

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL 1-800-344-7233
or 687-2470 (LOCAL WICHITA)

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

SOUTHWESTERN BELL TELEPHONE COMPANY 1-800-734-7590
CABLEVISION 263-2061
KG&E (GAS & ELECTRIC) 383-8600
CITY OF WICHITA WATER & SEWER MAINTENANCE 268-4908
WILLIAMS NATURAL GAS 524-0491
OR 1-800-324-9696 (AFTER 4 p.m.)
HYPERION COMMUNICATIONS 264-9220

4. 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 THAT, IN THE OPINION OF THE ENGINEER, 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 WOULD 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 WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
5. 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 ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.
6. ALL DISTURBED AREAS TO BE SEEDED WITH RYE GRASS AT A RATE OF 200LBS./ACRE WITHIN 10 DAYS OF CONSTRUCTION. CONTRACTOR TO PREPARE GROUND PER CITY SPEC.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

SANITARY SEWERS _____
STORM SEWERS VRH 1/20/99
DRIVEWAY APPROACHED _____
WATER MAINS _____
PAVING _____

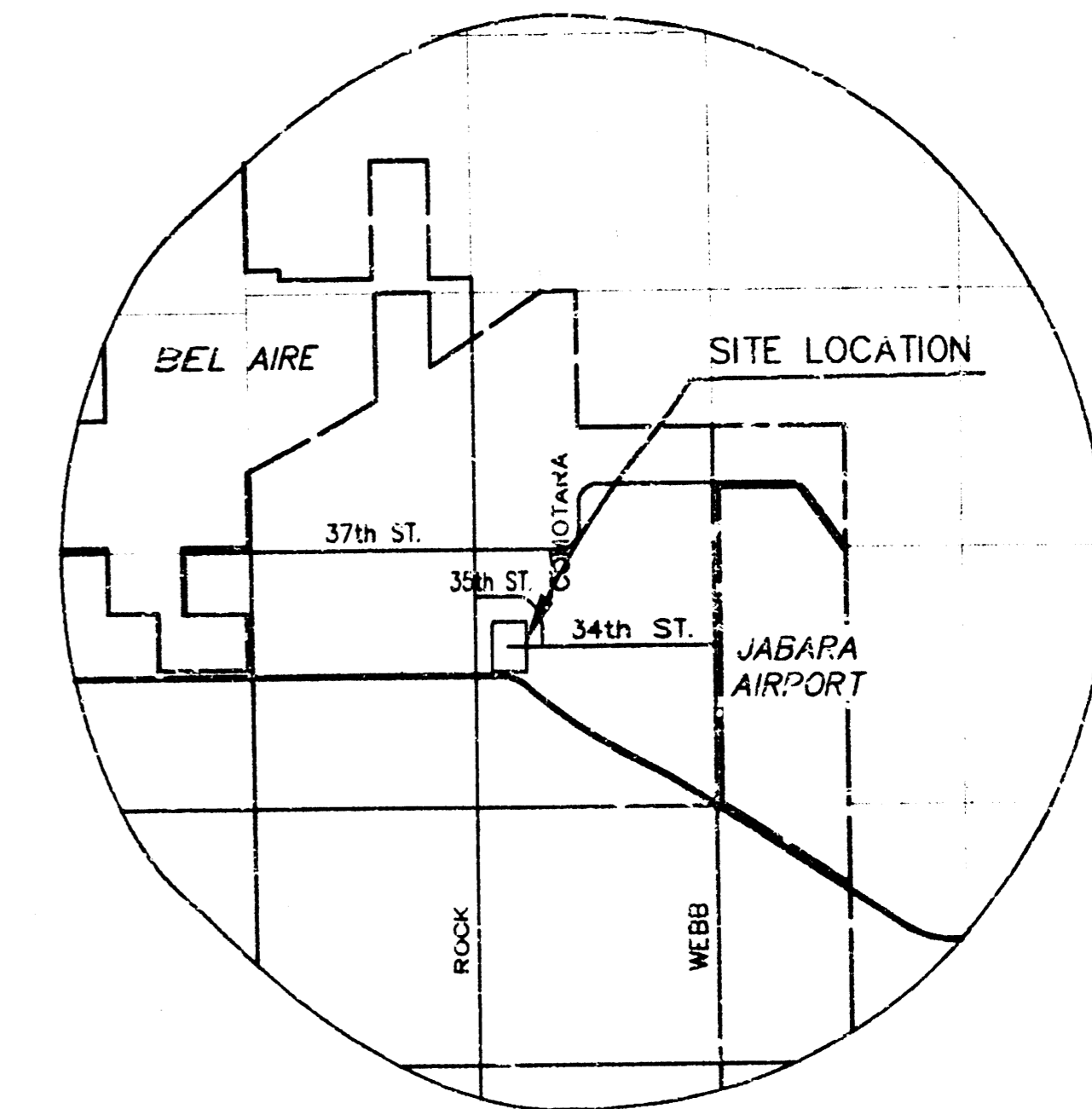
NOTE TO CONTRACTOR

INSPECTION AND TESTING FOR THIS PROJECT IS TO BE PROVIDED BY A LICENSED CONSULTING ENGINEERING FIRM UNDER CONTRACT WITH THE OWNER/DEVELOPER. SAID INSPECTION TO BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD CONSTRUCTION ENGINEERING PRACTICES AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. NO WORK SHALL BE PERFORMED IN DEDICATED EASEMENTS OR THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

