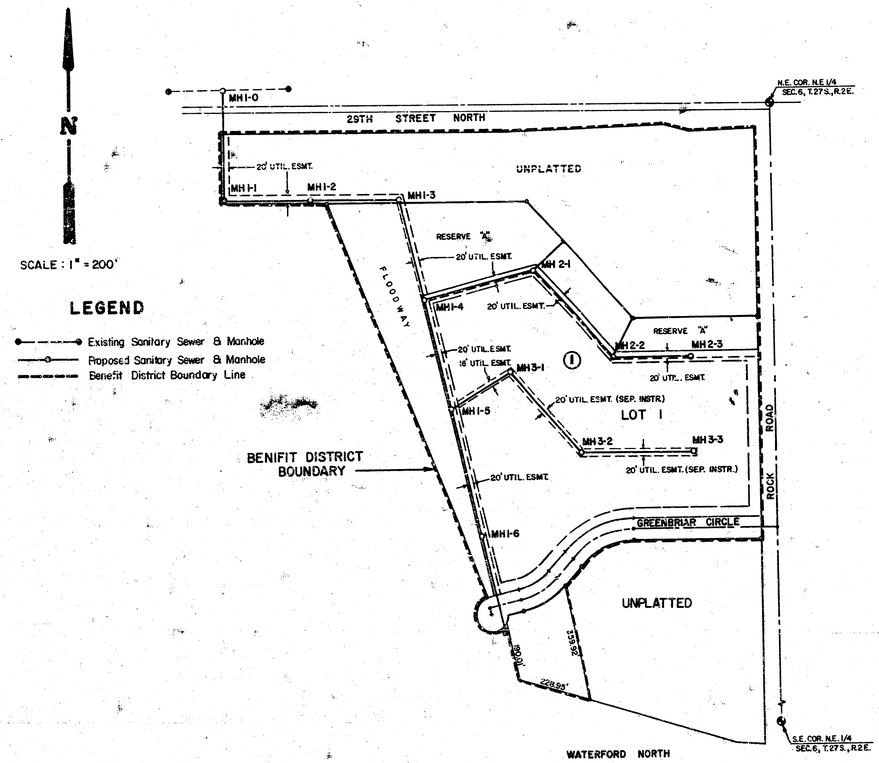
SANITARY SEWER NO. 23
LATERAL 32, MAIN 7
COMOTARA RETIREMENT CENTER ADDITION
PROJECT NO.
468·76·245·81381·000·000·001

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

GENERAL NOTES

1. 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.
2. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
3. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
4. 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.
5. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
6. COST OF EXCAVATION, HAULING AND DUMPING EXCESS EXCAVATION TO BE SUBSIDIARY TO PROJECT.
7. TREES TO BE REMOVED ARE MARKED ⊠. ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	LINE 1
5	LINE 2,4&5
6	LINE 3
7	FINAL PLAT

BENCH MARKS

B.M.#1. City Std. Disc, 75' west and 56' north of Quarter Section Corner (29th & Governeour)
Elevation = 182.56

T.B.M. Railroad spike in 2nd. powerpole south of Greenbriar on east side of Rock Road
Elevation = 222.58

