

SANITARY SEWER PLANS FOR BED & BREAKFAST INN HI-TECH INDUSTRIAL PARK SECOND ADDITION PRIVATE PROJECT NO. 253 PPS(607861)

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
MAY, 1990

GENERAL NOTES:

- 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.
- 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.
- 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:

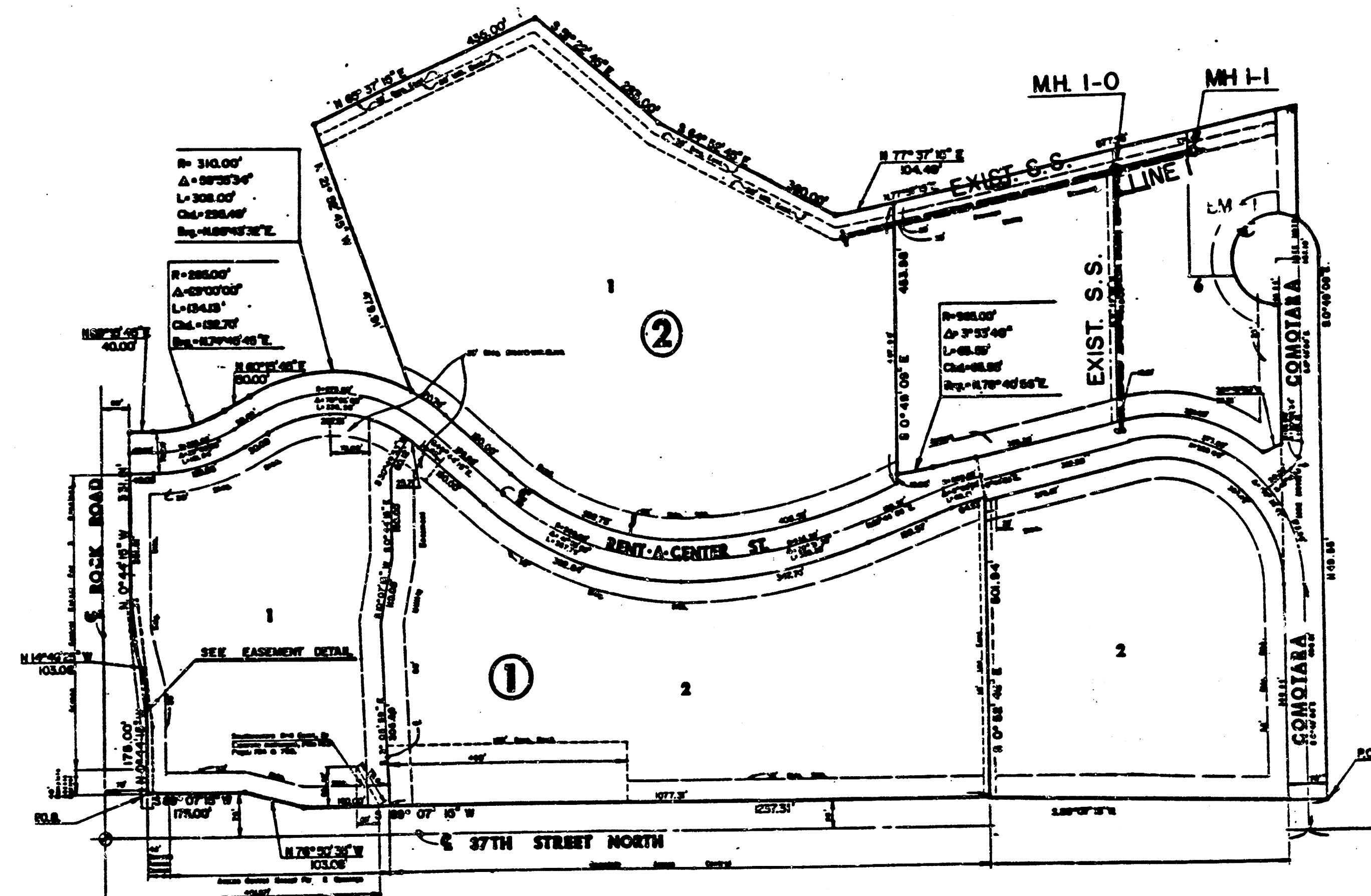
KANSAS ONE-CALL 1-800-344-7233
OR 687-2470 (LOCAL WICHITA)

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

SOUTHWESTERN BELL TELEPHONE COMPANY 1-571-2115
CABLEVISION 262-4270 OR 263-2061
KPL GAS SERVICE COMPANY 263-7511
KANSAS GAS & ELECTRIC 264-1141
CITY OF WICHITA WATER DEPARTMENT 268-4908
CITY OF WICHITA SEWER MAINTENANCE 268-4071
ARKLA GAS COMPANY 942-8350 OR 263-8161
- 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.
- COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
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BENCH MARKS

B.M. #1 "□" CUT ON TOP OF CURB NORTHWEST SIDE OF COMOTARA DRIVE IN FRONT OF THE INN AT WILLOWBEND
ELEV. = 210.09'



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.

