.

- MAINTAIN A MINIMUM OF 2-FOOT VERTICAL SEPARATION BETWEEN ALL WATER LINES (MAINS AND SERVICES) AND ALL PRESSURIZED SANITARY SEWER LINES (FORCE MAINS AND SERVICES) AT CROSSINGS. WATERLINES MUST ALWAYS BE PLACED ABOVE PRESSURIZED SANITARY SEWER LINES WHERE THEY CROSS. ALL SEPARATION DISTANCES ARE TO BE MEASURED FROM EDGE-TO-EDGE AT THE CLOSEST POINT.

BENCHMARKS

BM-201
ELEV: 1,399.64 (NAVD 88)
CHISELED SQUARE ON SOUTHWEST CORNER OF CONCRETE PAD AT 2288 N WEBB ROAD ON SOUTHEAST SIDE OF BUILDING

BM-202
ELEV: 1,395.71 (NAVD 88)
CHISELED SQUARE ON THE BACK OF CURB AT SOUTHEAST CORNER OF PARKING BEHIND 9730 EAST 21ST STREET NORTH

HORIZONTAL CONTROL

CP-101
N: 1,700,091.5970 E: 1,681,077.8060
1/2" REBAR WITH BLUE PEC CAP
1. 102.89' SE TO ELECTRIC YARD LIGHT
2. 167.74' ESE TO NORTHWEST BUILDING CORNER
3. 133.71' SE TO STORM DRAIN CURB MANHOLE

CP-102
N: 1,699,914.9280 E: 1,681,211.8540
1/2" REBAR WITH BLUE PEC CAP
1. 71.96' SW TO ELECTRIC YARD LIGHT
2. 8.24' ESE TO 12 INCH TREE
3. 34.24' NE TO SOUTHWEST BUILDING CORNER
4. 75.2' SW TO STORM DRAIN CURB MANHOLE

CP-103
N: 1,699,795.0350 E: 1,681,134.3260
1/2" REBAR WITH BLUE PEC CAP
1. 70.37' NNE TO STORM DRAIN CURB MANHOLE
2. 32.57' ENE TO SANITARY MANHOLE
3. 42.5' WNW TO SANITARY MANHOLE

WATER DISTRIBUTION SYSTEM

to serve

HEALICAL BUILDING

IMPROVEMENTS

9758 E. 21ST ST. N.

CITY OF WICHITA, KANSAS

PAUL GUNZELMAN, P.E. - CITY ENGINEER

Project Number

2025-025346 PPW (54030980)

SHEET INDEX

SHEET NO. CU101	PPW TITLE SHEET
	PLAT (FOR REFERENCE ONLY)
SHEET NO. CU102	PLAT (FOR REFERENCE ONLY)
SHEET NO. CU501	FIRELINE 1 PLAN AND PROFILE
SHEET NO. CG501-CG505	WATERLINE DETAILS
	EROSION CONTROL BMP DETAILS