As Built J.L. 5'85

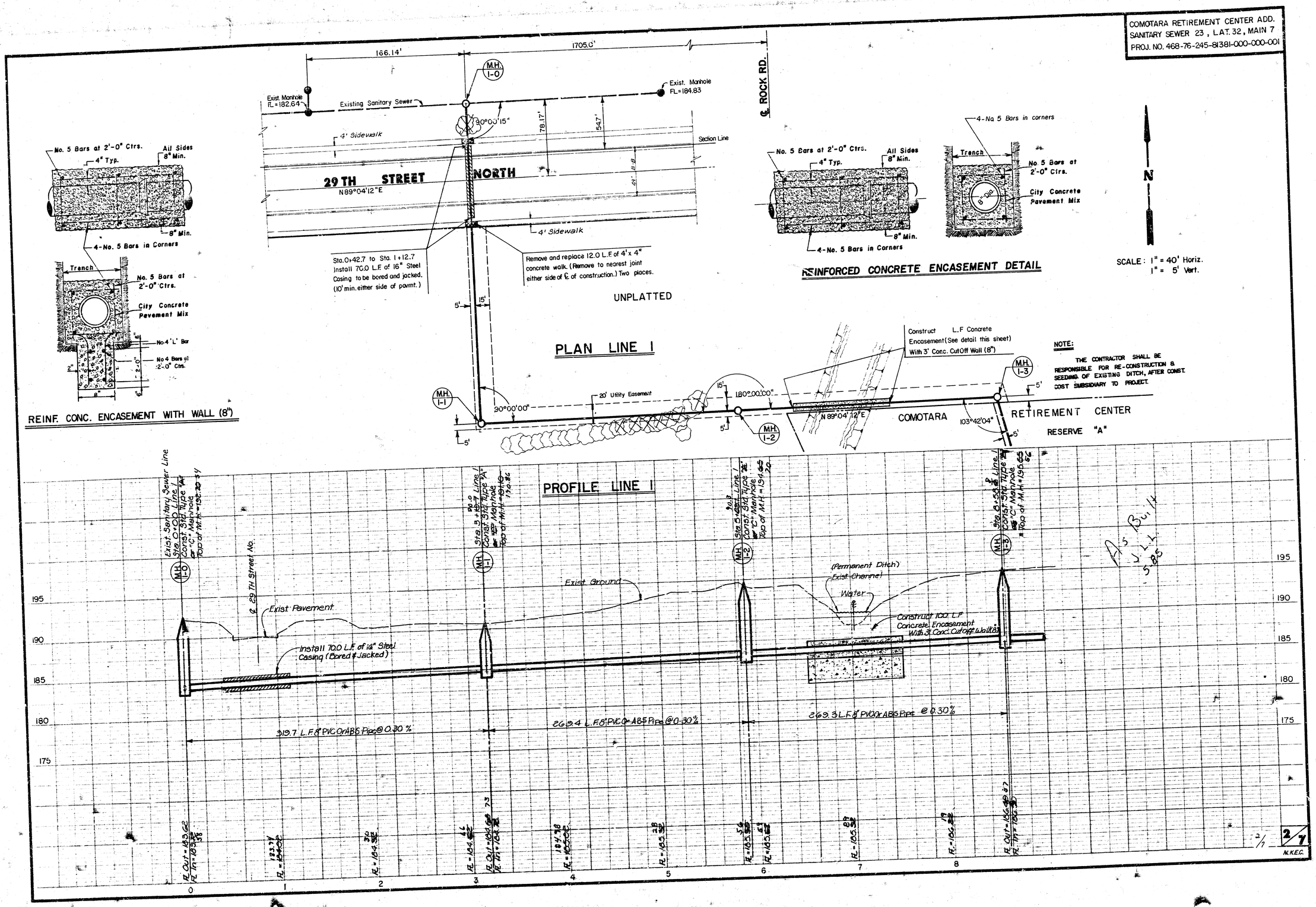
KENNETH H. BEAGLEY LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

MICHAEL L. HARDING LICENSED 9399 KANSAS PROFESSIONAL ENGINEER

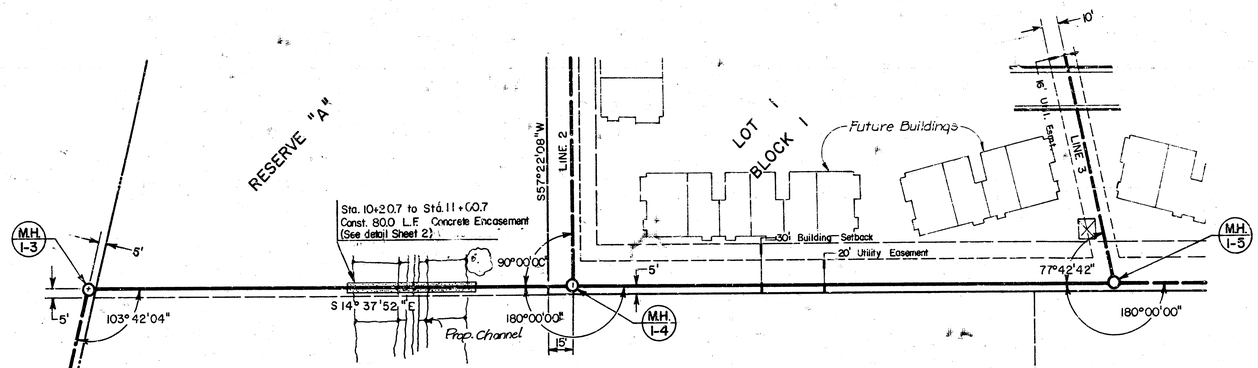
SANITARY SEWER EXTENSION
COMOTARA RETIREMENT CENTER ADDITION

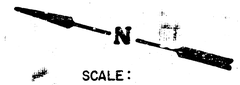
Design D.H.
Drawn by D.R.
Checked by K.B.
Date SEPT. 1984
Job no.
Sheet 1 of 7