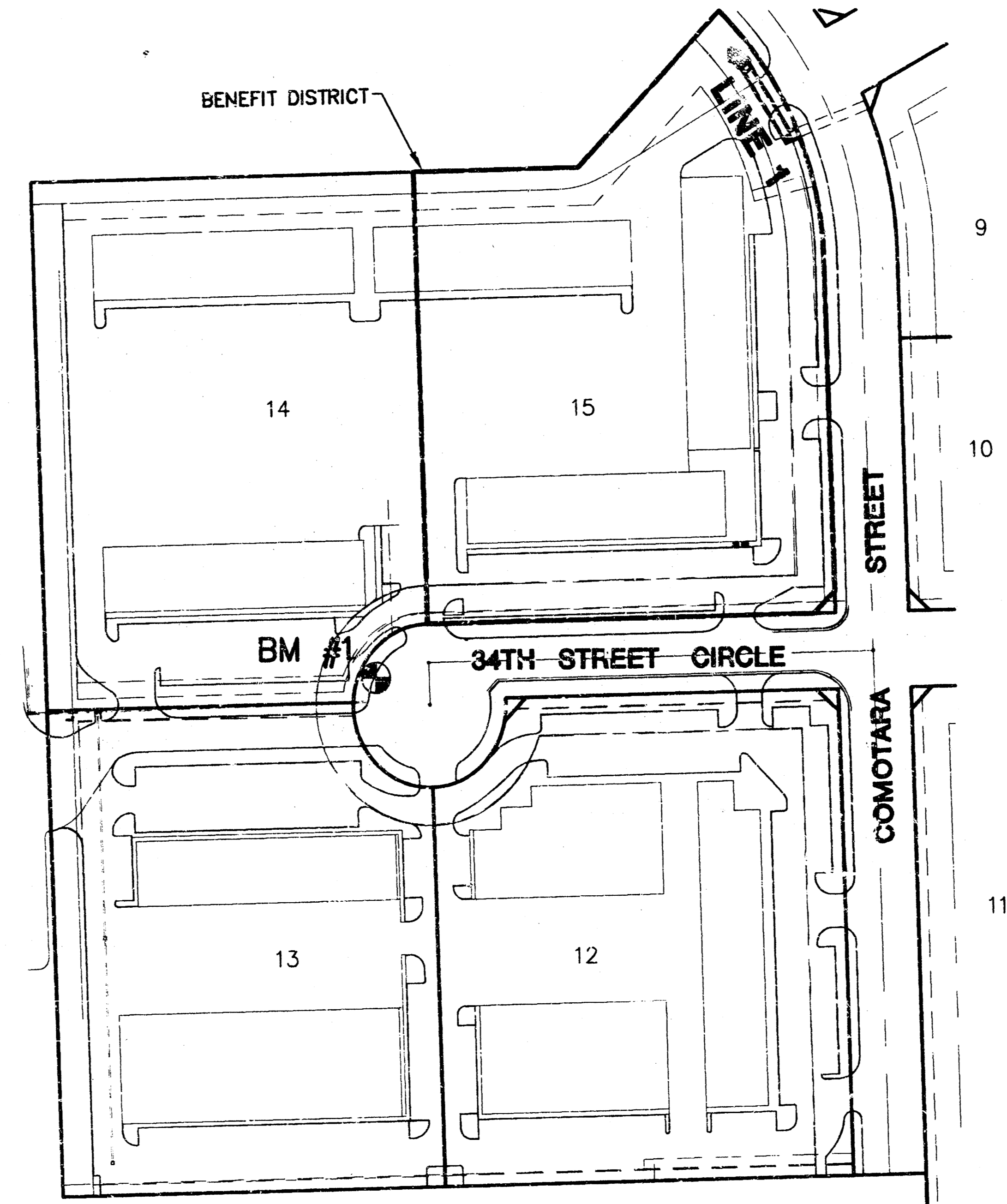
**PRIVATE STORM WATER SEWER PLANS TO SERVE
COMOTARA INDUSTRIAL PARK**

**2ND ADDITION
PROJECT NO. 877PPS**

**CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
INDEX CODE 607861**



VICINITY MAP
NOT TO SCALE



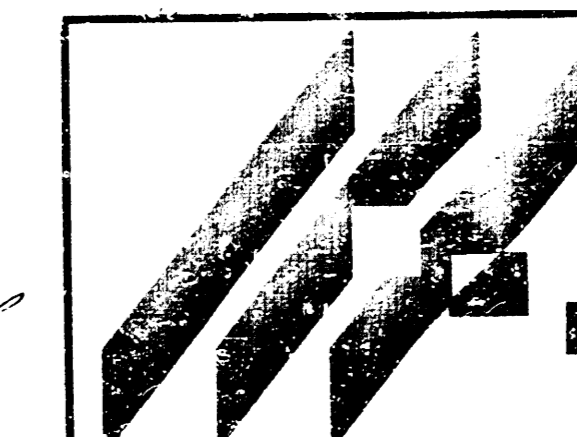
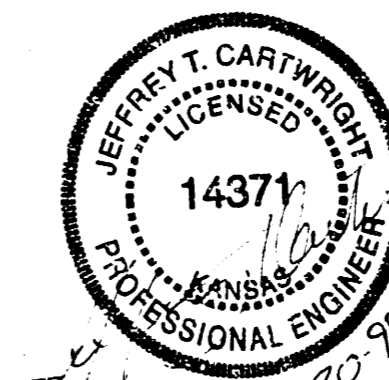
INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	MANHOLE DETAILS
3	RCB DETAILS
4	LINE 1 PLAN/PROFILE
5	FINAL PLAT