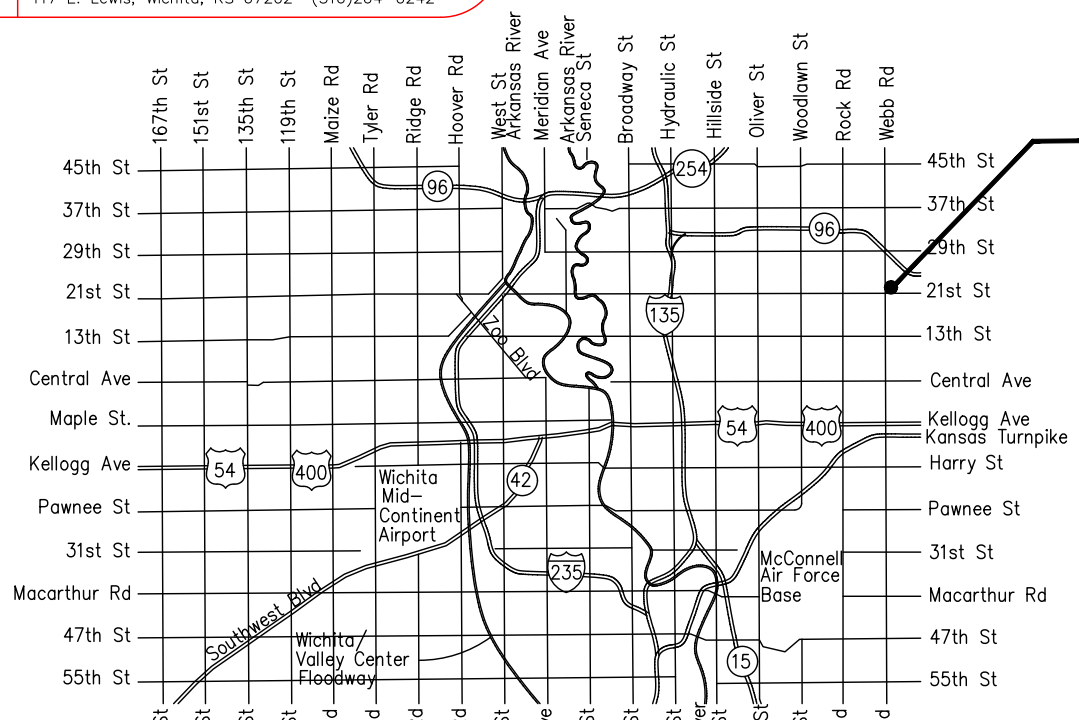
AS BUILTS

Contractor: **Apex** Project Inspector: **Larry Gann**

12/3/2025

KE MILLER ENGINEERING PA

117 E. Lewis, Wichita, KS 67202 (316)264-0242



Vicinity Map

*APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION
& BY WICHITA FIRE DEPARTMENT*

Engineering SHAWN MELLIES - OCTOBER 7, 2025

Utilities GREG LOLLEY - OCTOBER 7, 2025

Fire Dept. JOSE OCADIZ - OCTOBER 7, 2025

NOTE TO CONTRACTORS

Public Property:
Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer Licensed in the state of Kansas. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the City of Wichita Specifications and Standards and Special Provision (on file and available in the City Engineer's Office) or on the City's Website.

Private Property:
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

An approved copy of these plans signed by City staff are required on-site.

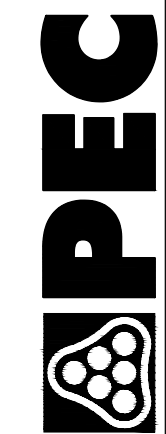
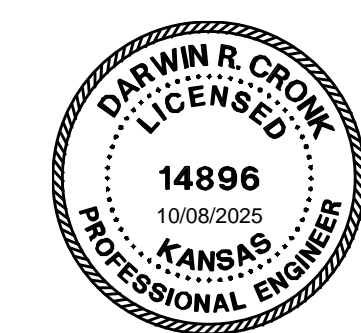
OCTOBER 2025



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**HEALICAL BUILDING
TENANT REMODEL AND LOBBY**
 9758 E. 21ST ST N. WICHITA, KS 67206



PERMIT 7 OCT. 25
PPW TITLE SHEET

CU101

RESERVE A

ss manhole
6150-250
took
measurement

N: 1,699,994.88, E: 1,681,078.64
STA. 10+00.00, FIRELINE 1
8" X 6" TAPPING SLEEVE AND VALVE
CITY MAINTENANCE ENDS
(CITY TO PERFORM TAP)

N: 1,699,994.77, E: 1,681,179.35
STA. 11+00.71, FIRELINE 1
INSTALL 6" 22.50° BEND
DEFL. = 22.5000°

STA. 11+55.71
N: 1,699,974.16, E: 1,681,229.13
STA. 11+54.59, FIRELINE 1
INSTALL 6" 22.50° BEND
DEFL. = 22.5000°

STA. 11+65.71
N: 1,699,974.14, E: 1,681,244.13
STA. 11+69.59, FIRELINE 1
CONNECT TO FLANGE
INSIDE OF BUILDING
REF. MECHANICAL

Northern Pipe Products 6" c-900
American Pipe DICL
Sip MJ Acc. Pack
Pro-trace wire

CAUTION!!
EXIST. SANITARY SEWER
MAINTAIN 2' VERTICAL CLEARANCE MIN.

REMOVE AND REPLACE
623.1 SQFT (TOTAL)
PAVEMENT IN KIND

REMOVE AND REPLACE
770.2 SQFT (TOTAL)
PAVEMENT IN KIND

10LF 6" DICL PIPE

TALLGRASS EAST COMMERCIAL
CUP DP-168

PLAN: LAT. & LONG. 0 10' 20' 40'
PROFILE: HORIZ. SAME AS ABOVE
VERT: 0 10'

LEGEND

- REPLACE PAVEMENT IN KIND
- PROPOSED FIRE WATERLINE
- PROPOSED WATER VALVE
- PROPOSED INLET PROTECTION

NOTE:
CITY TO PERFORM TAP AFTER FEES ARE PAID.