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


COMOTARA RETIREMENT CENTER ADD.
SANITARY SEWER 23, LAT. 32, MAIN 7
PROJ. NO. 468-76-245-81381-000-000-001
166.14'
1705.0'
M.H. 1-0
Exist. Manhole FL=182.64
Existing Sanitary Sewer
Exist. Manhole FL=184.83
℄ ROCK RD.
90°00'15"
78.17'
54.7'
4' Sidewalk
Section Line
29 TH STREET NORTH
N89°04'12"E
4' Sidewalk
Sta. 0+42.7 to Sta. 1+12.7 Install 70.0 L.F. of 16" Steel Casing to be bored and jacked. (10' min. either side of pavmt.)
Remove and replace 12.0 L.F. of 4' x 4" concrete walk. (Remove to nearest joint either side of ℄ of construction.) Two places.
UNPLATTED
PLAN LINE 1
No. 5 Bars at 2'-0" Ctrs.
4" Typ.
All Sides 8" Min.
8" Min.
4-No. 5 Bars in Corners
Trench
No. 5 Bars at 2'-0" Ctrs.
City Concrete Pavement Mix
No. 4 'L' Bar
No. 4 Bars at 2'-0" Ctrs.
REINF. CONC. ENCASEMENT WITH WALL (8")
4-No. 5 Bars in corners
No. 5 Bars at 2'-0" Ctrs.
City Concrete Pavement Mix
REINFORCED CONCRETE ENCASEMENT DETAIL
N
SCALE: 1" = 40' Horiz.
1" = 5' Vert.
Construct L.F. Concrete Encasement (See detail this sheet) With 3' Conc. Cut Off Wall (8")
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-CONSTRUCTION & SEEDING OF EXISTING DITCH, AFTER CONST. COST SUBSIDIARY TO PROJECT.
M.H. 1-1
M.H. 1-2
M.H. 1-3
20' Utility Easement
90°00'00"
180°00'00"
N89°04'12"E
COMOTARA RETIREMENT CENTER
103°42'04"
RESERVE "A"
PROFILE LINE 1
Exist. Sanitary Sewer Line Sta. 0+00 Line 1 Const. Std. Type "A" "C" Manhole Top of M.H.=192.20
℄ 29 TH Street No.
Exist. Pavement
Install 70.0 L.F. of 16" Steel Casing (Bored & Jacked)
Exist. Ground
(Permanent Ditch) Exist. Channel
Water
Construct 100 L.F. Concrete Encasement With 3' Conc. Cut off Wall (8")
319.7 L.F. 8" PVC Or ABS Pipe @ 0.30%
269.4 L.F. 8" PVC Or ABS Pipe @ 0.30%
269.3 L.F. 8" PVC Or ABS Pipe @ 0.30%
195
190
185
180
175
0
1
2
3
4
5
6
7
8
As Built
J.L.L.
5-85
2/7
M.K.E.C.