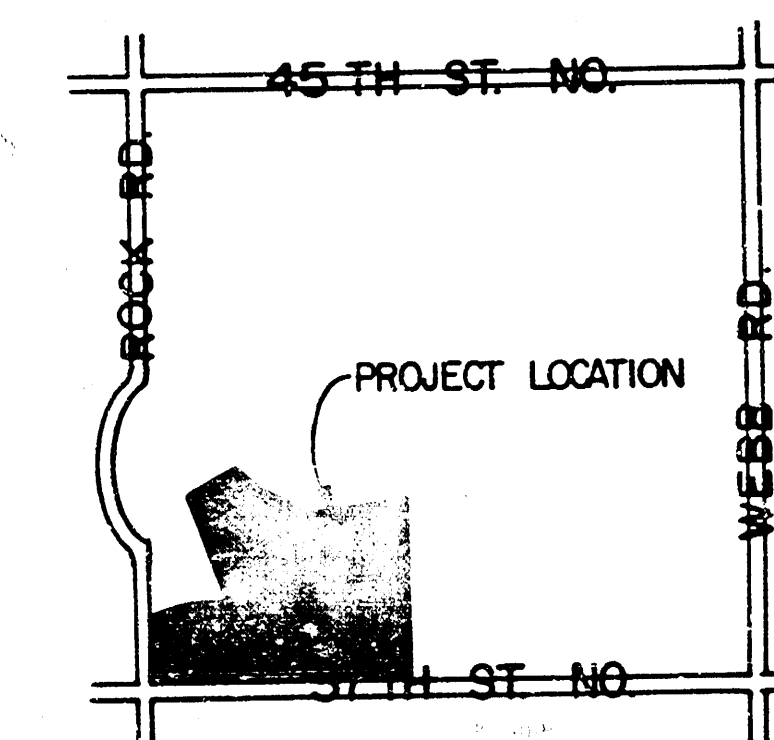
APPROVED AS NOTED

By CITY ENGINEER OF WICHITA

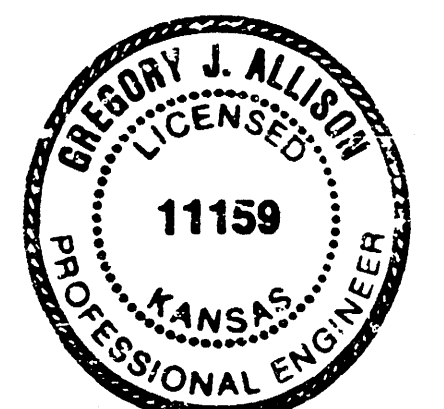
Sanitary Sewers VRH 5/23/90
Storm Sewers _____
Driveway Approaches _____
Water Mains _____
Paving _____

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	Title Sheet
2	Plan & Profile - Line 1
3-4	Hi-Tech Industrial Park Second Addition Final Plat



