

PAVING PLANS FOR COMOTARA OFFICE CENTER

36TH. ST. NO. : FROM THE WEST LINE OF LOT 1, BLOCK 3
COMOTARA OFFICE CENTER TO THE WEST
LINE OF ROCK ROAD

PROJECT NO.
472-76-245-81406-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
JANUARY, 1985

GENERAL NOTES

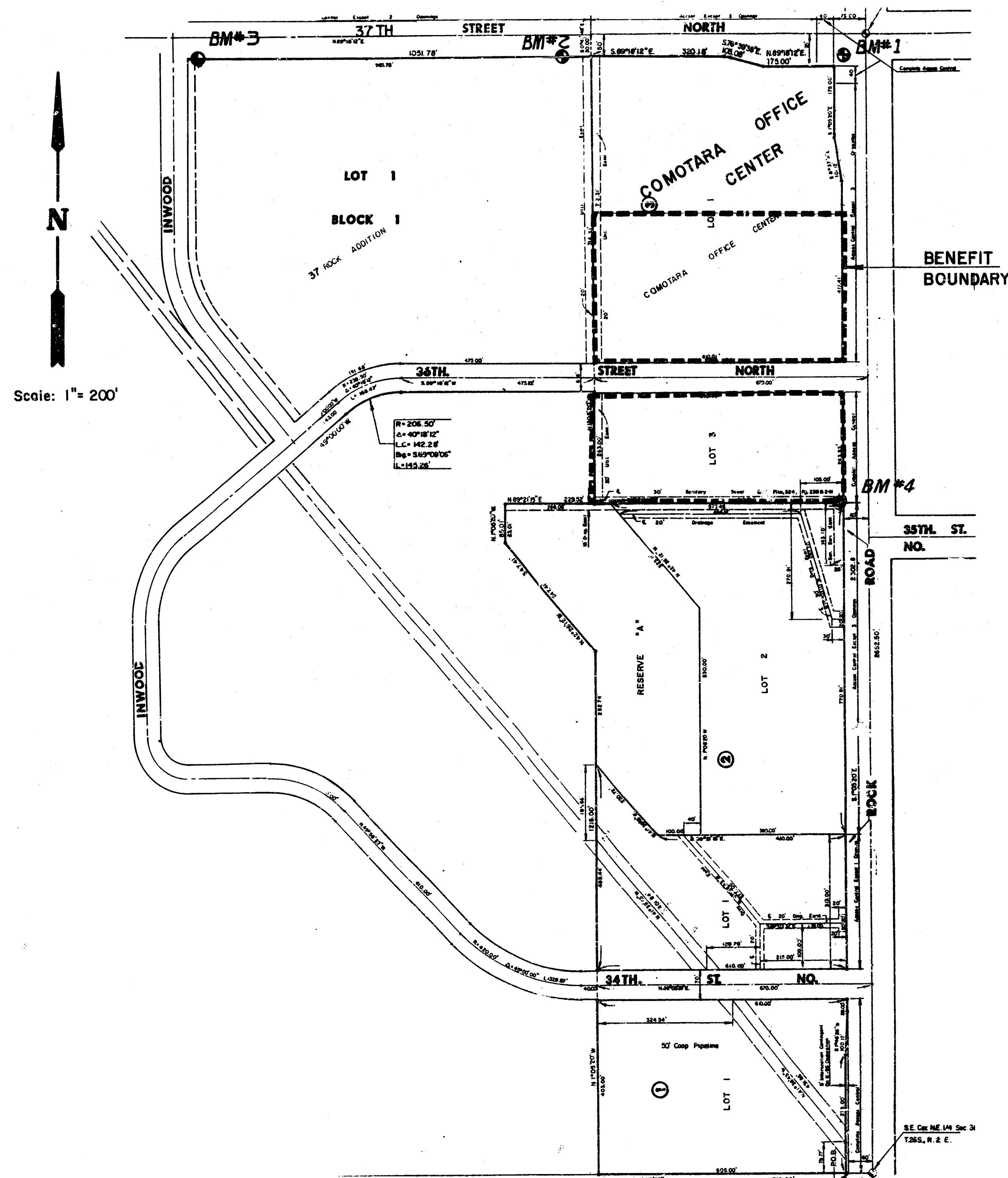
1. CURB AND GUTTER WITH WIDENED GUTTER TO BE PAID AS COMBINED CURB AND GUTTER.
2. ALL DRAINAGE STRUCTURES "BY OTHERS".
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY THIS CONSTRUCTION OPERATION. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
4. PAVING CONTRACTOR TO COORDINATE WORK WITH STORM SEWER AND SANITARY SEWER CONTRACTORS AND TO CONTACT UTILITY COMPANIES FOR LOCATION OF ANY UNDERGROUND LINES.
5. CONTRACTOR SHALL COORDINATE WITH THE CONTRACTOR OF 36TH STREET NORTH (FROM W.L. INWOOD TO E.L. COMOTARA OFFICE CENTER ADDITION) PROJECT.
6. TREES TO BE REMOVED ARE MARKED . ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED SHALL BE SAVED.

