

# PAVING PLANS FOR

GREENBRIAR CIRCLE: FROM THE WEST LINE OF ROCK ROAD  
TO & INCLUDING CUL-DE-SAC

**PROJECT NO.**  
**472-76-245-81398-000-000-001**

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

## 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 DUMP ALL EXCESS EXCAVATION IN GREENBRIAR CIRCLE IN LOT 1, BLOCK 1, COMOTARA RETIREMENT CENTER ADDITION. COST SUBSIDIARY TO PROJECT.
6. NO MORE THAN 1-25' DRIVEWAY APPROACHES OR THE EQUIVALENT TO BE CONSTRUCTED.

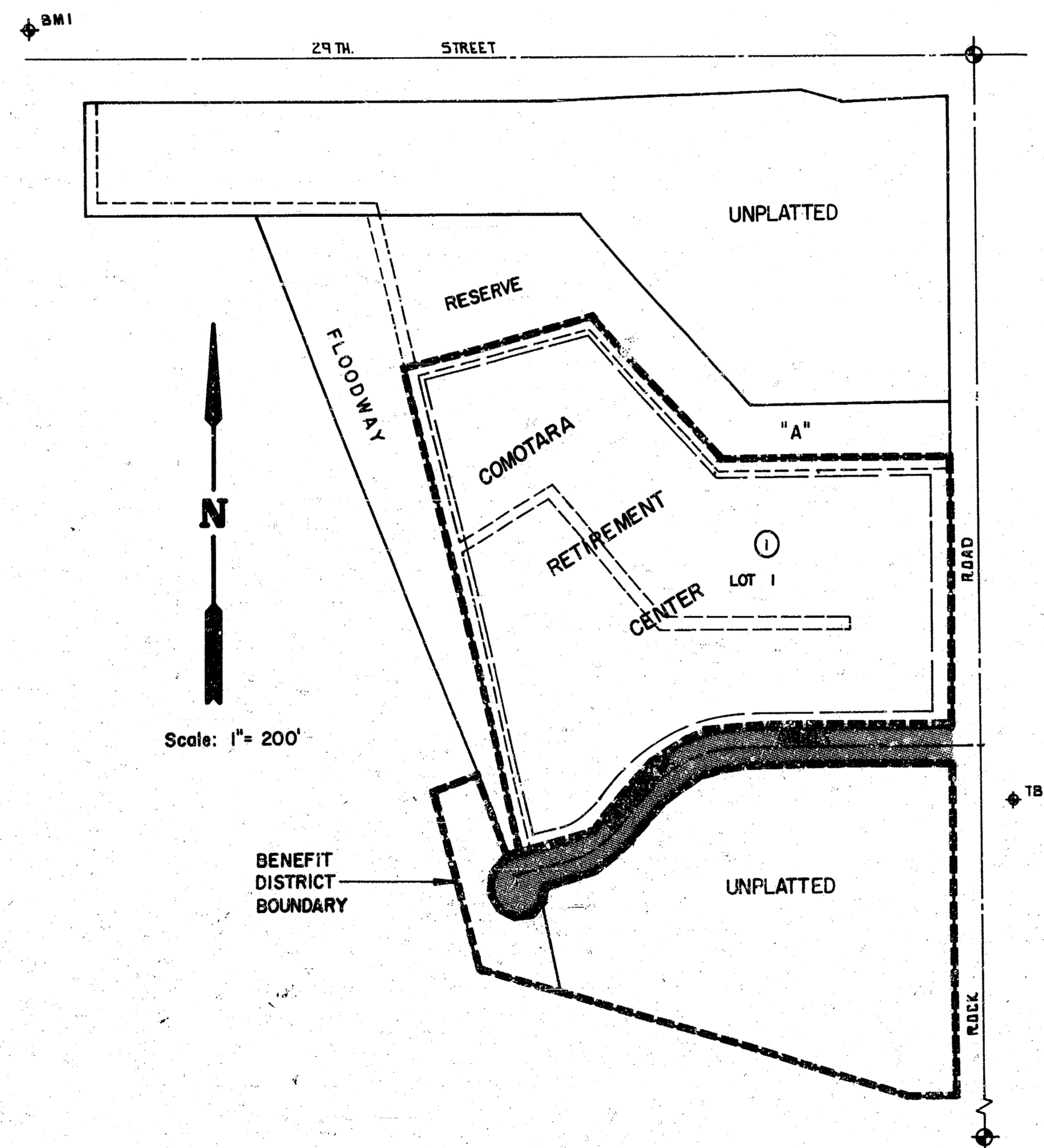
### NOTE: NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE CO.	268-2256
CABLEVISION	269-3340
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	261-6375
KANSAS ONE-CALL	1-800-344-7233