LOCATION MAP



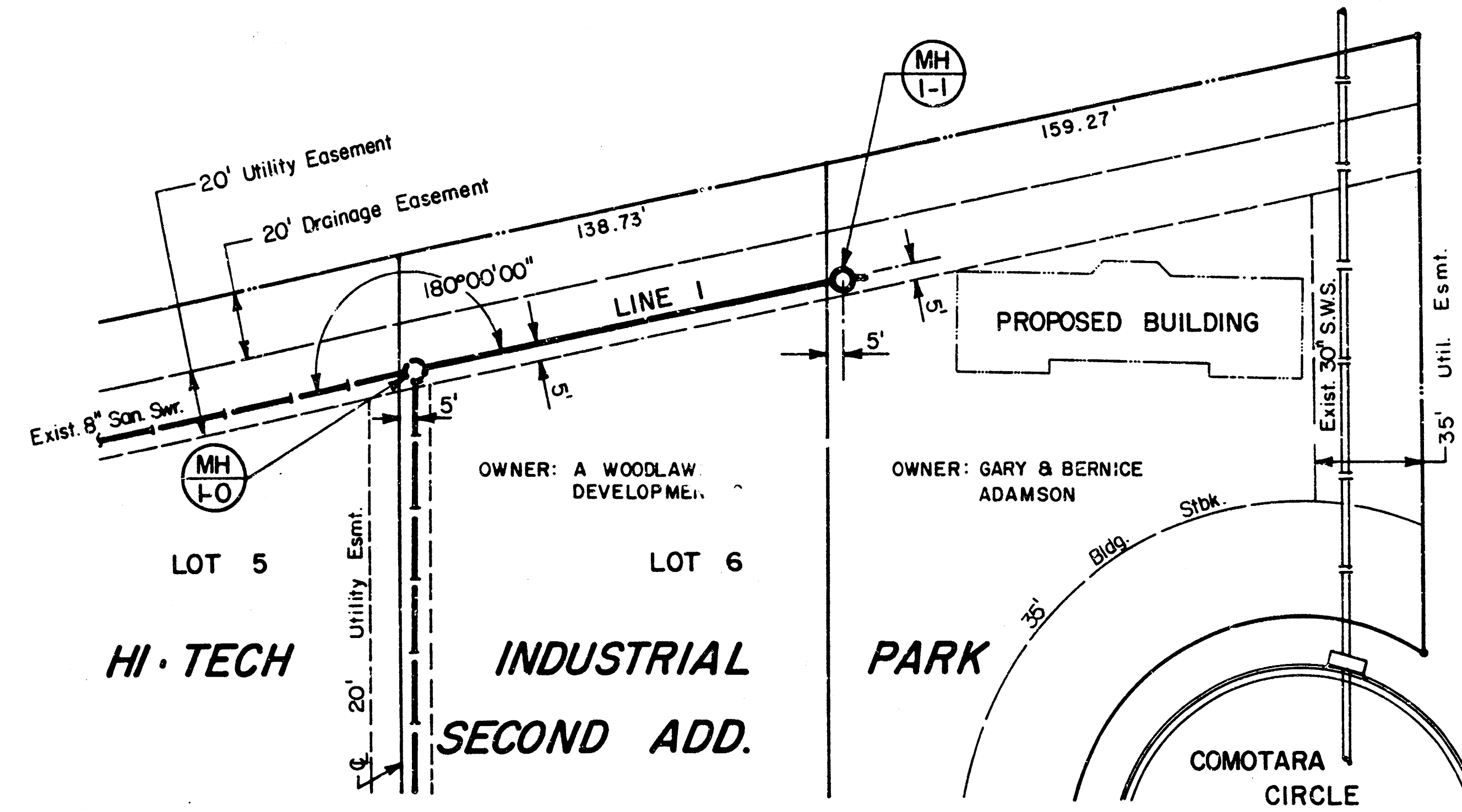
*Booked
9-90
RDL*

AS BUILT: JULY 1990 KSM

	BED & BREAKFAST INN		Design GJA
	SANITARY SEWER PLANS		Drawn by DPR
			Checked by _____
			Date May 1990
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226			Sheet 1 of 4