NOTE: NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE COMPANY	268-2256
CABLEVISION	269-3340
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	261-6375
KANSAS ONE-CALL	1-800-DIG-SAFE

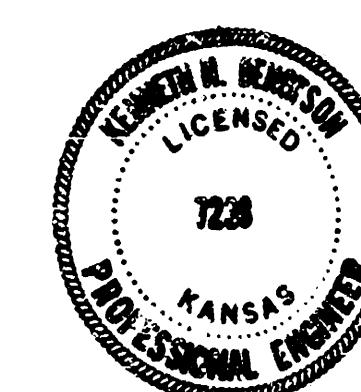
BENCHMARKS

- BM #1: ELEV. 204.11
City of Wichita BM Disc. 44' S. and 48' W. of
Intersection Rock Road at 37th Street North.
- BM #2: ELEV. 199.26
R.R. Spike in S.S. P/Pole 730.67' W. and 50' S. of
Intersection Rock Road at 37th Street North.
- BM #3: ELEV. 187.17
R.R. Spike in S.S. P/Pole 1662.75' W. and 50' S. of
Intersection Rock Road at 37th Street North.
- BM #4: ELEV. 196.50
S. Rim of Existing M.H. 75' N. & 75' W. of C.
of 35th St. & Rock Road.



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PAVING DETAILS
3	36TH. ST. NO.
4-5	CROSS SECTIONS
6	FINAL PLAN



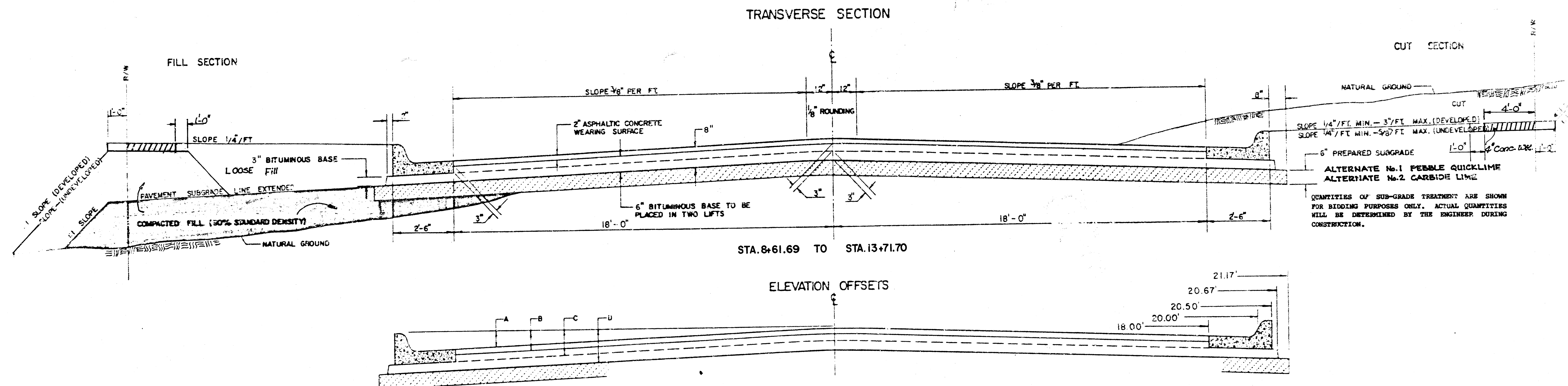
**PAVING PLANS
FOR