BENCHMARK

BM #1 CUT ON T.C. WEST END OF 34TH ST. N.
CUL-DE-SAC NORTH OF INLET.
ELEV. = 214.72

*Booked
E-3
8/18/03
RDL*

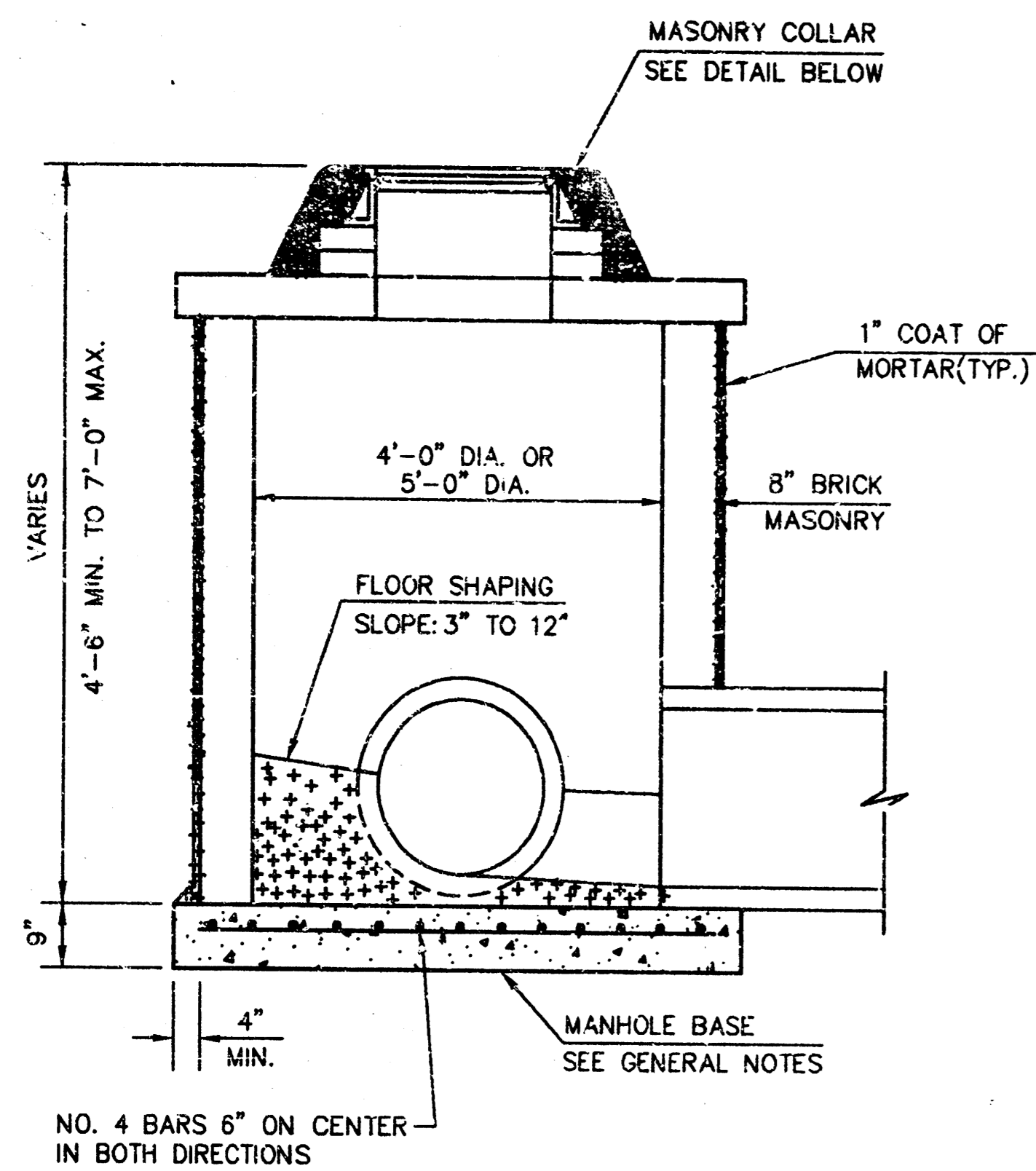


MID-KANSAS ENGINEERING
CONSULTANTS, INC.
411 N WEBB ROAD
WICHITA, KS. 67206
316-684-9600

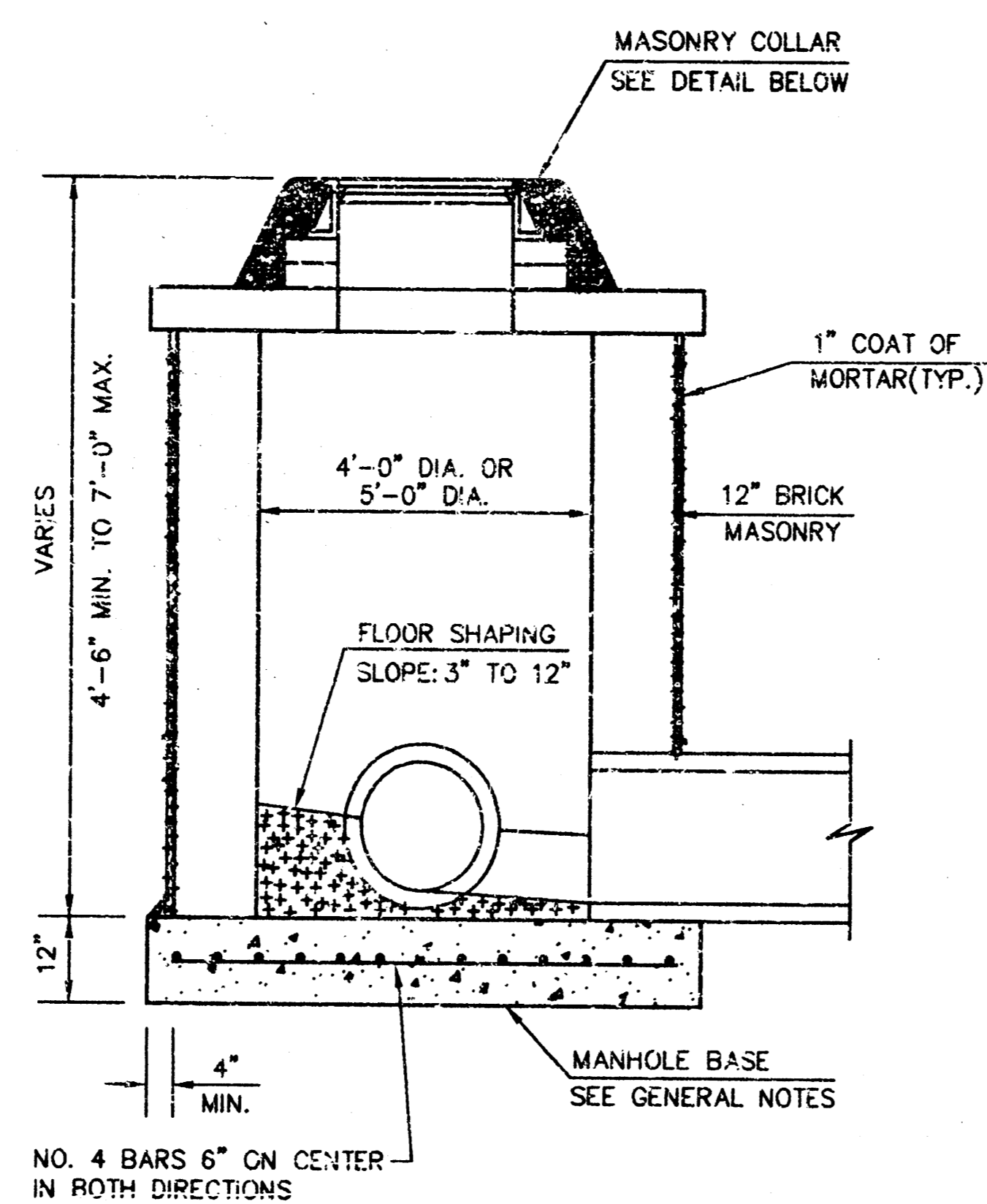
**COMOTARA INDUSTRIAL PARK 2ND ADD
LOT 15 STORM WATER SEWER**

TITLE SHEET

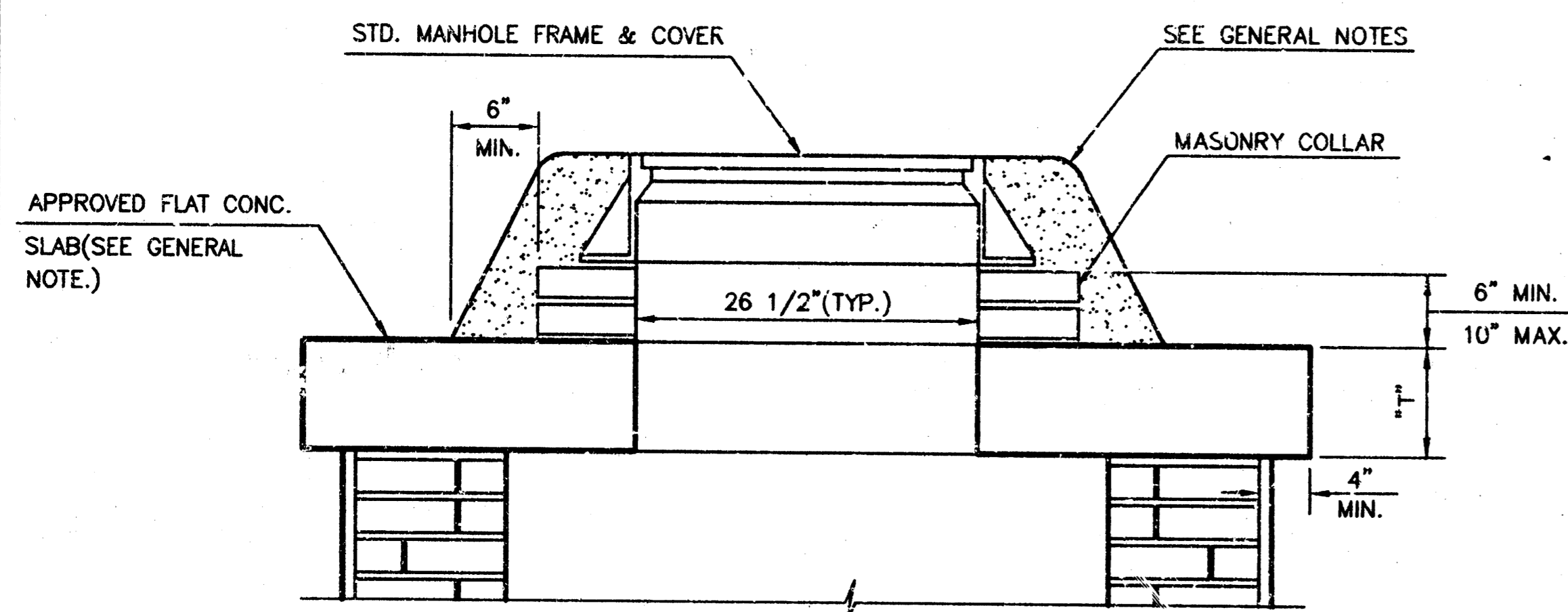
DESIGN BY: JTC	DRAWN BY: GJR	CHECKED: JTC
DATE: JANUARY 1999	JOB NO.: SWS-DT	SHEET NO.: 1