### BENCH MARKS

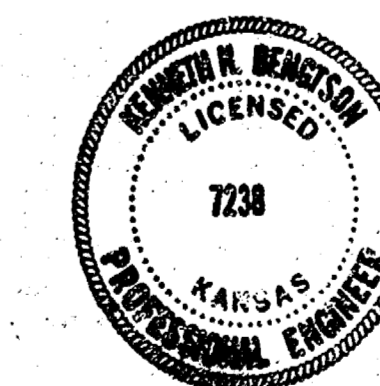
B.M.#1 City Std. Disc., 75' west and 56' north of Quarter Section Corner (29th & Governor)  
Elevation = 182.56

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



## INDEX TO DRAWINGS

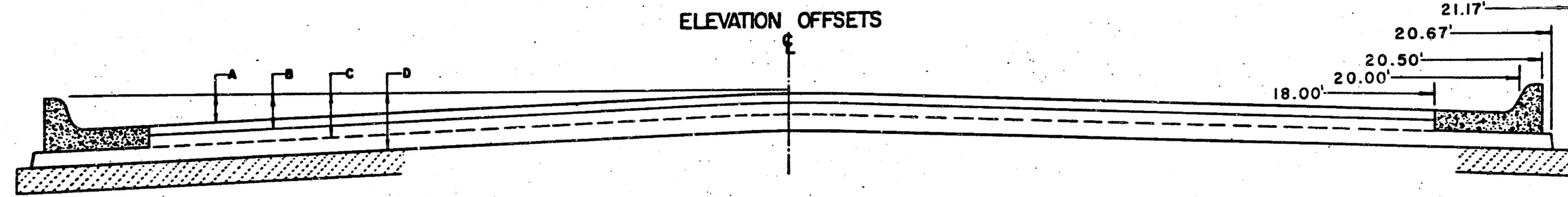
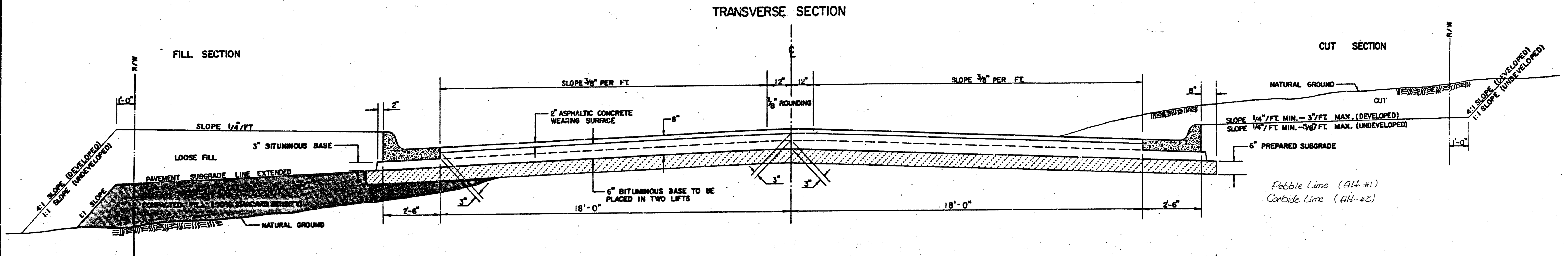
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PAVING DETAILS
3-4	PLAN - GREENBRIAR CIRCLE
5-8	CROSS SECTIONS
9	FINAL PLAT