COMOTARA OFFICE
CENTER**

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

682-6561

AMS
DLM
KHB
JAN. 1985
Sheet 1/6
6

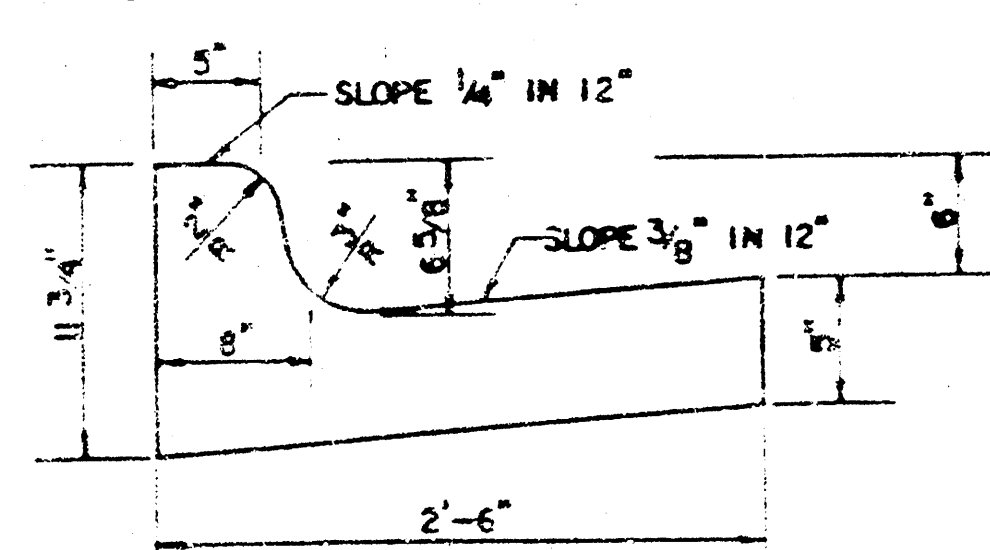
TYPICAL 41' PAVEMENT DETAILS



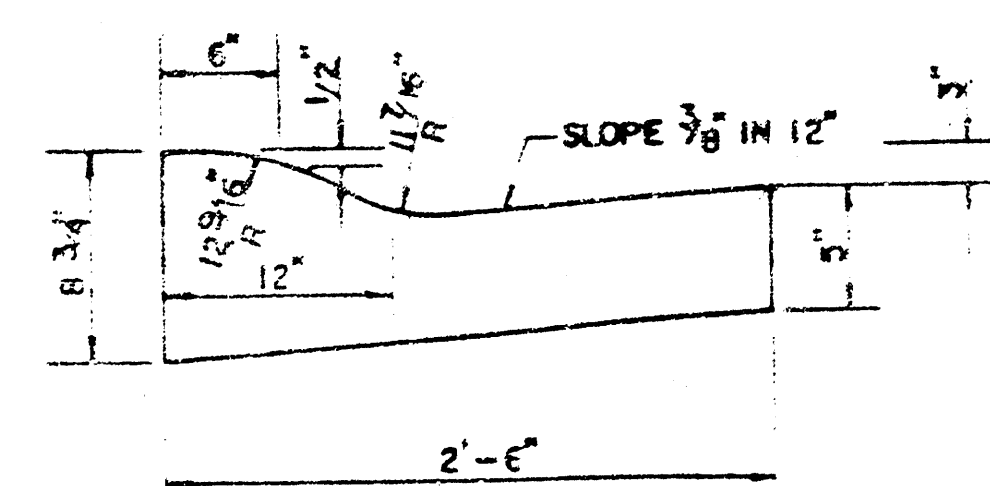
	DISTANCE FROM CENTERLINE (LT. & RT.)													
	0	2	4	6	8	10	12	14	16	18	20	20.5	20.67	21.17
A: TOP OF CURBS TO TOP OF SURFACE LIFT	-.05	-.01	.05	.11	.18	.24	.30	.36	.43	.49	---	---	---	---
B: TOP OF CURBS TO TOP OF UPPER BASE LIFT	.11	.16	.22	.28	.34	.40	.47	.53	.59	.65	---	---	---	---
C: TOP OF CURBS TO TOP OF LOWER BASE LIFT	.36	.41	.47	.53	.59	.65	.72	.78	.84	.90	.97	.98	.99	---
D: TOP OF CURBS TO TOP OF SUBGRADE	.61	.66	.72	.78	.84	.90	.97	1.03	1.09	1.15	1.22	1.23	1.24	1.25

	EXCAVATION	COMPACTED FILL
+10%	793.30 C.Y.	179.10 C.Y.
	79.33	17.91
TOTAL:	872.63 C.Y.	197.01 C.Y.
	Manipulation: 3183.3 S.Y.	