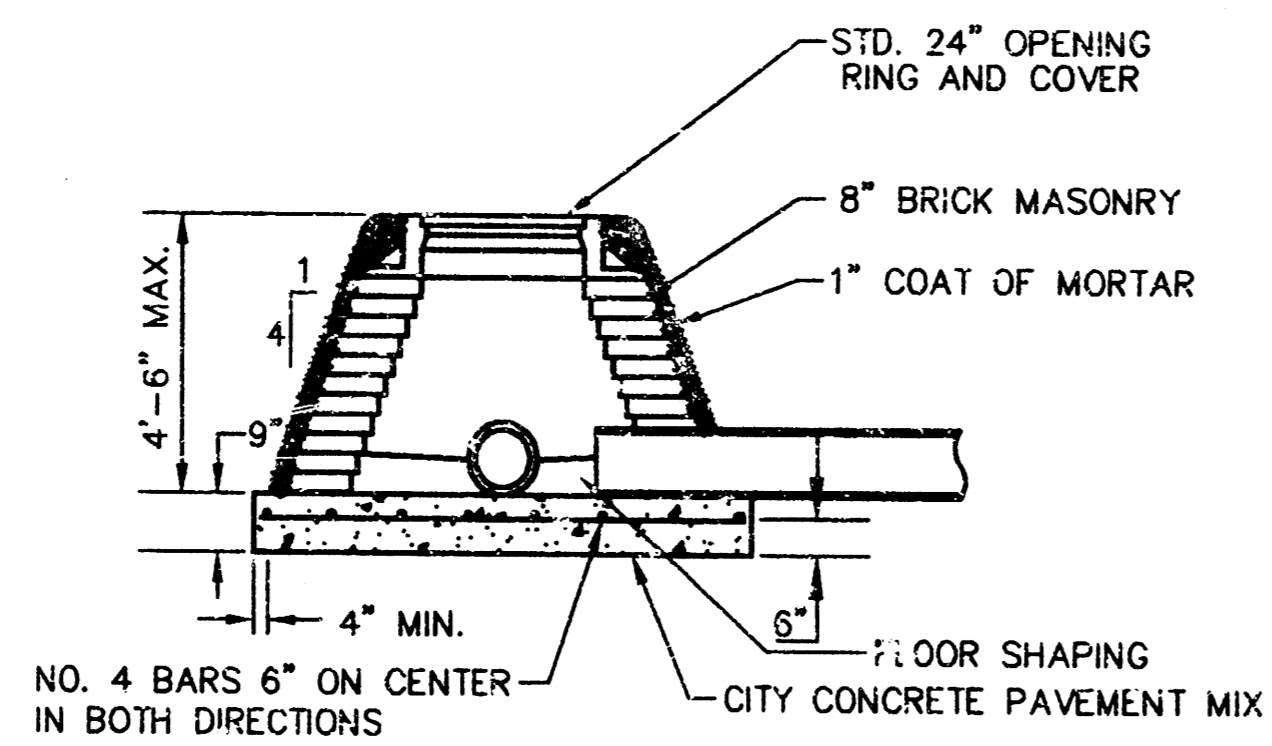
SHALLOW TYPE "A" MANHOLE



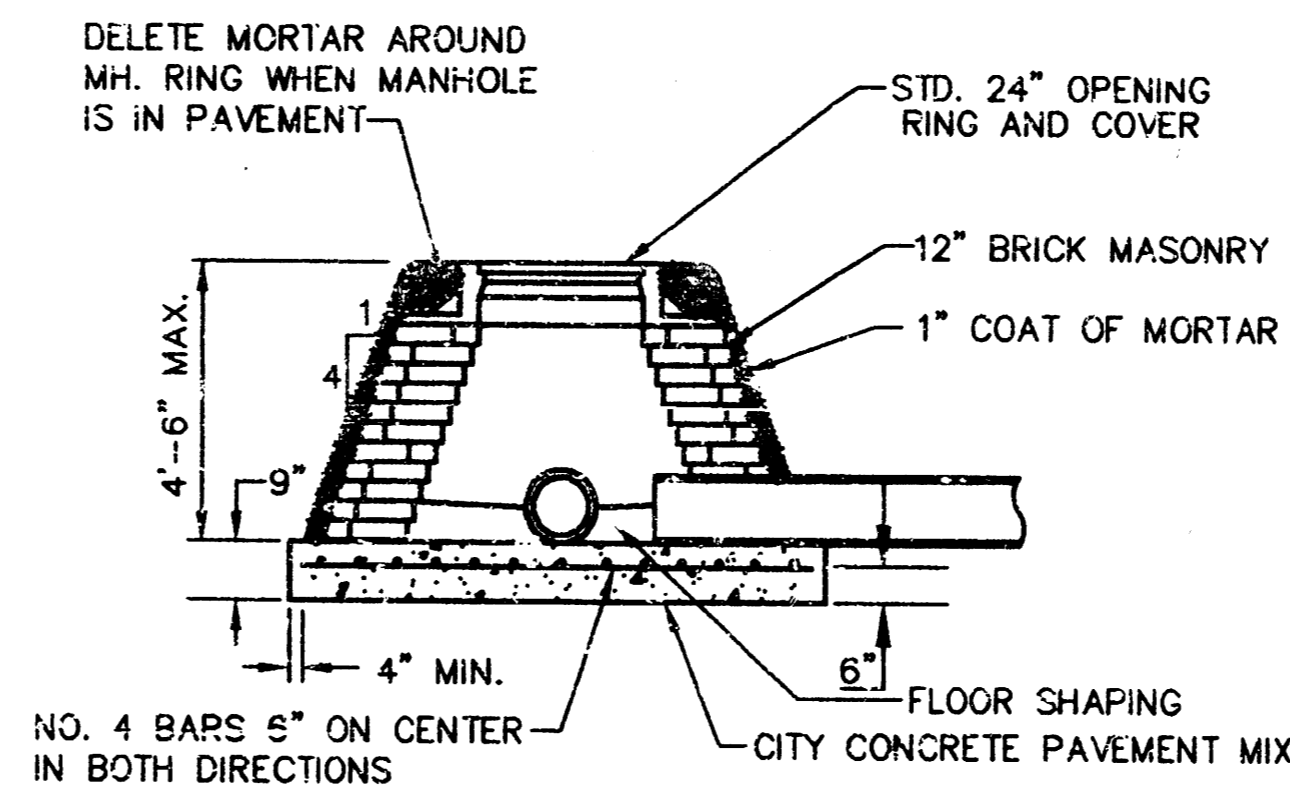
SHALLOW TYPE "B" MANHOLE