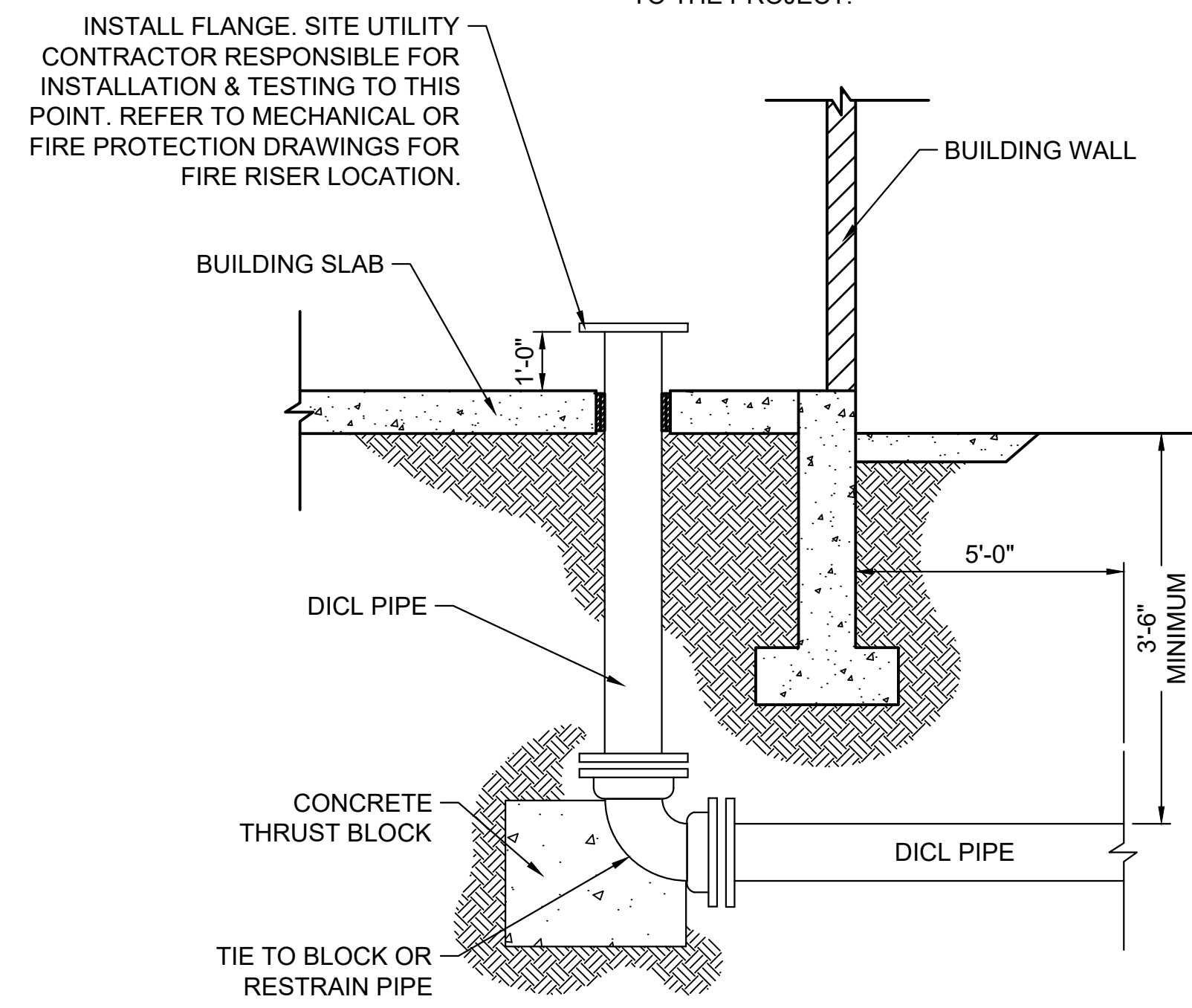
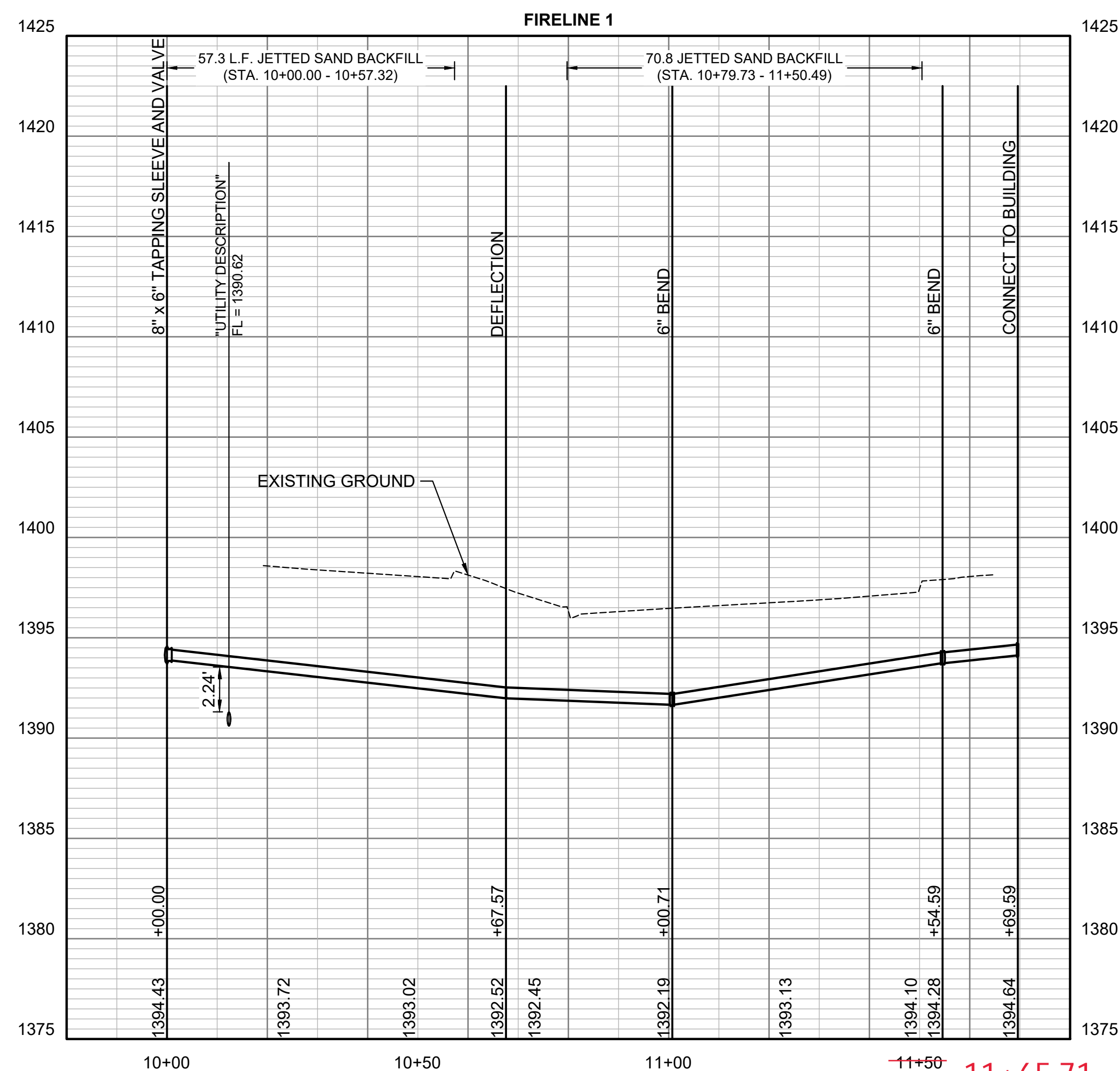
* PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE THE EXISTING UTILITIES AT ALL CONNECTION POINTS TO VERIFY THEIR HORIZONTAL AND VERTICAL LOCATION. THE LOCATION, SIZE AND MATERIAL, SHALL BE REPORTED TO THE ENGINEER SO THAT ANY NECESSARY PLAN MODIFICATIONS CAN BE MADE. ANY ADDITIONAL LABOR OR MATERIALS NECESSARY TO COMPLETE THE CONNECTION SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT.