COMBINED CURB & GUTTER



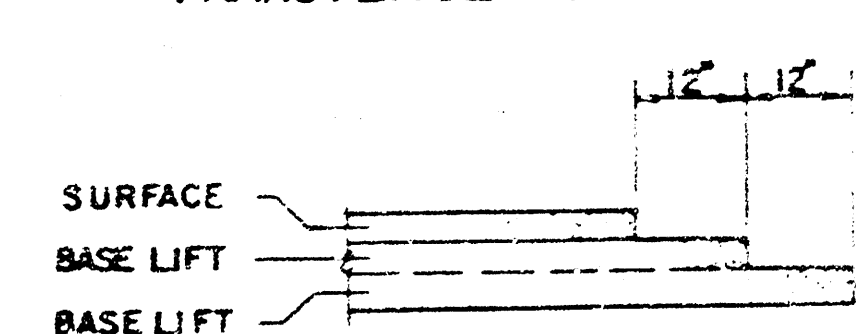
ROLL TYPE COMBINED CURB & GUTTER



GENERAL NOTES

- 1) THE ASPHALTIC CONCRETE PAVEMENT BETWEEN THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 8\"/>

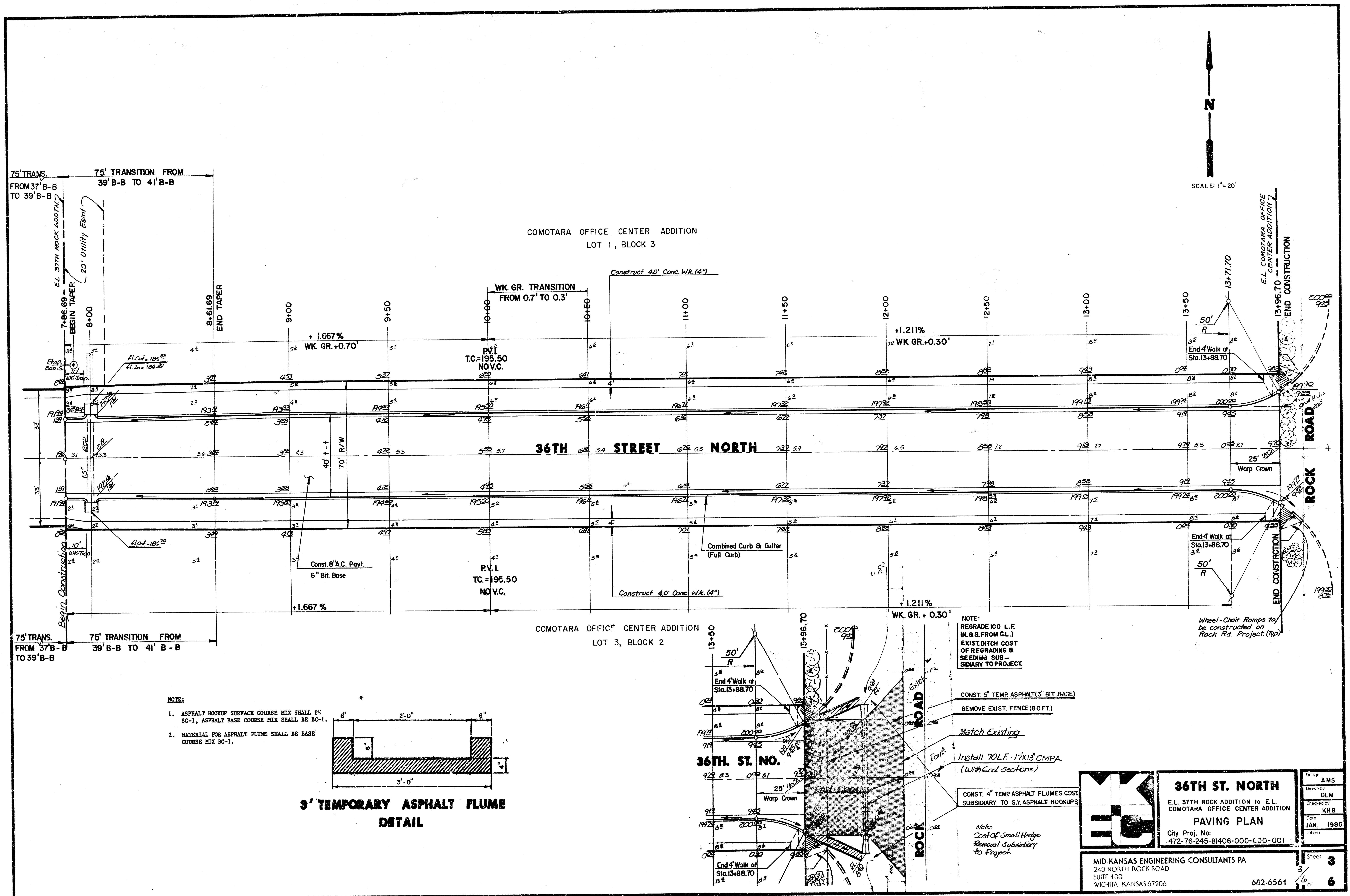
TRANSVERSE CONSTRUCTION JOINTS



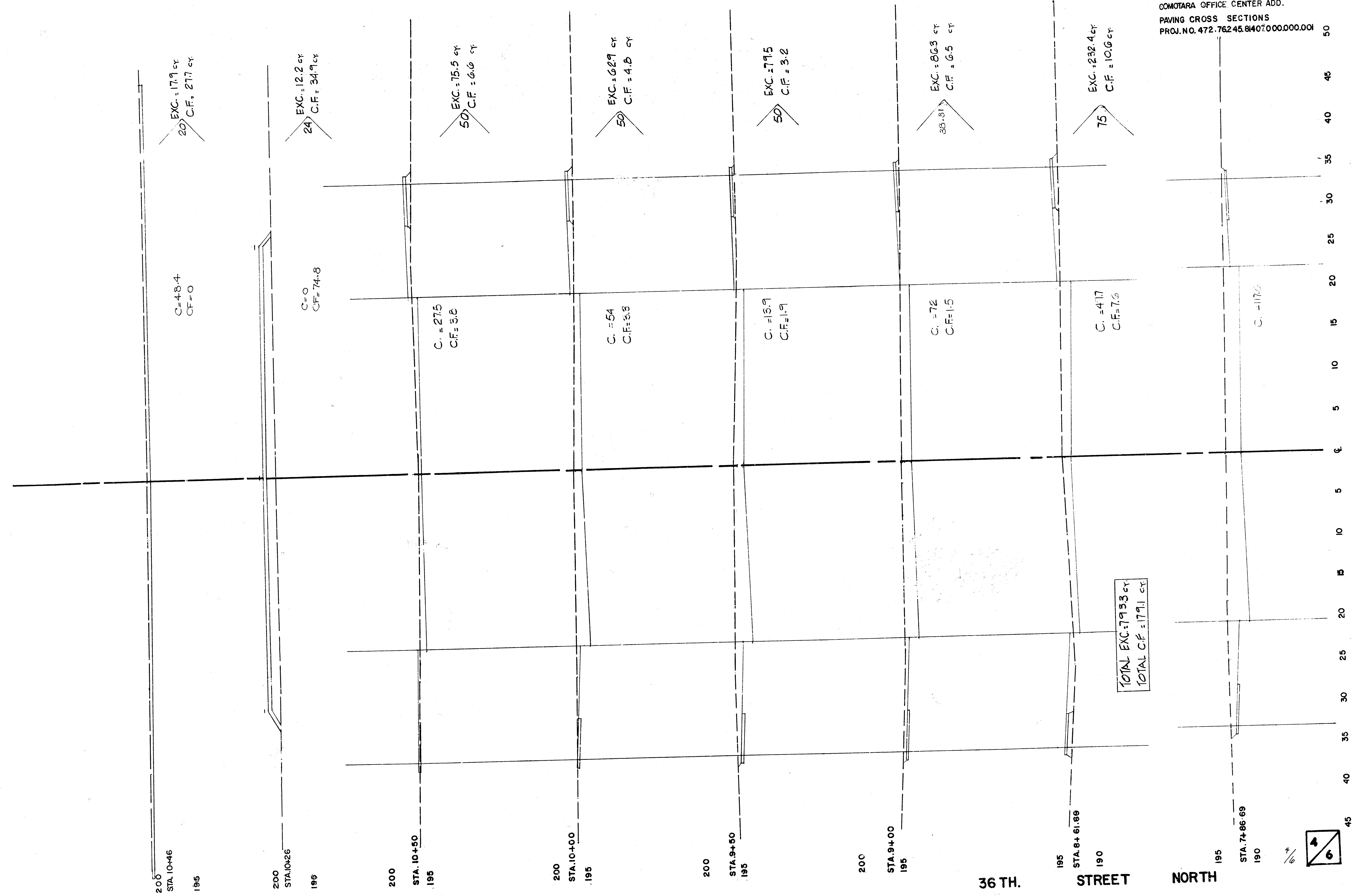
TRANSVERSE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN FLEXIBLE BASE PAVEMENTS AT LOCATIONS WHERE PAVEMENT JOINS EXISTING FLEXIBLE BASE PAVEMENT AS SHOWN BY THE DETAIL. ALL COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE TRANSVERSE JOINT SHALL BE INCLUDED IN THE BID PRICE FOR SQUARE YARDS OF 8\"/>