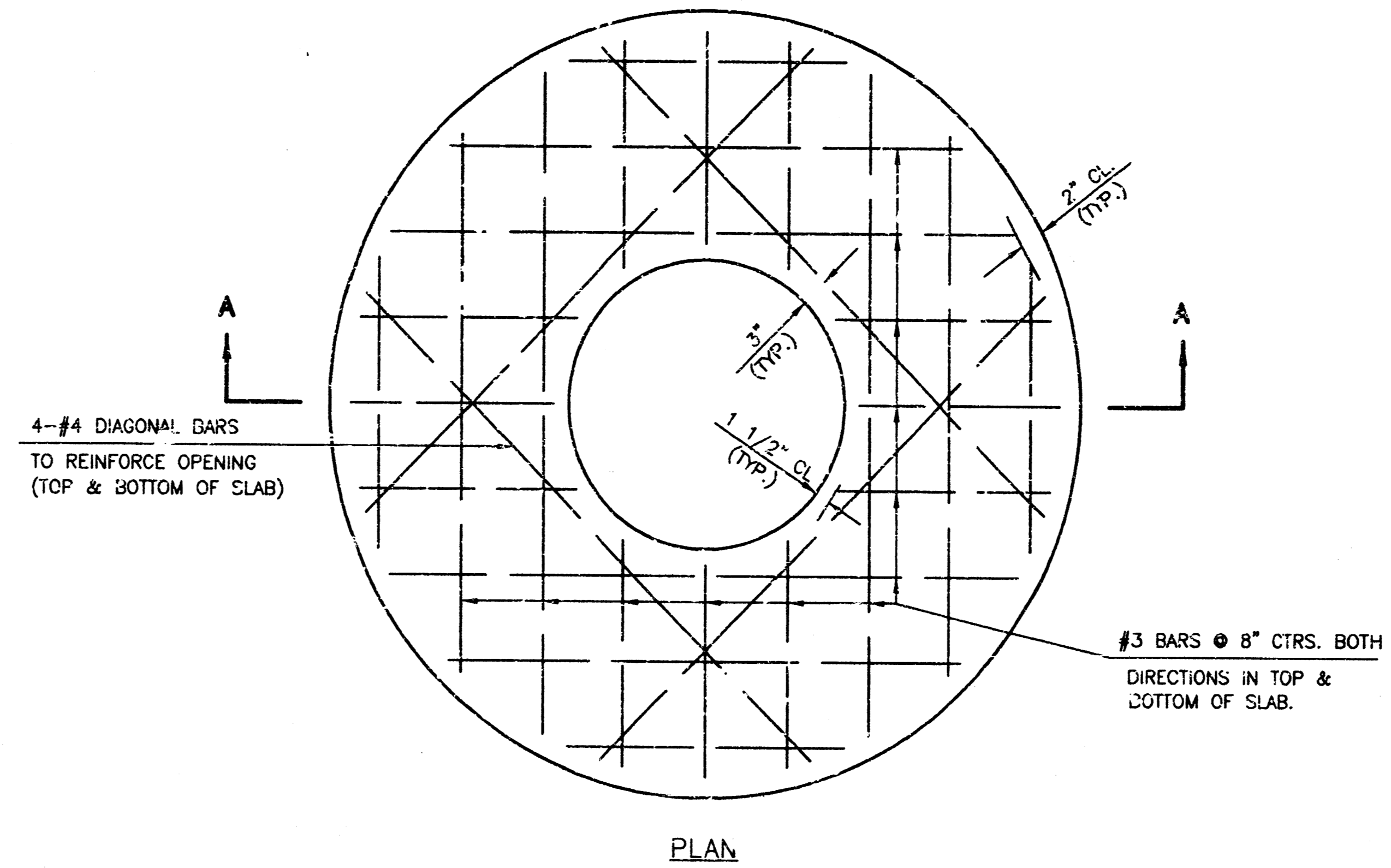
MASONRY COLLAR DETAIL



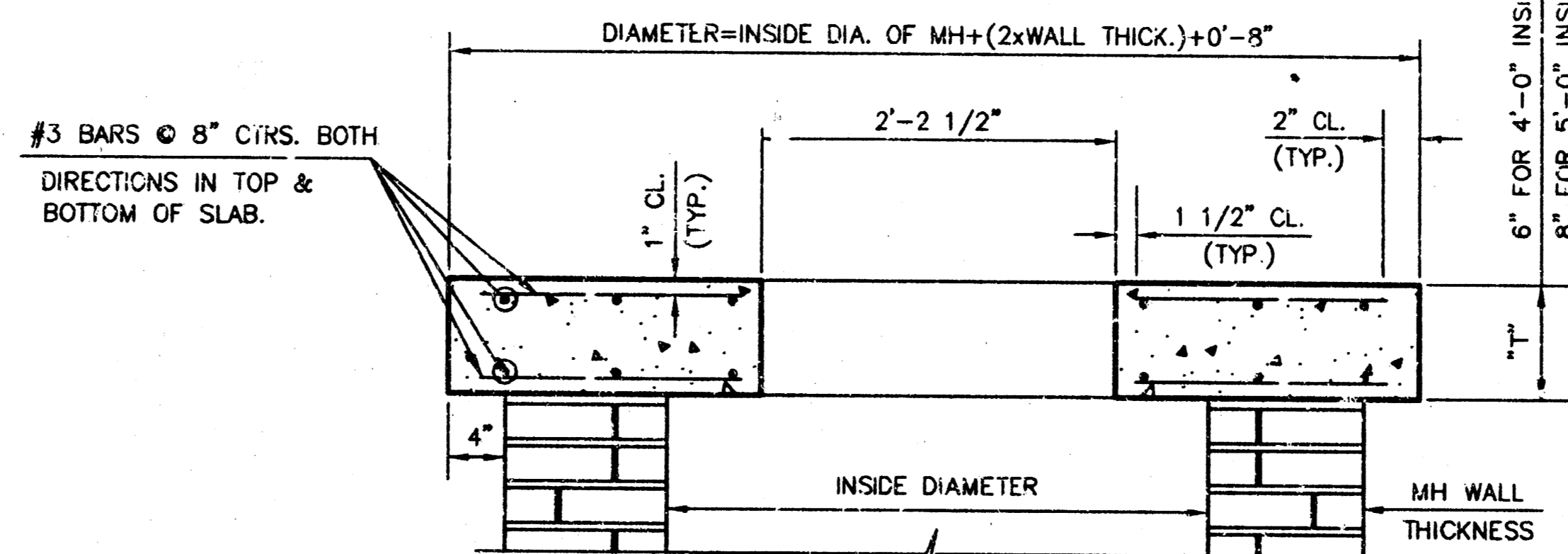
SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE



PLAN



SECTION A-A

FLAT CONCRETE SLAB DETAILS

GENERAL NOTES

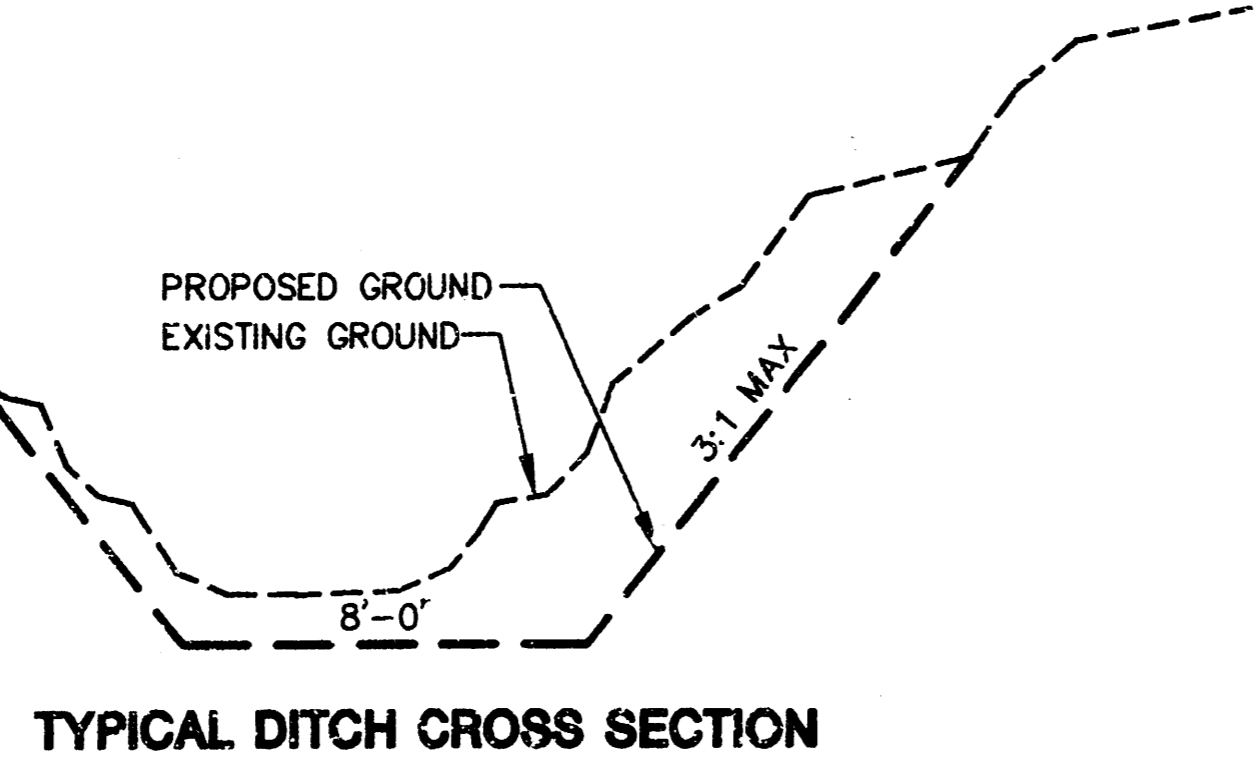
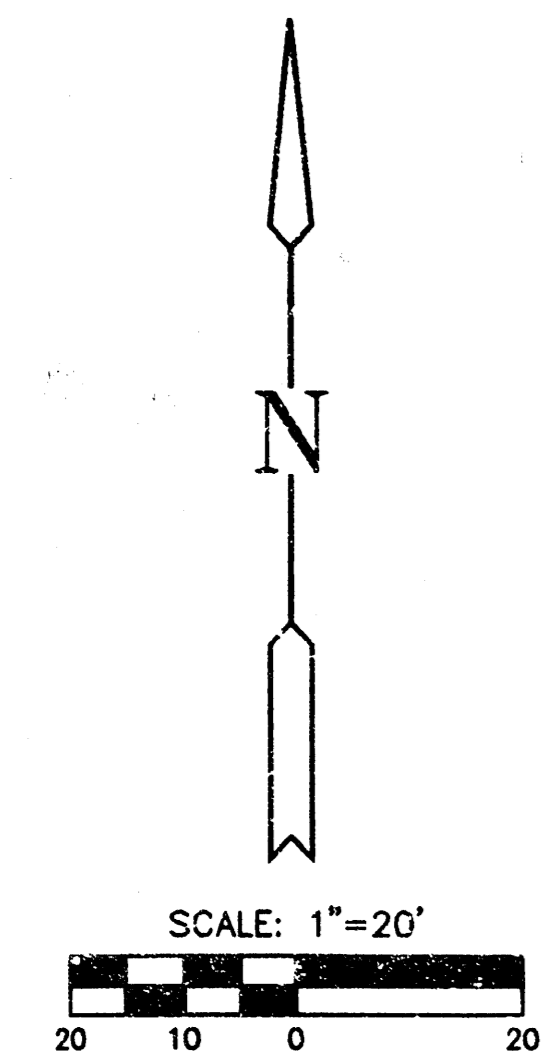
- MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE CEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. 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 NEAR 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.