AS BUILTS

KEMILLER ENGINEERING PA
117 E. Lewis,
Wichita, KS 67202 (316)264-0242

EROSION CONTROL NOTES:

- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION PROTECTION THROUGHOUT THE ENTIRE PROJECT. THE FOLLOWING QUANTITIES ARE FOR INFORMATION ONLY, AND SHALL BE INCLUDED IN THE EROSION CONTROL LUMP SUM BID ITEMS. EROSION PROTECTION SHALL BE INCLUDED IN THE BID AS FOLLOWS:
INLET PROTECTION = 1 EA.
- THE EROSION CONTROL DEVICES SHOWN ON THIS SHEET ARE CONSIDERED MINIMUM STANDARDS. WHENEVER SEDIMENT ENTERS THE STREETS, STORM SEWERS, DITCHES, OR PONDS, CONTRACTOR WILL INSTALL ADDITIONAL DEVICES, AS NEEDED, TO CORRECT THE PROBLEM.
- THE EROSION CONTROL DEVICES SHOWN HEREON MUST BE IN PLACE AT ALL TIMES DURING CONSTRUCTION UNTIL SUCH TIME AS THE SITE IS REESTABLISHED WITH PAVING OR GRASS. TEMPORARY OR PERMANENT SEEDING AND MULCH WILL BE INSTALLED WHEN EARTHWORK ACTIVITIES CEASE IN AN AREA FOR 14 DAYS OR MORE.
- ANY MUD INADVERTENTLY TRACKED ONTO ANY STREET SHALL BE CLEANED UP BY THE CONTRACTOR, AT THE END OF EACH DAY'S WORK, OR AS DIRECTED BY THE FIELD ENGINEER.
- CONTRACTOR TO FURNISH A TRUCK WASH-OUT PIT TO BE PLACED AT A CONVENIENT LOCATION THAT DOES NOT CONFLICT WITH CONSTRUCTION. CONTRACTOR SHALL CLEAN OUT AND BACKFILL PIT PRIOR TO FINAL INSPECTION. LOCATION SHALL BE APPROVED BY THE FIELD ENGINEER.



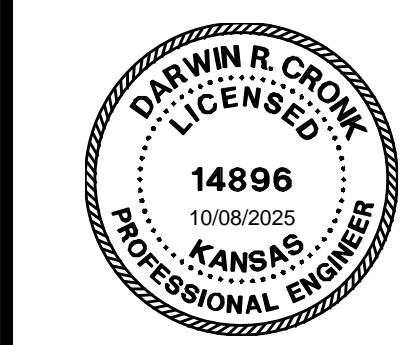
FIRE PROTECTION AT BUILDING (TYP.)