8 INCH RESIDENTIAL ASPHALTIC CONCRETE PAVEMENT WITH 6 INCH BITUMINOUS BASE
CITY OF WICHITA, KANSAS
PROJECT NUMBER 2
472.76-245-81406-000-000-001

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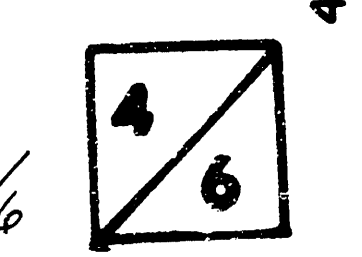
COMOTARA OFFICE CENTER ADD.
 PAVING CROSS SECTIONS
 PROJ. NO. 472.76245.8407000.000.001

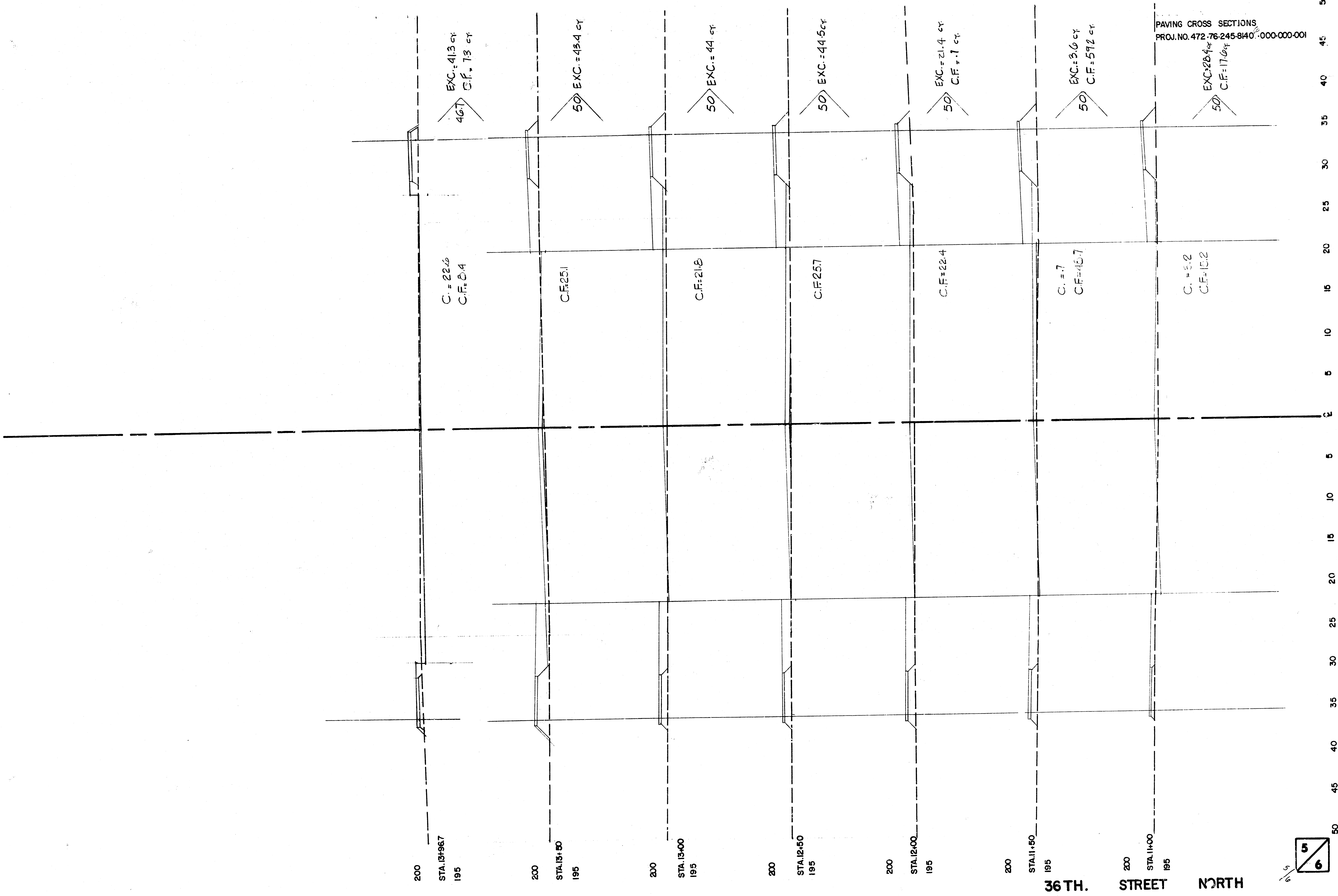


TOTAL EXC. = 799.3 cy
 TOTAL C.F. = 179.1 cy

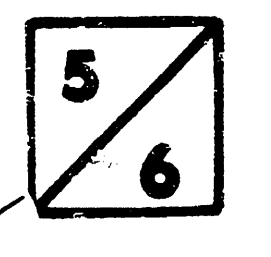
36 TH. STREET NORTH

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FINAL PLAT OF
COMOTARA OFFICE CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Michael T. Sawyer, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of the survey and platting of the Comotara Office Center, an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets and a reserve, the same being accurately and lawfully surveyed and platted as shown on the accompanying plat and described as follows:

Block 1, located in the northeast quarter of Section 11, Township 26S, Range 2E, containing 36.19 acres, more or less.

Block 2, located in the southeast quarter of Section 11, Township 26S, Range 2E, containing 36.19 acres, more or less.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this 23rd day of July, 1984.

Michael T. Sawyer
Michael T. Sawyer, P.E.
Wichita-Kansas Engineering Consultants, P.A.
240 N. Rock Road, Suite 130
Wichita, Kansas 67206