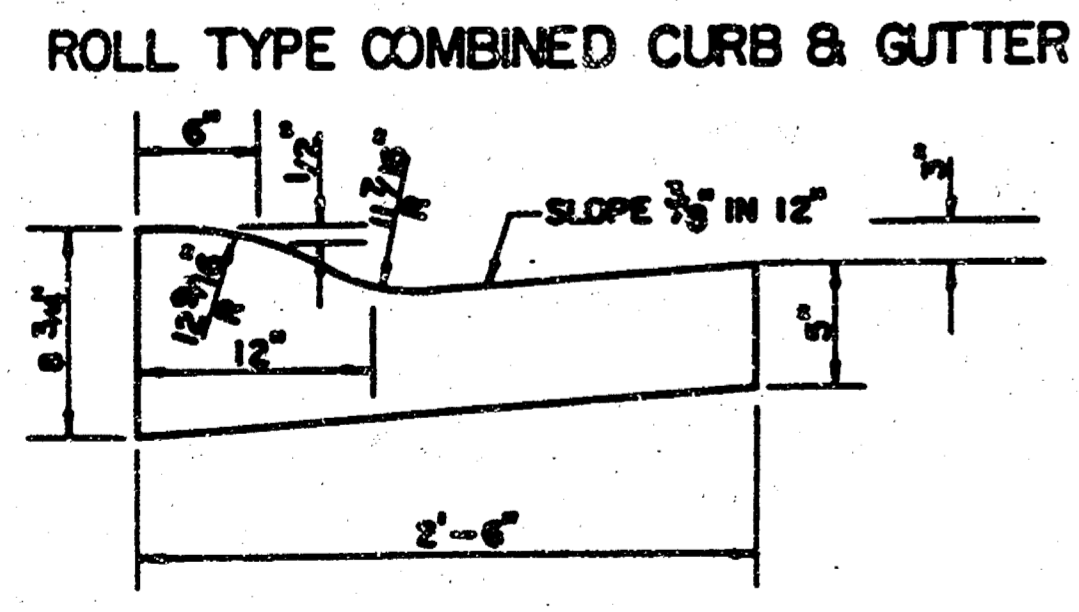
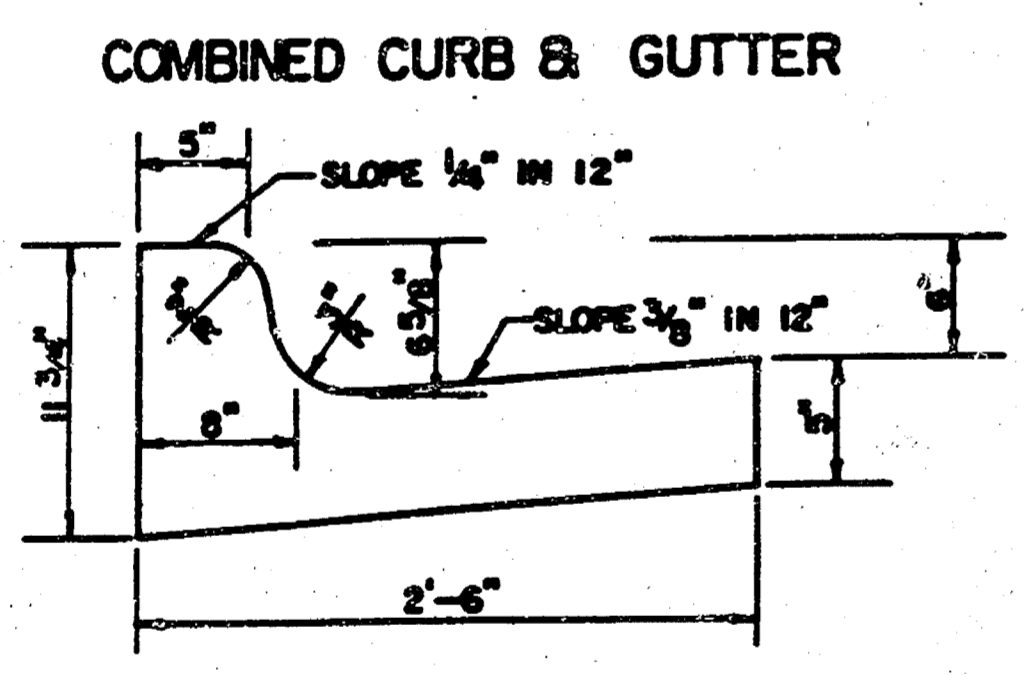
	<b>GREENBRIAR CIRCLE</b> <b>PAVING PLANS</b>	Design: AMS Drawn by: AMS Checked by: KMB Date: OCTOBER, 1984 Job no.
	MID-KANSAS ENGINEERING CONSULTANTS PA 240 NORTH ROCK ROAD SUITE 130 WICHITA, KANSAS 67206	682-6561