NOT TO SCALE

- NOTES:
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING WATERLINE CONSTRUCTION. PROVIDE A TRAFFIC CONTROL PLAN TO THE CITY OF WICHITA FOR APPROVAL PRIOR TO CONSTRUCTION.



HEALICAL BUILDING
TENANT REMODEL AND LOBBY
9758 E. 21ST ST N. WICHITA, KS 67206



PERMIT 7 OCT. 25
FIRELINE 1 PLAN AND PROFILE



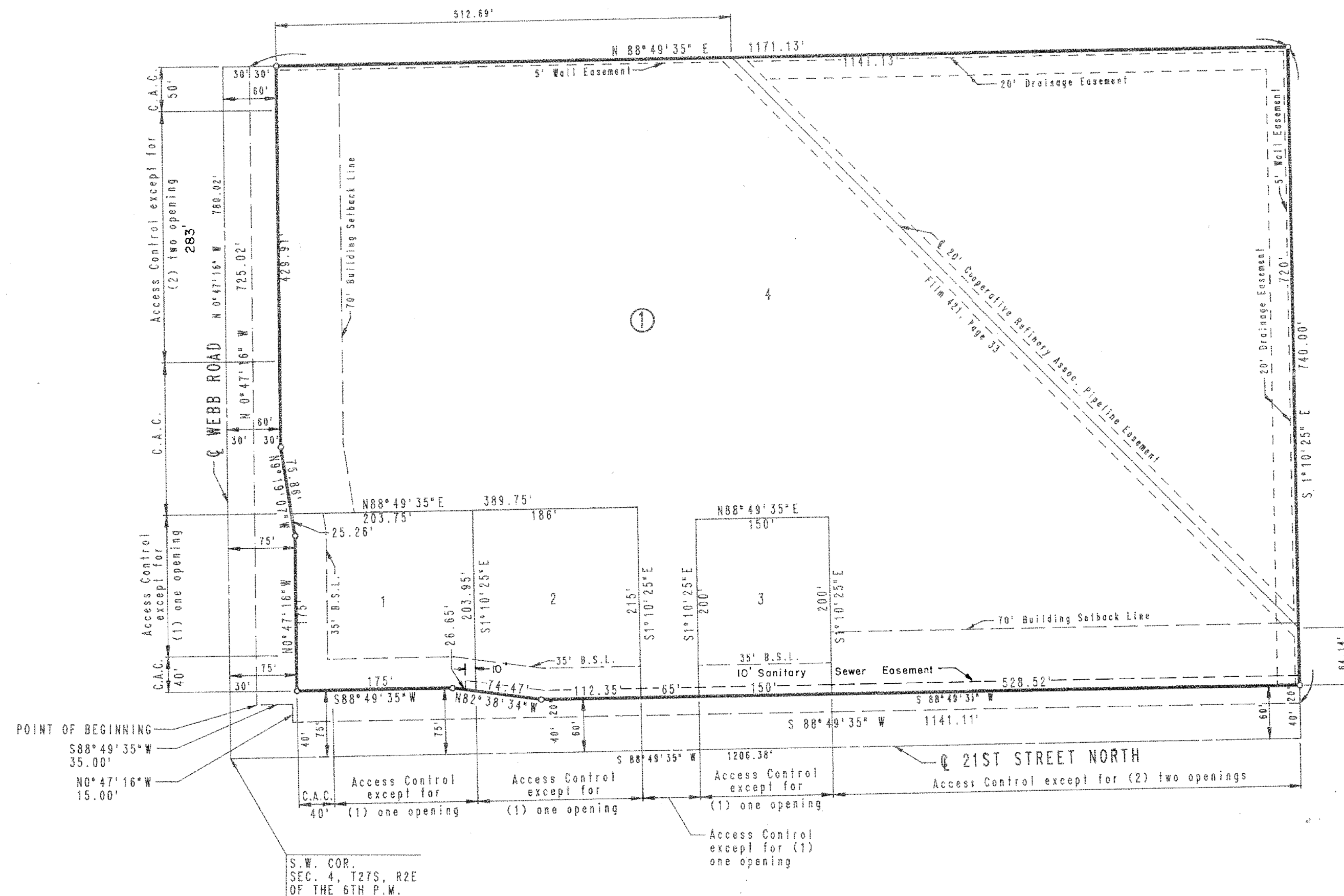
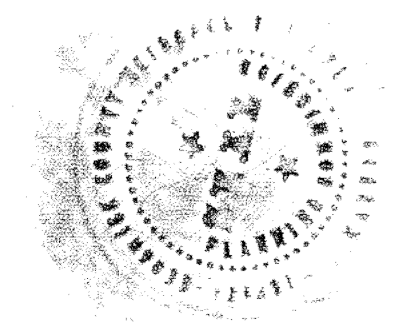
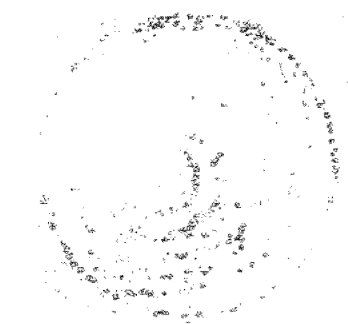
CU102

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TALLGRASS EAST COMMERCIAL

TO WICHITA, SEDGWICK COUNTY, KANSAS

FOR REVIEW ONLY



SCALE: 1" = 100'
o = IRON SET
B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL
B.M. - CITY OF WICHITA B.M. DISC 44 FT. SOUTH AND 48 FT. EAST OF INTERSECTION OF CENTERLINES OF WEBB ROAD AND 21ST STREET NORTH. ELEV. = 205.238 CITY DATUM ELEV. = 1392.638 M.S.L.