COMOTARA RETIREMENT CENTER ADD.
SANITARY SEWER 23 , LAT 32 , MAIN 7
PROJ. NO. 468-76-245-81381-000-000-001





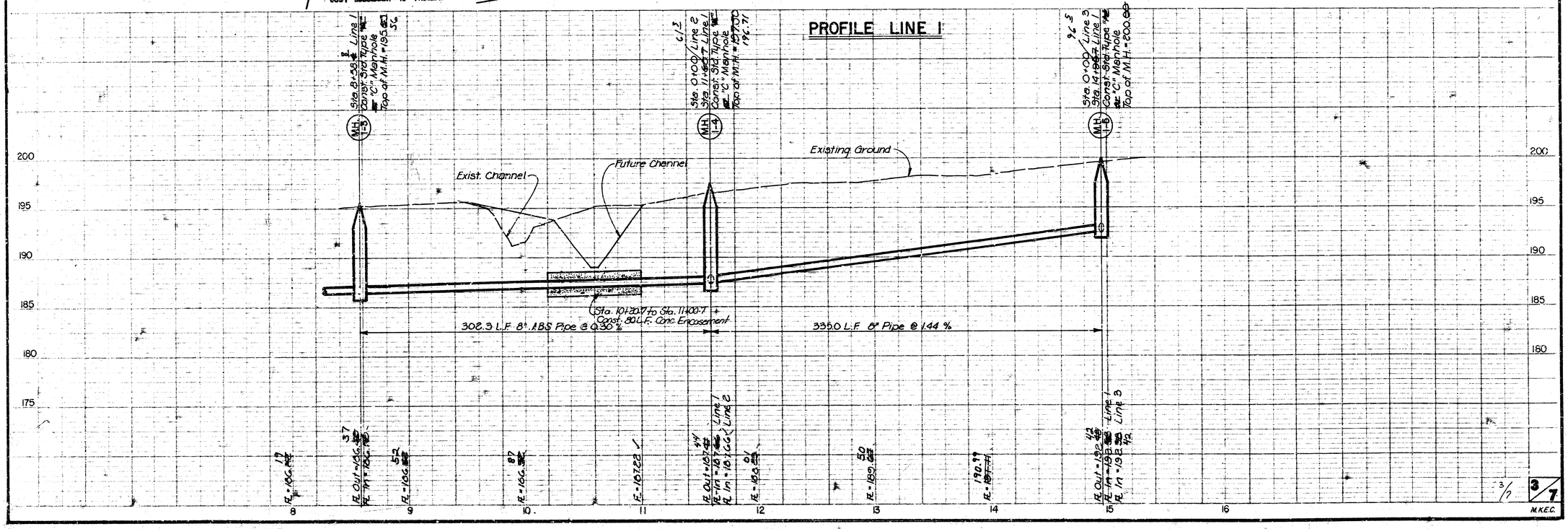
As Built
J.L.L.
5-85

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-CONSTRUCTION & SEEDING OF EXISTING DITCH, AFTER CONST. COST SUBSIDIARY TO PROJECT.