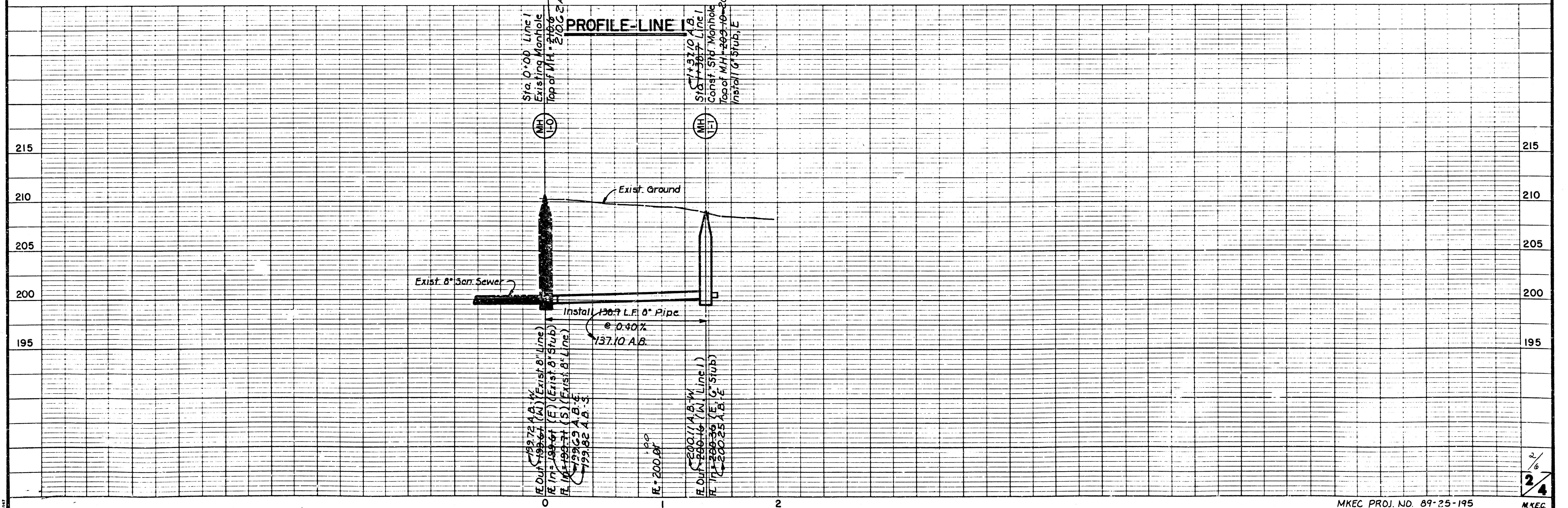
MKEC PROJ. NO. 89-25-195

WILLOWBEND FIRST ADDITION



PLAN-LINE 1

PROFILE-LINE 1



SANITARY SEWER PLANS FOR BED & BREAKFAST INN HI-TECH INDUSTRIAL PARK SECOND ADDITION PRIVATE PROJECT NO. 253 PPS(607861)

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
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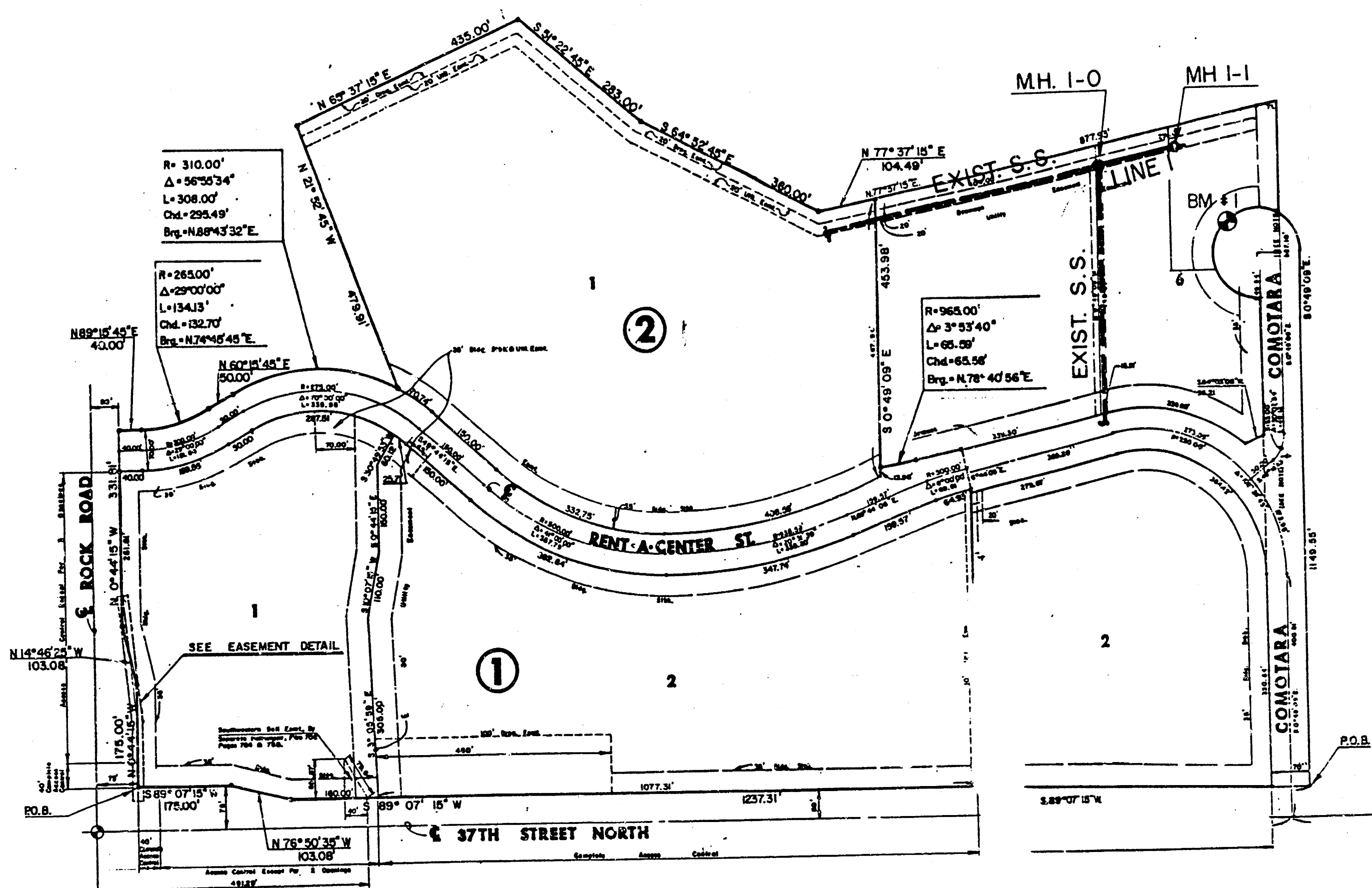
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By CITY ENGINEER OF WICHITA