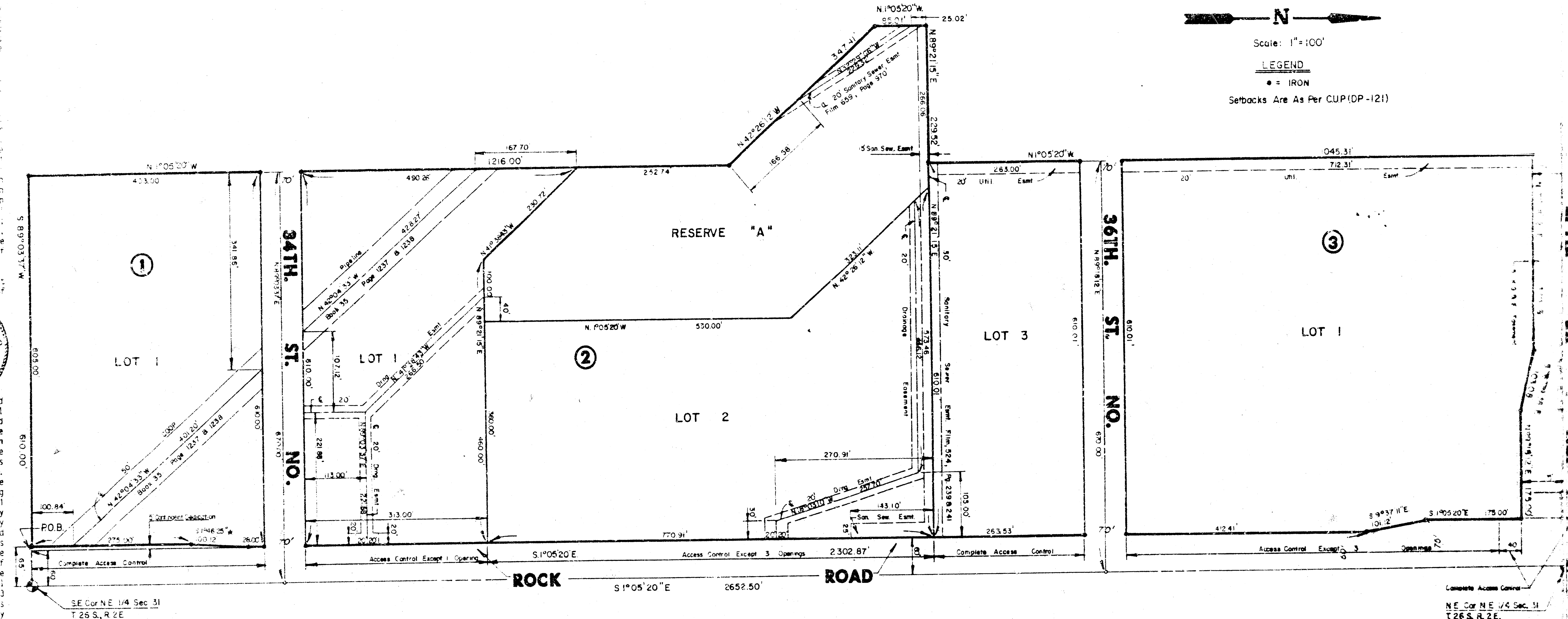
Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and a reserve, the same to be known as "Comotara Office Center", an addition to Wichita, Sedgwick County, Kansas. Easements for drainage and the construction and maintenance of public utilities, as indicated on the accompanying plat are hereby granted. Reserve "A" is platted for the construction and maintenance of public utilities, drainage, open space, and landscaping and shall be owned and maintained by the owners of Lots 1 and 2 of Block 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance. The streets are hereby dedicated to and for the use of the public. All easements rights of access over and across the east line of Blocks 1, 2 and 3 and the north line of Block 3 are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 2 shall have access to Rock Road at one location, Lot 2, Block 2 shall have access to Rock Road at three locations, Lot 1, Block 3 shall have access to Rock Road at three locations and access to 37th Street North at three locations, to be determined by the Engineer of the City of Wichita. Building setbacks shall be in accordance with the associated Community Unit Plan (CUP-121) on file in the Wichita-Sedgwick County Metropolitan Area Planning Department Office, The City and County of Wichita, Kansas. Building setbacks for the Woodlawn Development Company a partnership.

Donald J. Abiah
Donald J. Abiah
Attorney in fact for Woodlawn Development Company
STATE OF KANSAS

COUNTY OF SEDGWICK
Be it remembered that on this 23rd day of July, 1984, before me, a Notary Public in and for said State and County, came Donald J. Abiah, Attorney in fact for Woodlawn Development Company on behalf of Woodlawn Development Company, a partnership, 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.