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# TYPICAL 4' PAVEMENT DETAILS



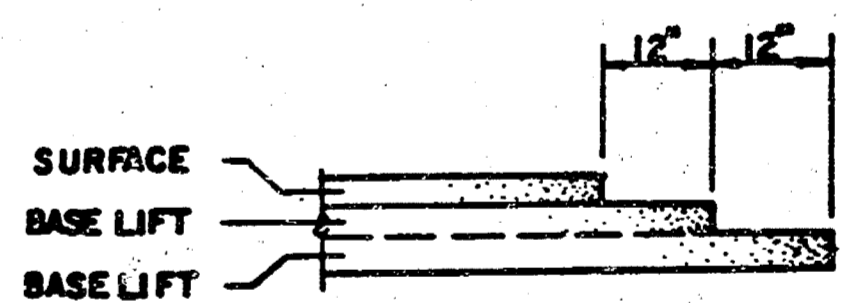
	DISTANCE FROM CENTERLINE (LT. & RT.)													
	0	2	4	6	8	10	12	14	16	18	20	20.5	20.67	21.17
A: TOP OF CURBS TO TOP OF SURFACE LIFT	-.05	-.01	.05	.11	.18	.24	.30	.36	.43	.49	—	—	—	—
B: TOP OF CURBS TO TOP OF UPPER BASE LIFT	.11	.16	.22	.28	.34	.40	.47	.53	.59	.65	—	—	—	—
C: TOP OF CURBS TO TOP OF 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



## GENERAL NOTES

- 1) THE ASPHALTIC CONCRETE PAVEMENT BETWEEN THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 8" ASPHALTIC CONCRETE (6" BITUMINOUS BASE).
- 2) THE BITUMINOUS BASE UNDER AND BEHIND THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 3" BITUMINOUS BASE.
- 3) A TACK COAT OF EMULSIFIED ASPHALT (SC-1H OR CSS-1H) SHALL BE APPLIED AT AN APPROXIMATE RATE OF 0.05 GALLONS PER SQUARE YARD BETWEEN EACH LIFT OF ASPHALTIC MATERIAL.
- 4) BITUMINOUS BASE AND ASPHALTIC CONCRETE WEARING SURFACE SHALL BE PLACED WITH A LAYDOWN MACHINE HAVING AUTOMATIC CONTROLS FOR LINE AND GRADE.
- 5) CONSTRUCTION JOINTS IN EACH LIFT SHALL BE STAGGERED A MINIMUM DISTANCE OF ONE (1) FOOT FROM JOINTS IN PRECEDING LIFTS AND PLACED SO THAT A JOINT WILL BE CONSTRUCTED ON THE CENTERLINE OF THE TOP LIFT.
- 6) CONTRACTOR TO BID ONLY ONE SUBGRADE TREATMENT ALTERNATE WHEN ALTERNATES ARE PROVIDED IN THE PROPOSAL AND CONTRACT. THE ALTERNATE CHOSEN BY THE SUCCESSFUL BIDDER SHALL BE USED IN CONSTRUCTING THIS PROJECT.