STATE OF KANSAS)
COUNTY OF SEDGWICK)

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 13th DAY OF January, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING TALLGRASS EAST COMMERCIAL TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND STREETS THE SAME BEING A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., DESCRIBED AS: COMMENCING AT THE SW CORNER OF THE SW 1/4 OF SAID SECTION 4; THENCE BEARING N0°47'16"W ALONG THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 55.20 FEET; THENCE BEARING N89°12'44"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING N0°47'16"W PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 725.02 FEET; THENCE BEARING N88°49'35"E ALONG THE SOUTH LINE OF TALLGRASS EAST TO WICHITA, SEDGWICK COUNTY EXTENDED WEST A DISTANCE OF 1171.13 FEET TO A POINT IN THE WEST LINE OF BLOCK 1 - TALLGRASS EAST 2ND ADDITION THENCE BEARING S1°10'25"E ALONG THE WEST LINE OF TALLGRASS EAST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; A DISTANCE OF 740.00 FEET; THENCE BEARING S88°49'35"W PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 4 A DISTANCE OF 1141.11 FEET; THENCE BEARING N0°47'17"W A DISTANCE OF 15.00 FEET; THENCE BEARING S88°49'35"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING CONTAINING 19.93 ACRES MORE OR LESS.



R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

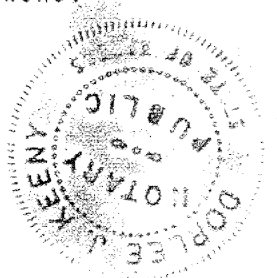
I, ROBERT M. BEREN, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF TALLGRASS EAST COMMERCIAL TO WICHITA, SEDGWICK COUNTY, KANSAS.

Robert M. Beren
ROBERT M. BEREN

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 21st DAY OF January, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROBERT M. BEREN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Dale J. Krumm NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 3-29-90



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND STREETS THE SAME TO BE KNOWN AS TALLGRASS EAST COMMERCIAL TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A FIVE-FOOT WALL EASEMENT ALONG THE NORTH AND EAST LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

THAT PORTION OF THE DRAINAGE EASEMENT AS DESCRIBED IN FILM 866 PAGE 1007 WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH AND WEBB ROAD OVER AND ACROSS THE SOUTH LINE OF LOTS 1, 2, 3, AND 4 AND THE WEST LINE OF LOTS 1 AND 4 IN BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AND TO WEBB ROAD AT ONE (1) LOCATION EACH; THAT LOTS 2 AND 3 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE (1) LOCATION EACH AND THAT LOT 4 SHALL HAVE ACCESS TO 21ST STREET NORTH AT THREE (3) LOCATIONS AND TO WEBB ROAD AT TWO (2) LOCATIONS; ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

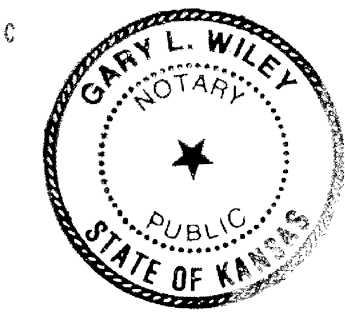
BUILDING SETBACKS ARE PER THE REQUIREMENTS OF THE TALLGRASS EAST COMMERCIAL COMMUNITY PLAN (DP-168) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: SLAWSON INVESTMENT CORPORATION #995406
BY: *Donald K. Cozart* DONALD K. COZART VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 13th DAY OF January, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DONALD K. COZART, VICE PRESIDENT OF SLAWSON INVESTMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 1-3-93

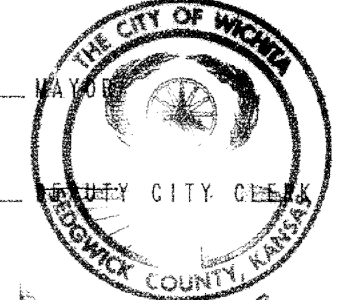


THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 4th DAY OF August, 1988.

Elton Parsons CHAIRMAN
Marvin S. Kroot SECRETARY
ELTON PARSONS
MARVIN S. KROOT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 17th DAY OF February, 1989.