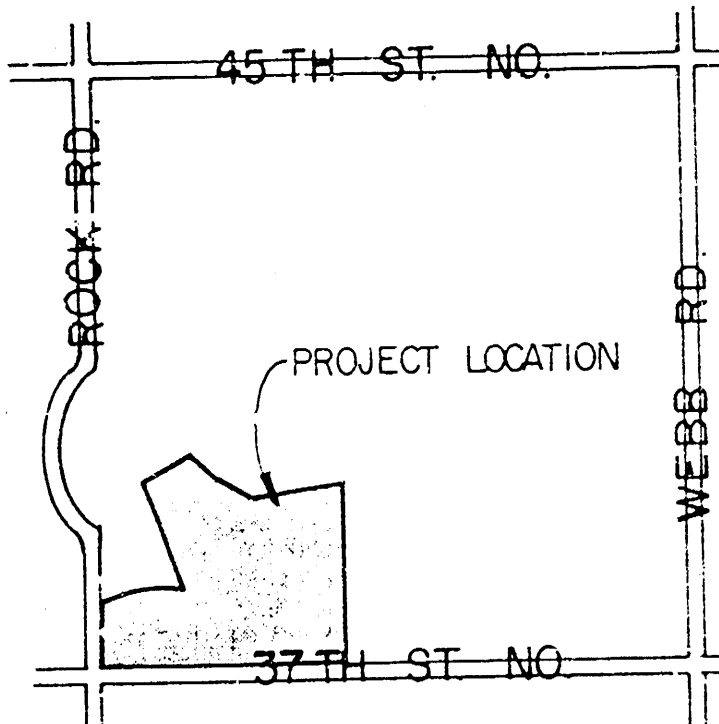
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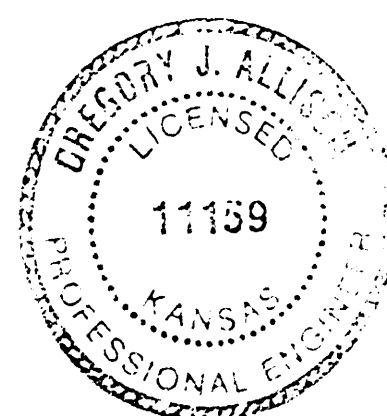
SCALE: 1" = 200'

INDEX OF DRAWINGS

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3-4	Hi-Tech Industrial Park Second Addition Final Plot



LOCATION MAP



	BED & BREAKFAST INN	Design: GJA
	SANITARY SEWER PLANS	Drawn by: DPR
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BULFON, KANSAS 67226		Checked by: _____
636-5566		Date: May 1990
MKEC PROJ. NO. 89-25-195		Sheet 1 of 4

20' Utility Easement

20' Drainage Easement

159.27'

138.73'

180°00'00"

LINE 1

5'

15'

15'

5'

PROPOSED BUILDING

EXIST. 8" SAN SWR

MH 1-0

LOT 5

LOT 6

OWNER: A. WOOL DEVEL CO.