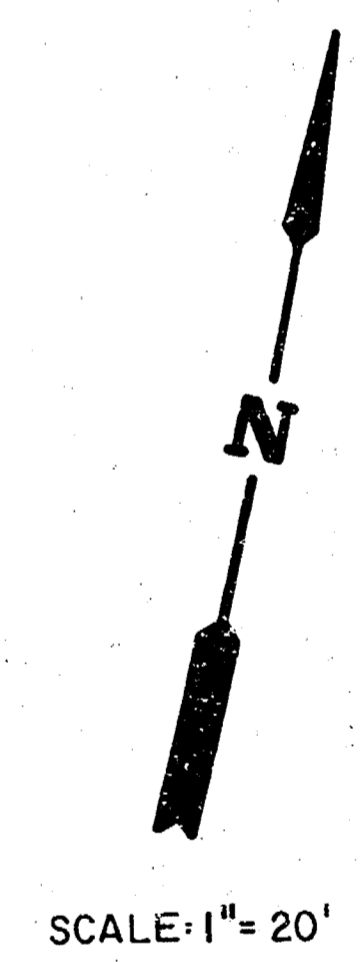
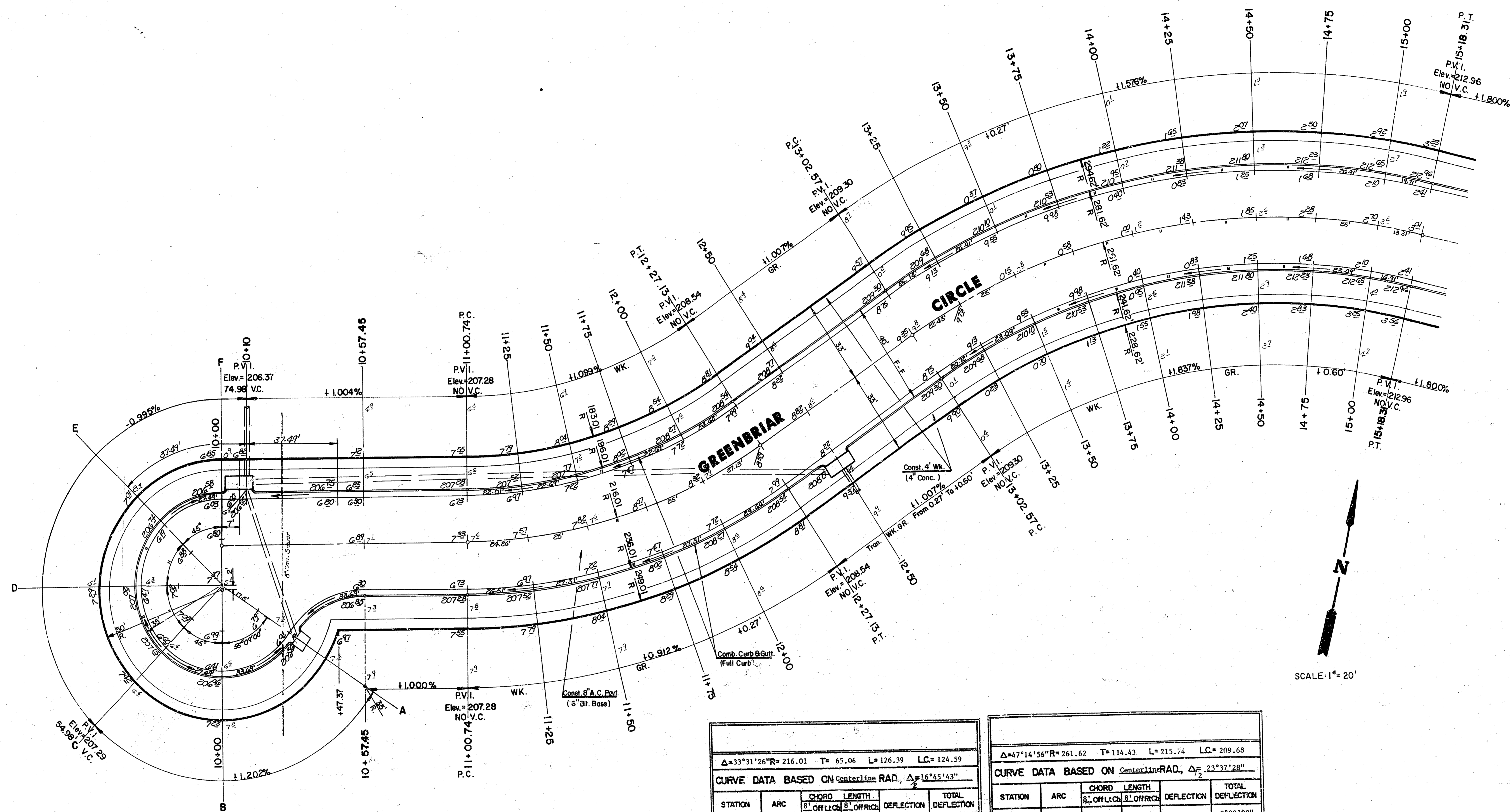
## TRANSVERSE CONSTRUCTION JOINTS