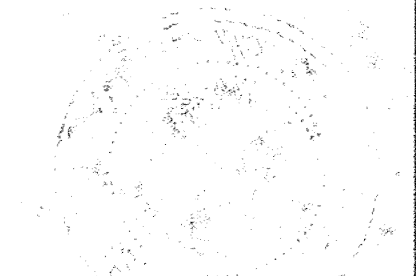
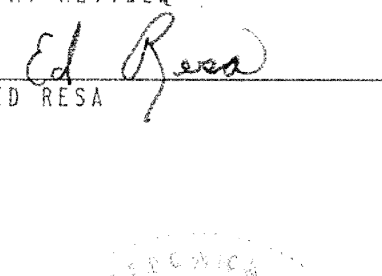
Sheldon Kamen
SHELDON KAMEN
John Meier
DALE E. BEA JOHN MEIER



ENTERED ON TRANSFER RECORD, THIS 22 DAY OF February, 1989.
Don Wright COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 11:00 A.M., ON THIS 22nd DAY OF FEBRUARY, 1989.

Pat Kettle REGISTER OF DEEDS
Ed Resa DEPUTY
PAT KETTLE
ED RESA



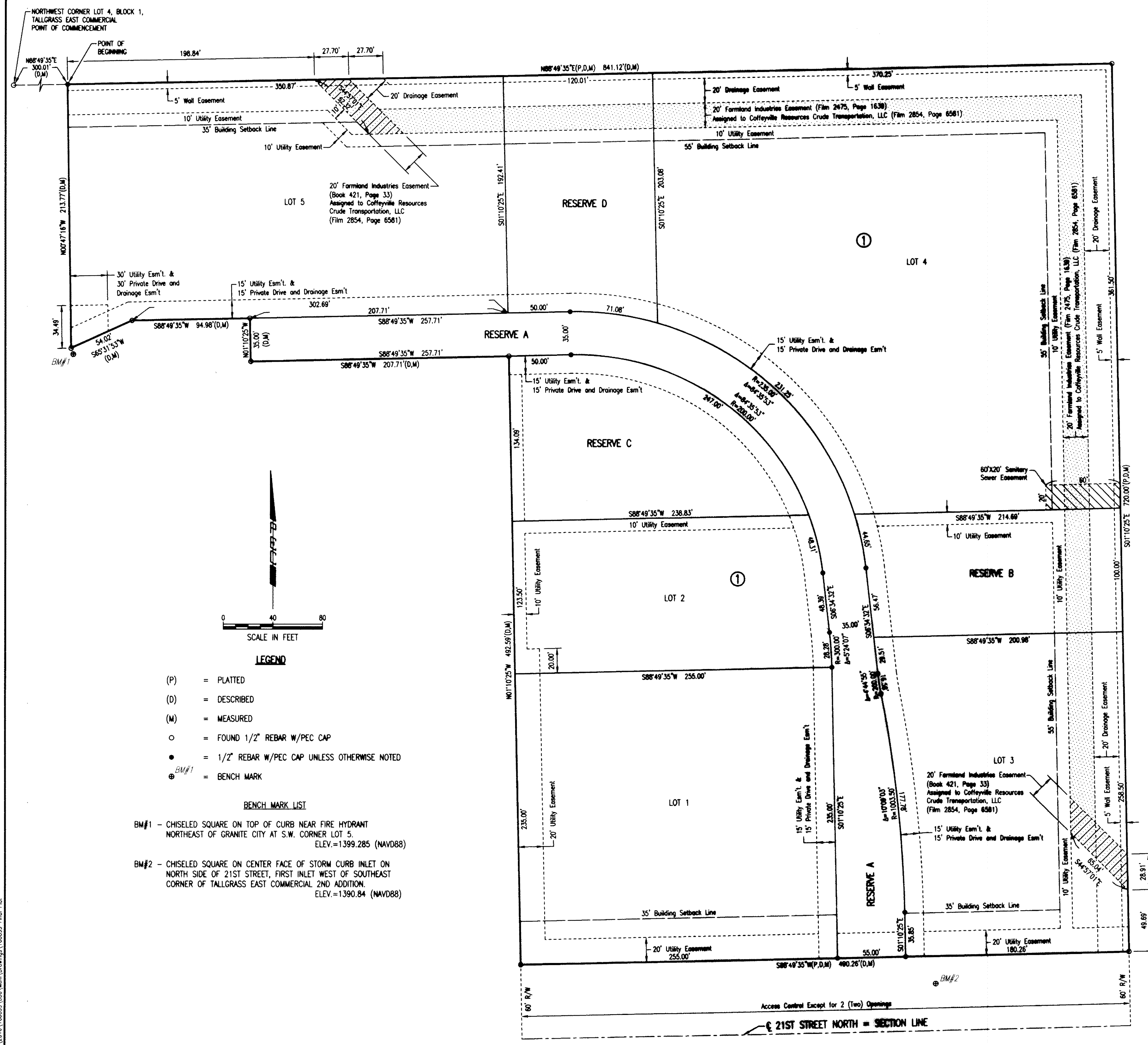
20.00

This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.
Bill Meek, Register of Deeds
Digitized rendition of original signature