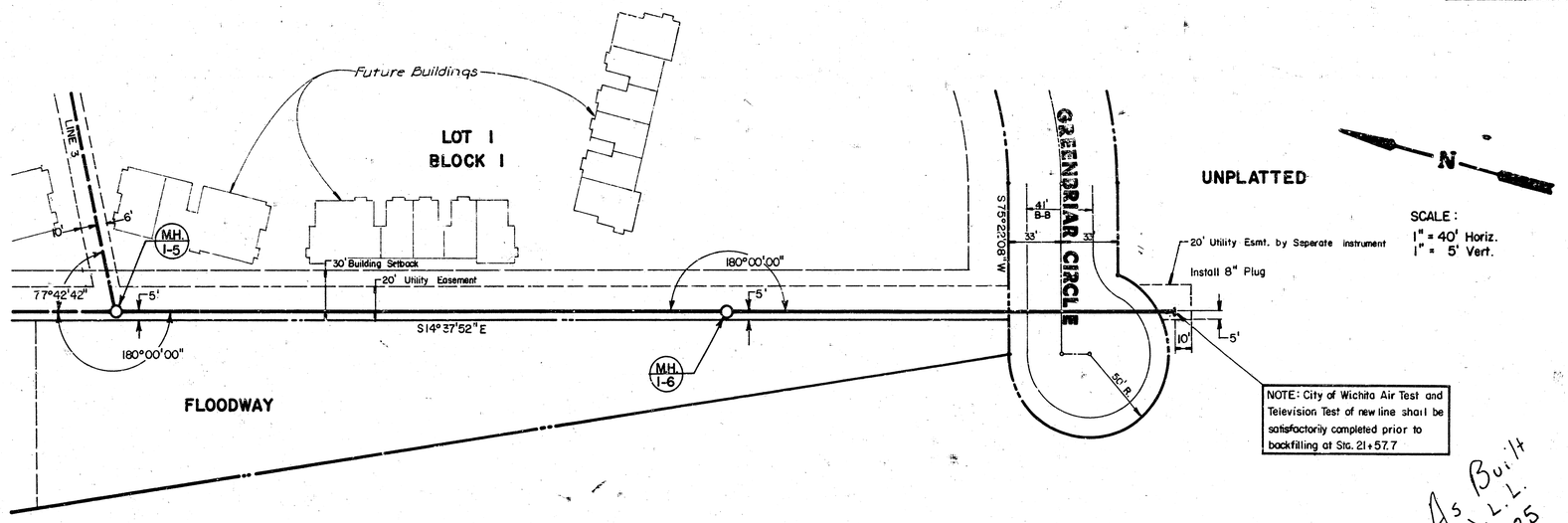
PLAN LINE 1

PROFILE LINE 1



3/7
M.K.E.C.

COMOTARA RETIREMENT CENTER ADD.
SANITARY SEWER #23, LAT. 32, MAIN #7
PROJ. NO. 468-76-245-61381-000-000-001



N

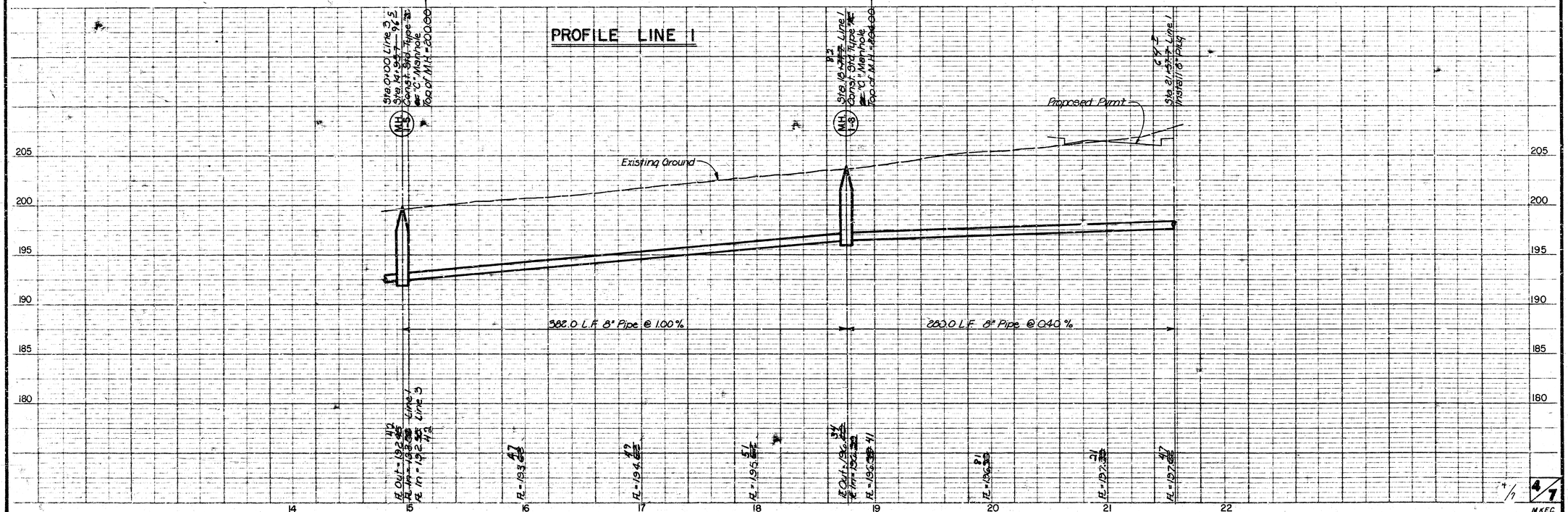
SCALE :
1" = 40' Horiz.
1" = 5' Vert.

NOTE: City of Wichita Air Test and Television Test of new line shall be satisfactorily completed prior to backfilling at Sta. 21+57.7

As Built
J.L.L.
5-85

PLAN LINE 1

PROFILE LINE 1



M.K.E.C.