OWNER: GARY & BERNICE ADAMSON

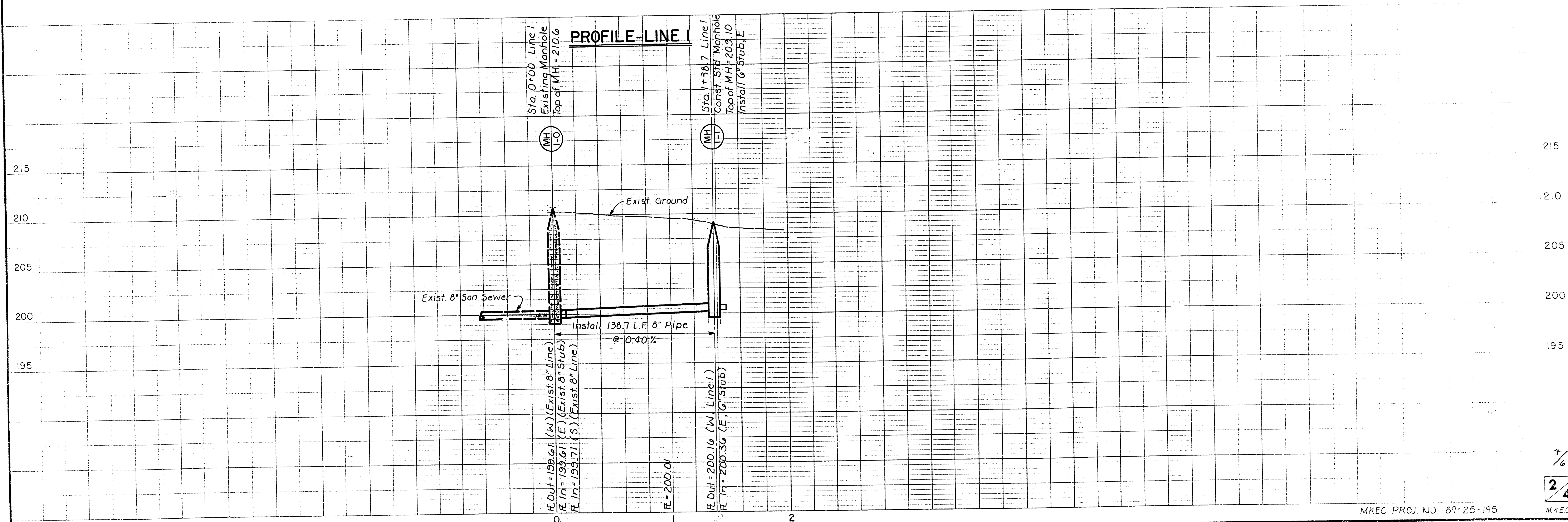
35' Util. Esm't

35' Bldg. Setbk.