S:\LOT_15\SWS-DD1.DWG Wed Jun 20 13:36:55 1999

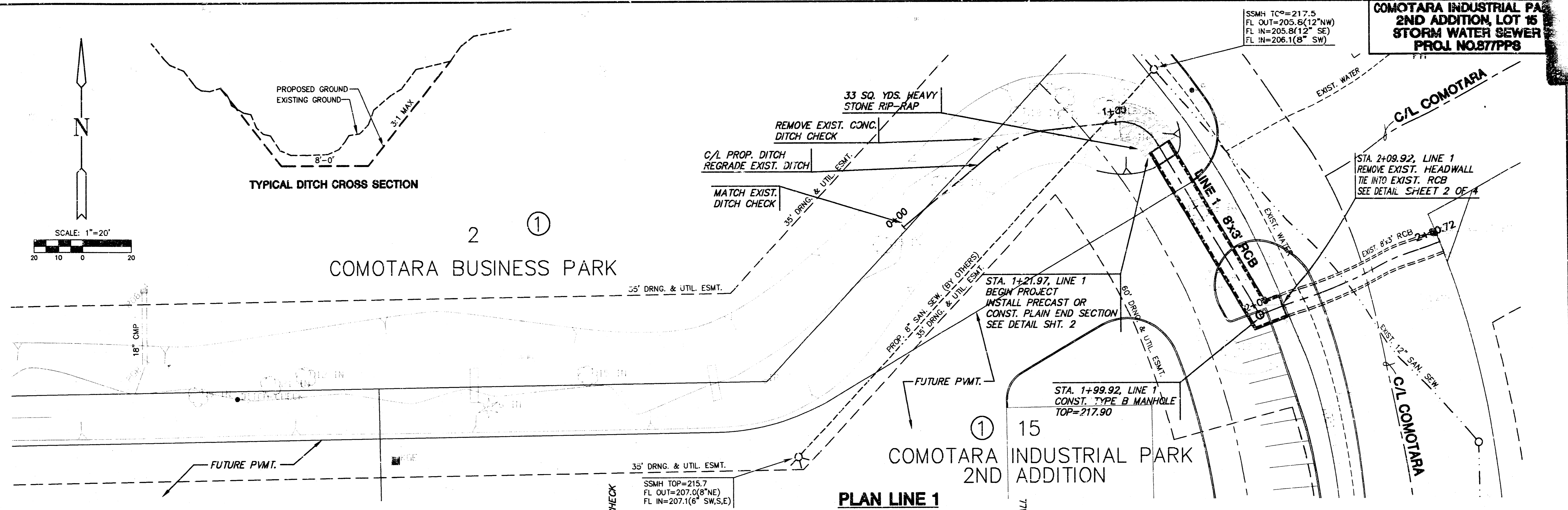
COMOTARA INDUSTRIAL PARK 2ND LOT 15 STORM WATER SEWER PROJECT NO. 877PPS PROJECT NAME			
MANHOLE DETAILS SHEET TITLE			
MID-KANSAS ENGINEERING CONSULTANTS, INC. 411 N. WEBB ROAD WICHITA, KS. 67206 316-684-9600	JTC DESIGN BY:	GJR DRAWN BY:	JTC CHECKED:
JANUARY 1999 DATE	SWS-DD1 JOB NO.	2 SHEET	

COMOTARA INDUSTRIAL PARK
2ND ADDITION, LOT 15
STORM WATER SEWER
PROJ. NO. 877PP8

SSMH TOP=217.5
FL OUT=205.6(12"NW)
FL IN=205.8(12"SE)
FL IN=206.1(8"SW)