COMOTARA RETIREMENT CENTER ADD.
SANITARY SEWER #23, LAT. 32, MAIN 7
PROJ. NO. 468-76-245-81381-000-000-001

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

Install 8" Plug

NOTE: City of Wichita Air Test and Television Test of new line shall be satisfactorily completed prior to backfilling at Sta. 1+15 Line 4

NOTE: City of Wichita Air Test and Television Test of new line shall be satisfactorily completed prior to backfilling at Sta. 1+25.6 Line 5

RESERVE "A"

LINE 4

N 43°22'20" W

151°15'32"

M.H. 2-1

15'

20'

N8°4'1'28"

S 75°22'08" W

20' Utility Easement

LINE 1

5'

M.H. 1-4

90°00'00"

180°00'00"

Future Buildings

LOT 1
BLOCK 1

LINE 5

N 89°05'38" W

66°13'59"

M.H. 2-2

M.H. 2-3

6" Stub

30' Bldg. Setback

50'

Q ROCK ROAD

As Built
J.L.L.
5-85

PLAN LINE 2, 4 & 5

PROFILE LINE 2

Existing Ground

361.3 L.F. 8" Pipe @ 0.60%

354.6 L.F. 8" Pipe @ 1.00%

239.0 L.F. 8" Pipe @ 1.00%

PROFILE LINE 5

125.6 L.F. 8" Pipe @ 0.40%

Const. 50 L.F. Conc. Encasement

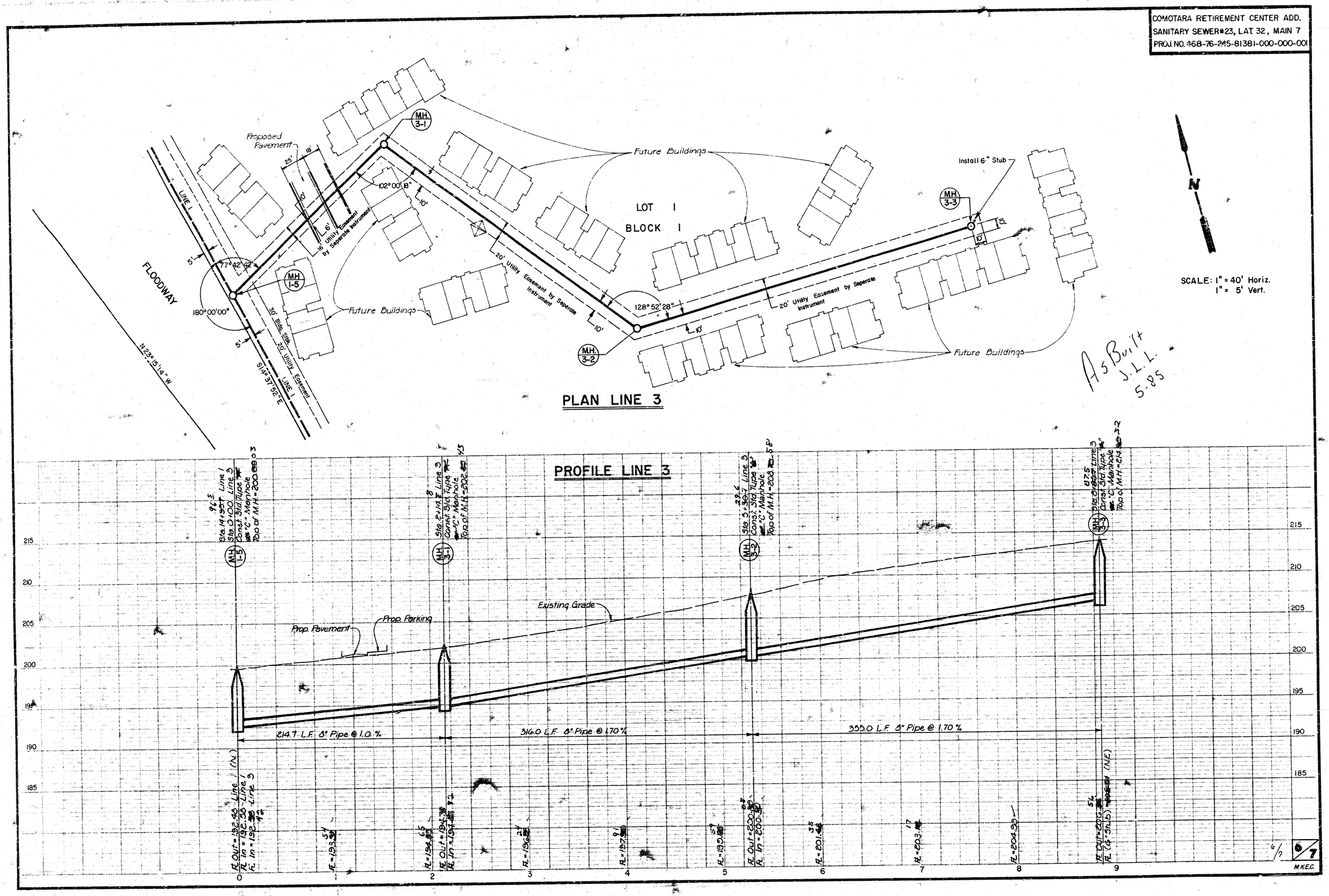
PROFILE LINE 4

115.0 L.F. 8" Pipe @ 0.40%

Const. 50 L.F. Conc. Encasement

MKEC.

COMOTARA RETIREMENT CENTER ADD.
SANITARY SEWER #23, LAT 32, MAIN 7
PROJ. NO. 468-76-245-81381-000-000-001

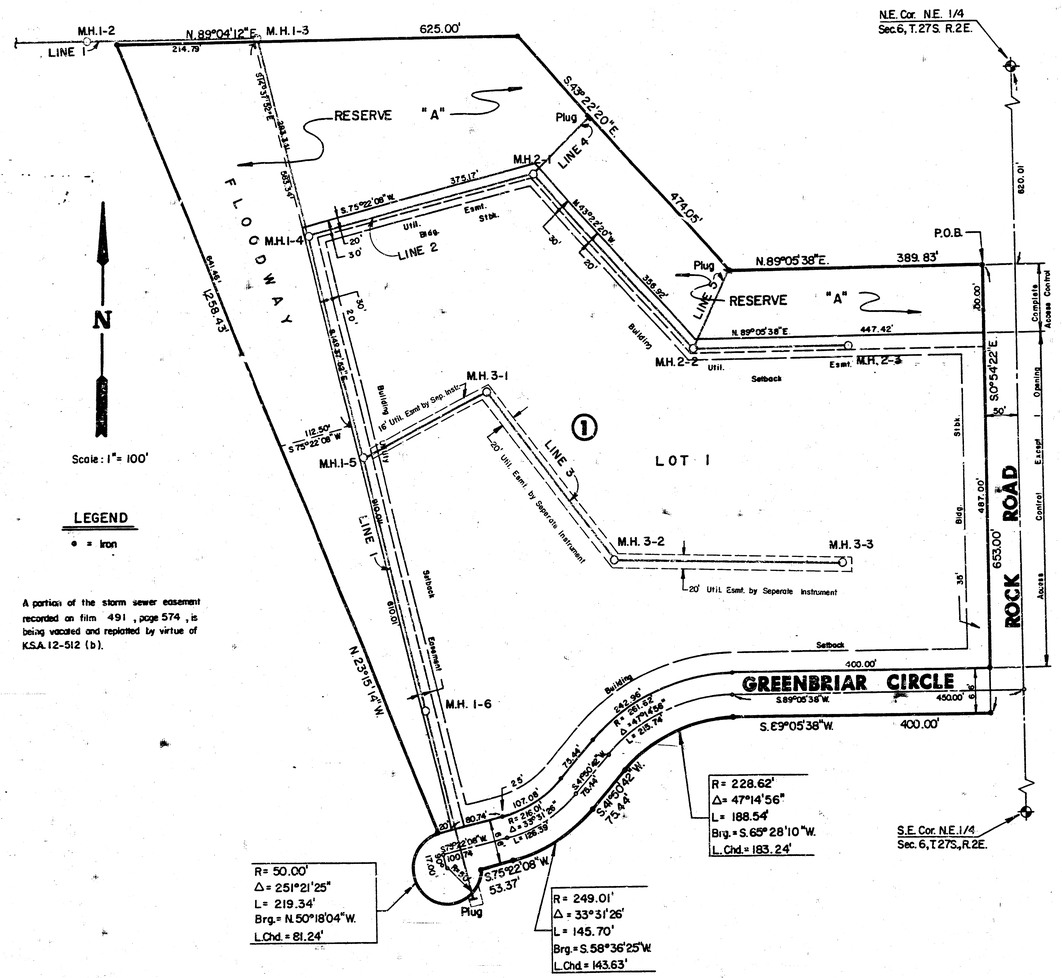


8C-1 1-W

FINAL PLAT OF

COMOTARA RETIREMENT CENTER ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

• = Iron

A portion of the storm sewer easement recorded on film 491, page 574, is being vacated and replatted by virtue of K.S.A. 12-512 (b).