COMOTARA CIRCLE

HI-TECH INDUSTRIAL SECOND ADD. PARK

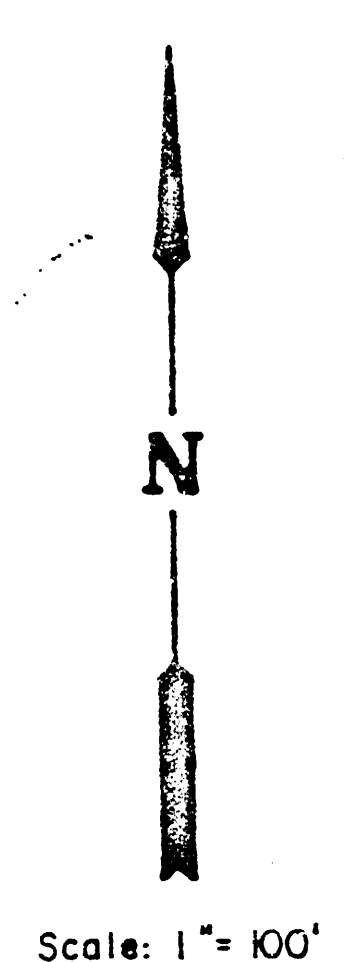
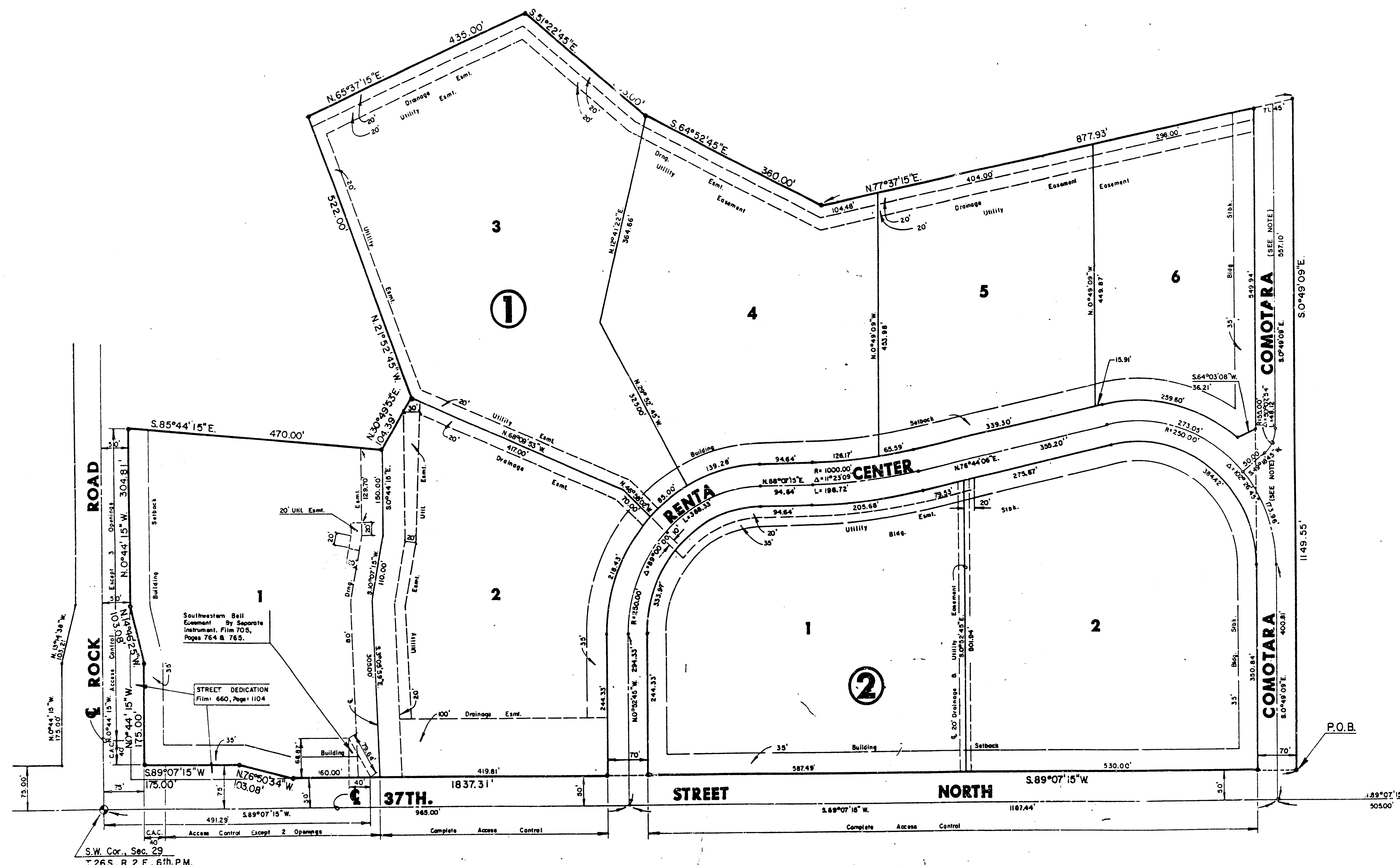
PROFILE-LINE



45-354

45-354

FINAL PLAT OF
HI-TECH INDUSTRIAL PARK SECOND ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Scale: 1" = 100'

- LEGEND**
- = Iron
 - CAC = Complete Access Control

NOTE:
Comotara Street Right-Of-Way, As Depicted On This Plat, Was Dedicated By The Plat Of North Point Industrial Park, An Addition To Wichita, Sedgwick County, Kansas.

S.E. COR. SW 1/4
SEC. 29, T.26S, R.2E.

MKEC PROJ. NO. 89-25-195

858-57

858-57

FINAL PLAT OF
HI-TECH INDUSTRIAL PARK SECOND ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HI-TECH INDUSTRIAL PARK SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas into lots, blocks, and streets, the same being accurately set forth in the accompanying plat and described as follows:

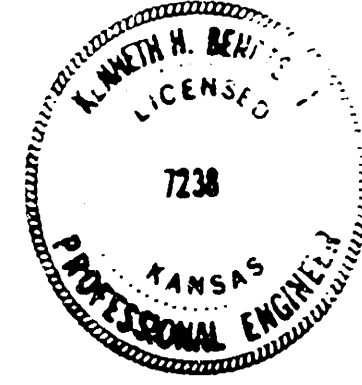
A replat of a portion of Lots 1 through 5 inclusive, Block 1 and Reserve "A", also all of Lots 6 and 7, Block 1 and Lots 1 and 2, Block 2, HI-Tech Industrial Park and also an unplatted tract of land all within the southwest Quarter of Section 29, Township 26 South, Range 2 East of the 6th Principal Meridian more particularly described as follows:

Beginning at the northeast corner of 37th Street North and Comotara, thence westerly along the north line of 37th Street North, bearing S 89° 07' 15" W, 1837.31 feet; thence N 76° 50' 34" W, 103.08 feet; thence S 89° 07' 15" W, 175.00 feet to the east line of Rock Road; thence northerly along said east line bearing N 0° 44' 15" W, 175.00 feet; thence N 14° 46' 25" W, 103.09 feet; thence N 0° 44' 15" W, 304.81 feet; thence S 85° 44' 15" E, 470.30 feet; thence N 30° 49' 53" E, 104.39 feet; thence N 21° 52' 45" W, 522.00 feet; thence N 65° 37' 15" E, 435.00 feet; thence S 51° 22' 45" E, 283.00 feet; thence S 64° 52' 45" E, 360.00 feet; thence N 77° 37' 15" E, 877.93 feet; thence S 0° 49' 09" E, 1149.55 feet to the point of beginning, except that portion platted as Comotara Street.

All Lots, Blocks, platted easements, building setbacks and streets within the above described property are being vacated & 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 21st day of January, 1986.

Kenneth H. Bengtson
Kenneth H. Bengtson
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
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 Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, and streets, the same to be known as "HI-TECH INDUSTRIAL PARK SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. All abutters rights of access over and across the east line of Rock Road, and the north line of 37th Street North, are hereby granted to the City of Wichita, provided however, that Lot 1, Block 1 shall have access to 37th Street North at two locations and to Rock Road at three locations to be determined by the Engineer of the City of Wichita.

Woodlawn Development Company,
a Partnership

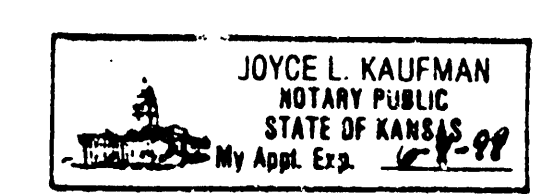
By: Donald J. Ablah
Donald J. Ablah, attorney in fact for
Woodlawn Development Company

STATE OF KANSAS
COUNTY OF SEDGWICK

SS:

Be it remembered that on this 21st day of January, 1986, before me, a Notary Public in and for said State and County, came Donald J. Ablah, attorney in fact for Woodlawn Development Company, on behalf of Woodlawn Development Company, 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 by noarial seal the day and year above

JOYCE L. KAUFMAN, Notary Public
By Appointment Expires: June 8, 1988



This plat of "HI-TECH INDUSTRIAL PARK SECOND ADDITION" has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 25th day of NOVEMBER, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Goebel, Chairman
William J. Goebel

Michael E. Lindebak, Secretary
Michael E. Lindebak

We, the Wichita State Bank, Mortgagees on the above described property, do hereby consent to the plat of "HI-TECH INDUSTRIAL PARK SECOND ADDITION".

WICHITA STATE BANK, WICHITA, KANSAS

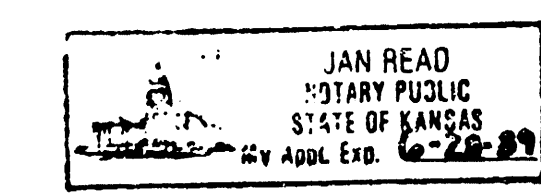
By: Larry G. Burns
Larry G. Burns, Senior Vice President

STATE OF KANSAS
COUNTY OF SEDGWICK

SS:

Be it remembered that on this 24th day of January, 1986 before me a Notary Public in and for said State and County came the Wichita State Bank, Wichita, Kansas, by Larry G. Burns, Senior Vice 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 affixed my notarial seal. In the day and year above written.

Jan Read, Notary Public
My Appointment Expires: June 28, 1987



This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the city of Wichita, Kansas, this 4th day of SEP, 1986.

Robert C. Brown, Mayor
Robert C. Brown

Donald C. Gistick, City Clerk
Donald C. Gistick

Entered on transfer record this 13th day of MARCH, 1986.

Don Wright, County Clerk
Don Wright

STATE OF KANSAS
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 2:30 PM 13th day of MARCH, 1986.

Pat Kettler, Register of Deeds
Pat Kettler

Ed Resa, Deputy
Ed Resa

20.00