Alma D. Gutter
Alma D. Gutter
Notary Public
My Appointment Expires May 20, 1985

My Appointment Expires January 17, 1988



At the First National Bank of St. Paul, mortgagees on the above described property, do hereby consent to the plat of the Comotara Office Center.

Philip S. Frick
Philip S. Frick
Attorney in fact for the First National Bank of St. Paul
STATE OF KANSAS

COUNTY OF SEDGWICK
Be it remembered on this 23rd day of July, 1984, before me, a Notary Public in and for said State and County, came the First National Bank of St. Paul, by Philip S. Frick, Attorney in fact for the 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.

Philip S. Frick
Philip S. Frick
Notary Public
My Appointment Expires January 17, 1988

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

Dated this 28th day of June, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert K. Chisholm
Robert K. Chisholm
Chairman

Robert A. Lakin
Robert A. Lakin
Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 24th day of August, 1984.

Robert A. Knight
Robert A. Knight
Mayor

Donald C. Grogg
Donald C. Grogg
City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 24th day of August, 1984.

Jack Horst
Jack Horst
Chairman

Donald C. Grogg
Donald C. Grogg
Commissioner

Tom Scott
Tom Scott
Commissioner

Michael T. Sawyer
Michael T. Sawyer
Chief Deputy

Michael T. Sawyer
Michael T. Sawyer
County Clerk

Entered on transfer record this 24th day of August, 1984.

Michael T. Sawyer
Michael T. Sawyer
Chief Deputy

Michael T. Sawyer
Michael T. Sawyer
County Clerk

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, 24th day of August, 1984.

Bette F. McArt
Bette F. McArt
Register of Deeds

Pat Kettler
Pat Kettler
Deputy

Pat Kettler
Pat Kettler
Deputy

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