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Comotara Retirement Center Addition", an addition to Wichita, Sedgwick County, Kansas, into a Lot, and Block, a Street and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

An unplatted tract of land lying within the northeast quarter of Section 6, 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 Rock Road, said point being 620.01 feet south and 50.00 feet west of the northeast corner of said northeast quarter; thence southerly along said west line bearing S 0° 54' 22" E, 653.00 feet; thence S 89° 05'38" W, 400.00 feet to a point on a curve to the left having a central angle of 47° 14'56", a radius of 228.62 feet, a long chord bearing S 65° 28'10" W, having a length of 183.24 feet, thence along said curve a distance of 188.54 feet; thence S 41° 50' 42" W, 75.44 feet to a point on a curve to the right having a central angle of 33° 31' 26", a radius of 249.01 feet, a long chord bearing S 58° 36' 25" W, having a length of 143.63 feet, thence along said curve a distance of 145.70 feet; thence S 75° 22' 08" W, 53.37 feet to a point on a curve to the left having a central angle of 251° 21' 25", a radius of 50.00 feet, a long chord bearing N 50° 18' 04" W, having a length of 81.24 feet, thence along said curve a distance of 219.34 feet; thence N 23° 15' 14" W, 1258.43 feet; thence N 89° 04' 12" E, 625.00 feet; thence S 63° 22' 20" E, 474.05 feet; thence N 89° 05' 38" E, 389.83 feet to a point on the west line of Rock Road said point being the point of beginning.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this 26 day of June, 1984.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, Kansas 67206

KENNETH H. BENGTSON LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

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 same to be surveyed and platted into a Lot, a Block, a Street, and a Reserve, the same to be known as "Comotara Retirement Center Addition", an 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 as indicated on the accompanying plat are hereby granted. Reserve "A" is platted for the use of utilities, drainage, detention and retention of storm runoff, recreation and open space and shall be owned and maintained by the owner of Lot 1, Block 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no structure shall be constructed on or within the floodway nor shall any fill, change of grade, creation of channel or other work be carried on within the floodway without the permission of the City Engineer. All abutters rights of access over and across the east line of Lot 1, Block 1, and Reserve "A", are hereby granted to the City of Wichita, provided however, that Lot 1, Block 1 shall have access to Rock Road at one location to be determined by the Engineer of the City of Wichita.

Woodlawn Development Company
a partnership

Donald J. Ablah
partner

Wesley Medical Endowment Foundation

Duane L. Dyer
President

#703312

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this 27th day of June, 1984, before me, a Notary Public in and for said State and County, came Woodlawn Development Company, a partnership, by Donald J. Ablah, partner, and also Wesley Medical Endowment Foundation, By Duane L.Dyer, President, 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 offixed my notarial seal the day and year above written.

Joyce L. Kaufman, Notary Public
My Appointment Expires: 6-8-88

JOYCE L. KAUFMAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6-8-88

We, the First National Bank of St. Paul, mortgagees on the above described property do hereby consent to the plat of "Comotara Retirement Center Addition".

Phillip S. Frick
Phillip S. Frick
Attorney in Fact for First National Bank of St. Paul

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this 27th day of June, 1984, before me, a Notary Public in and for said State and County, came the First National Bank of St. Paul, by Phillip S. Frick, Attorney in Fact for First National Bank of St. Paul, 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.

Joyce L. Kaufman, Notary Public
My Appointment Expires: 6-8-88

JOYCE L. KAUFMAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6-8-88

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

Dated this 14th day of June, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert K. Chisholm, Chairman
Robert K. Chisholm

Robert A. Lakin, 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 19th day of July, 1984.

Robert G. Knight, Mayor

Donald C. Gleick, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 25th day of July, 1984.

Jack Lovatt, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

Attest: Dorothy K. White, County Clerk
Dorothy K. White

Entered on transfer record this 25th day of July, 1984.

Dorothy K. White, County Clerk
Dorothy K. White

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 8:30AM on the 26th day of JULY, 1984.

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

Pat Keesler, Deputy
Pat Keesler

7/7

20.00

M-1 1-28