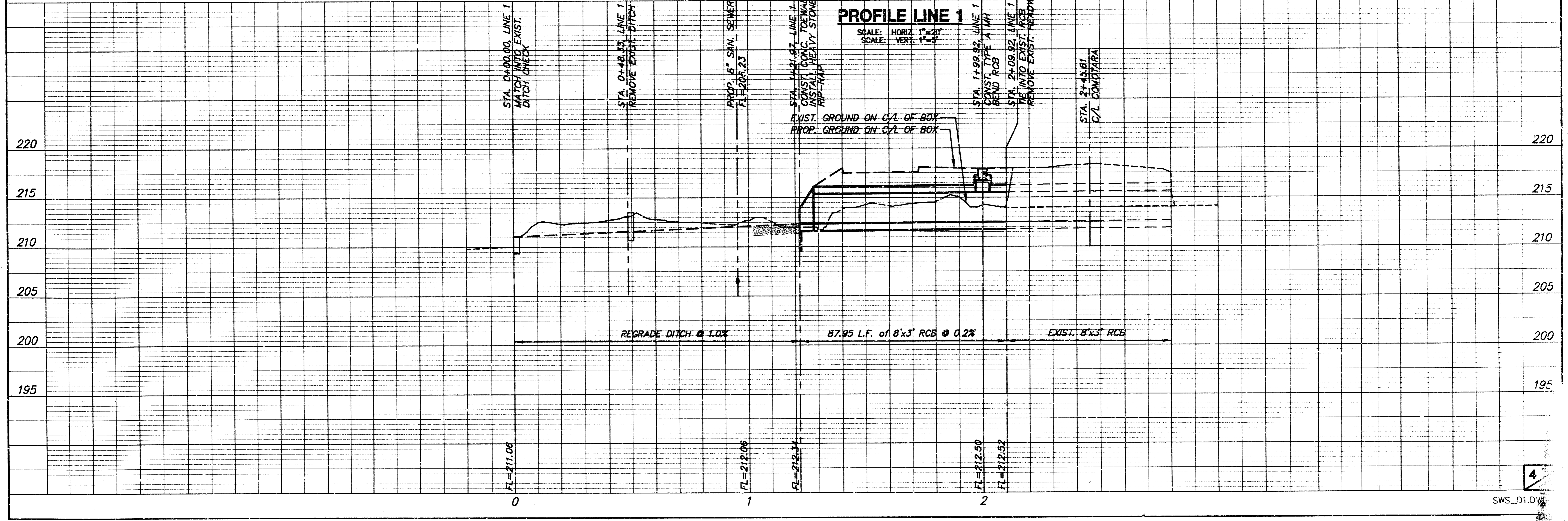


2 ①
COMOTARA BUSINESS PARK



① 15
COMOTARA INDUSTRIAL PARK
2ND ADDITION

PLAN LINE 1



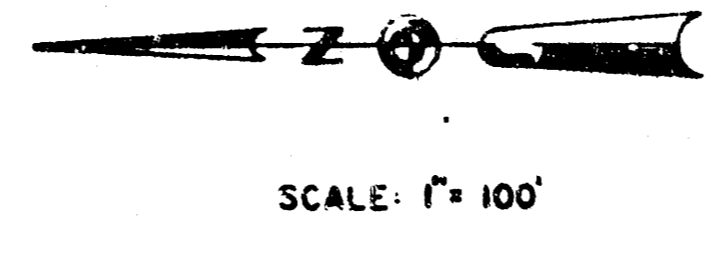
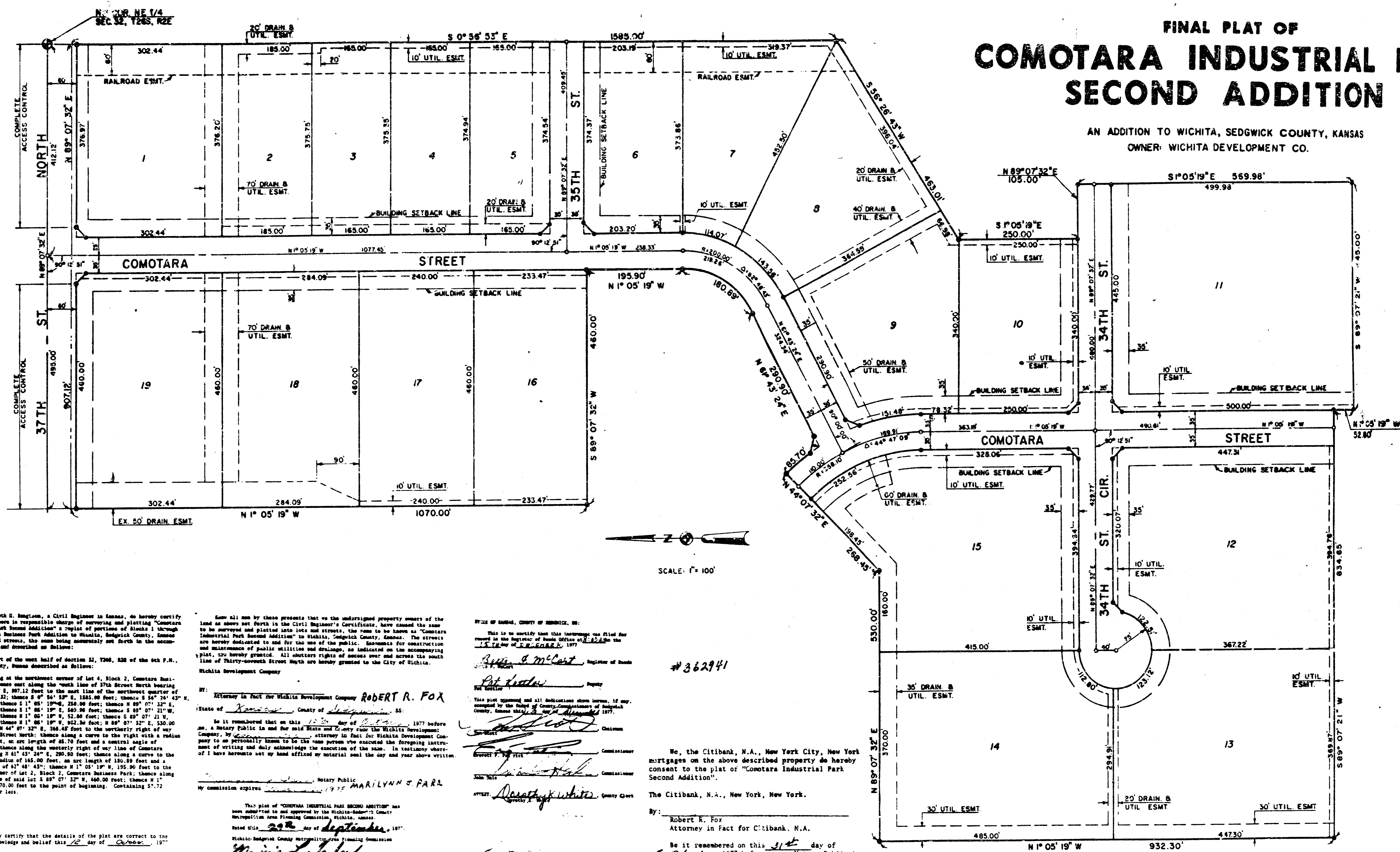
PROFILE LINE 1

SCALE: HORIZ. 1"=20'
SCALE: VERT. 1"=4'

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FINAL PLAT OF COMOTARA INDUSTRIAL PARK SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
OWNER: WICHITA DEVELOPMENT CO.



I, Kenneth H. Benston, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and plotting "Comotara Industrial Park Second Addition" a portion of blocks 1 through 4 of Comotara Business Park Addition to Wichita, Sedgwick County, Kansas. The lots and streets, the same being accurately set forth in the accompanying plat and described as follows:

That part of the west half of Section 33, T26S, R22E of the 6th P.M., Sedgwick County, Kansas described as follows:

Beginning at the southeast corner of Lot 4, Block 2, Comotara Business Park; thence east along the north line of 37th Street North bearing N 89° 07' 32" E, 897.12 feet to the east line of the southeast quarter of said Section 33; thence S 84° 13' E, 185.00 feet; thence S 84° 24' 43" E, 663.61 feet; thence S 1° 05' 19" W, 250.00 feet; thence S 89° 07' 32" E, 105.00 feet; thence S 1° 05' 19" W, 460.00 feet; thence S 89° 07' 32" E, 440.00 feet; thence S 1° 05' 19" W, 52.80 feet; thence S 89° 07' 32" E, 824.68 feet; thence S 1° 05' 19" W, 952.86 feet; thence S 89° 07' 32" E, 530.00 feet; thence S 84° 07' 32" E, 106.47 feet to the westerly right of way line of 34th Street North; thence along a curve to the right with a radius of 393.10 feet, an arc length of 65.70 feet and a central angle of 12° 29' 28"; thence along the westerly right of way line of Comotara Street bearing N 61° 43' 24" E, 290.90 feet; thence along a curve to the left with a radius of 140.00 feet, an arc length of 180.90 feet and a central angle of 87° 48' 43"; thence S 1° 05' 19" W, 155.90 feet to the southeast corner of Lot 2, Block 2, Comotara Business Park; thence along the south line of said lot S 89° 07' 32" E, 460.00 feet; thence S 1° 05' 19" W, 1070.00 feet to the point of beginning. Containing 57.72 acres, more or less.

Know all men by these presents that the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and plotted into lots and streets, the same to be known as "Comotara Industrial Park Second Addition" to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. All matters of record are hereby granted to the City of Wichita. Wichita Development Company

Notary in Fact for Wichita Development Company **ROBERT R. FOX**
State of Kansas County of Sedgwick SS:
Be it remembered that on this 31st day of September, 1977 before me, a Notary Public in and for said State and County, the said Wichita Development Company, by Robert R. Fox, attorney in fact for Wichita Development Company, 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
MARILYNN F. PARR
My Commission Expires 1978

OFFICE OF SHERIFF, COUNTY OF SEDGWICK, KS:
This is to certify that this instrument was filed for record in the Registry of Deeds Office on 9/22/77 at 1:12 PM by Robert R. Fox, 1977.

Robert R. Fox Register of Deeds
Pat Linder Deputy
This plat complies with all regulations above herein, if any, according to the Department of County Commissioners of Sedgwick County, Kansas, Chapter 10-1, 1977.

Robert R. Fox Chairman
Robert R. Fox Commissioner
Robert R. Fox Commissioner
Attest: Marilynn F. Parr County Clerk

#362941

We, the Citibank, N.A., New York City, New York mortgages on the above described property do hereby consent to the plat of "Comotara Industrial Park Second Addition".
The Citibank, N.A., New York, New York.
By: Robert R. Fox
Attorney in Fact for Citibank, N.A.

Be it remembered that on this 31st day of September, 1977 before me, a Notary Public in and for said State and County, came the Citibank, N.A., New York City, New York, by Robert R. Fox, attorney in fact for Citibank, N.A., to be 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.

Marilynn F. Parr Notary Public
MARILYNN F. PARR
My Commission Expires 1978

I, hereby certify that the details of the plat are correct to the best of my knowledge and belief this 1st day of October, 1977.

KENNETH H. BENSTON
1070 North Rock Road
Wichita, Kansas
Civil Engineer