TALLGRASS EAST COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS
FINAL PLAT

FOR REVIEW ONLY



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AND FOR THE STATE AND COUNTY, DO HEREBY CERTIFY ON THIS SIXTH DAY OF JULY, 2016, THAT WE HAVE SURVEYED AND PLATTED TALLGRASS EAST COMMERCIAL 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
PART OF LOT 4, BLOCK 1, TALLGRASS EAST COMMERCIAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1, IN SAID TALLGRASS EAST COMMERCIAL ADDITION; THENCE BEARING N88°49'35"E, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING N88°49'35"E, ALONG SAID NORTH LINE, A DISTANCE OF 841.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE BEARING S01°10'25"E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 720.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE BEARING S88°49'35"W, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 490.26 FEET; THENCE BEARING N01°10'25"W, A DISTANCE OF 492.59 FEET; THENCE BEARING S88°49'35"W, A DISTANCE OF 207.71 FEET; THENCE BEARING N01°10'25"W, A DISTANCE OF 35.00 FEET; THENCE BEARING S88°49'35"W, A DISTANCE OF 84.98 FEET; THENCE BEARING S88°31'53"W, A DISTANCE OF 54.02 FEET; THENCE BEARING N00°47'16"W, A DISTANCE OF 213.77 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL CONTAINING 9.835 ACRES, MORE OR LESS)

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 16-212, AS AMENDED.



ERNEST CANTU, JR., P.E., NO. 18407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

DRAINAGE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS ARE HEREBY GRANTED.

EASEMENTS FOR PRIVATE DRIVE AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADWAY ARE HEREBY GRANTED.

WALL EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF MASONRY WALL IMPROVEMENTS ARE HEREBY GRANTED.

THE SANITARY SEWER EASEMENT ON LOT 4, BLOCK 1 SHALL BE SUBJECT TO THE REQUIREMENTS OF THE COFFEYVILLE RESOURCES CRUDE TRANSPORTATION, LLC EASEMENT.

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. ACCESS CONTROLS MUST COMPLY WITH THE ACCESS MANAGEMENT GUIDELINES (1 FULL MOVEMENT IN 400' AND RIGHT IN/RIGHT OUT IN 200').

RESERVE "A" IS HEREBY PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, LANDSCAPING, PRIVATE DRIVES, ENTRY MONUMENTS, SIGNAGE, AND SIDEWALKS. RESERVES "B", "C", AND "D" ARE HEREBY PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES, SIDEWALKS, AND MASONRY SCREENING WALLS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN TALLGRASS EAST COMMERCIAL 2ND ADDITION.

MINIMUM OPENINGS	ELEVATION (NAVD88)
BLOCK 1	
LOTS 1, 3	1394.90
LOT 2	1392.30
LOTS 4, 5	1399.80

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE COMEANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR ANY DEVELOPMENT UNTIL SUCH TIME AS DRAINAGE IMPROVEMENTS AS REQUIRED BY THE APPROVED DRAINAGE PLAN ARE UNDER CONSTRUCTION OR COMPLETED.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE TALLGRASS EAST COMMERCIAL COMMUNITY UNIT PLAN (CUP DP-168).

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS TALLGRASS EAST COMMERCIAL 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: SWANSON INVESTMENT CORPORATION
JERRY D. JONES, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF July, 2016, BY JERRY D. JONES, VICE PRESIDENT OF SWANSON INVESTMENT CORPORATION.

Notary Public Seal for Sara E. Hatrup, My Appointment Expires 12/14/16

THIS PLAT OF TALLGRASS EAST COMMERCIAL 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THIS 17th DAY OF March, 2016.

LEGAL DESCRIPTION:
CAROL CHAPMAN NEUGENT, CHAIR
DALE MILLER, SECRETARY

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 21st DAY OF August, 2016.

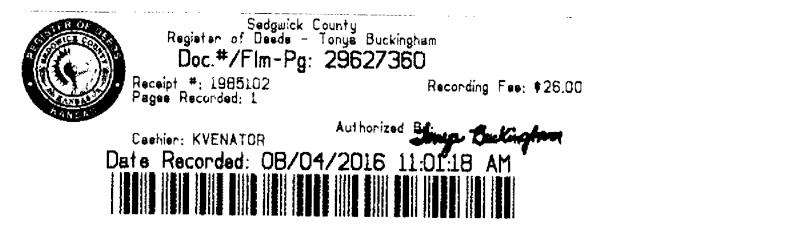
Mayor: Jeff Longwell
City Clerk: Karen Sublett

ENTERED ON TRANSFER RECORD THIS 4th DAY OF August, 2016.
KELLY ARNOLD, COUNTY CLERK

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 7th DAY OF July, 2016.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 1:24:13 P.M. ON THE 14th DAY OF August, 2016.

Notary Public Seal for Judy J. Payer, Deputy



PEC PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
302 SOUTH TOPERA, WICHITA, KS 67202
316-262-2861 www.pec1.com

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Bill Meek, Register of Deeds
Digitized rendition of original signature