TRANSVERSE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN FLEXIBLE BASE PAVEMENTS AT LOCATIONS WHERE PAVEMENT JOINTS 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 8" ASPHALTIC CONCRETE (6" BITUMINOUS BASE).

8 INCH RESIDENTIAL ASPHALTIC CONCRETE PAVEMENT WITH 6 INCH BITUMINOUS BASE  
 CITY OF WICHITA, KANSAS  
 PROJECT NUMBER 2  
 472-76-245-81398-000-000-001 2/9

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	EXCAVATION	COMP. FILL
+10%	2,746.80 C.Y.	253.00 C.Y.
TOTAL	3,021.48 C.Y.	278.30 C.Y.
	Manipulation	4,645.50 S.Y.

$\Delta=33^{\circ}31'26''R=216.01$   $T=65.06$   $L=126.39$   $LC=124.59$

CURVE DATA BASED ON Centerline RAD,  $\Delta=16^{\circ}45'43''$

STATION	ARC	CHORD LENGTH	DEFLECTION	TOTAL DEFLECTION
11 + 00.74	---	---	---	0°00'00"
11 + 25	24.26	21.10	3°13'03"	3°13'03"
11 + 50	25	21.75	3°18'56"	6°31'59"
11 + 75	25	21.75	3°18'56"	9°50'55"
12 + 00	25	21.75	3°18'56"	13°09'51"
12 + 27.13	27.13	23.60	3°35'52"	16°45'43"

$\Delta=47^{\circ}14'56''R=261.62$   $T=114.43$   $L=215.74$   $LC=209.68$

CURVE DATA BASED ON Centerline RAD,  $\Delta=23^{\circ}37'28''$

STATION	ARC	CHORD LENGTH	DEFLECTION	TOTAL DEFLECTION
13 + 02.57	---	---	---	0°00'00"
13 + 25	22.43	24.82	2°27'22"	2°27'22"
13 + 50	25	27.66	2°44'15"	5°11'37"
13 + 75	25	27.66	2°44'15"	7°55'52"
14 + 00	25	27.66	2°44'15"	10°40'07"
14 + 25	25	27.66	2°44'15"	13°24'22"
14 + 50	25	27.66	2°44'15"	16°08'38"
14 + 75	25	27.66	2°44'15"	18°52'54"
15 + 00	25	27.66	2°44'15"	21°37'10"
15 + 18.31	18.31	20.27	2°00'18"	23°37'28"

**GREENBRIAR CIRCLE**

472-76-245-81398-000-000-001

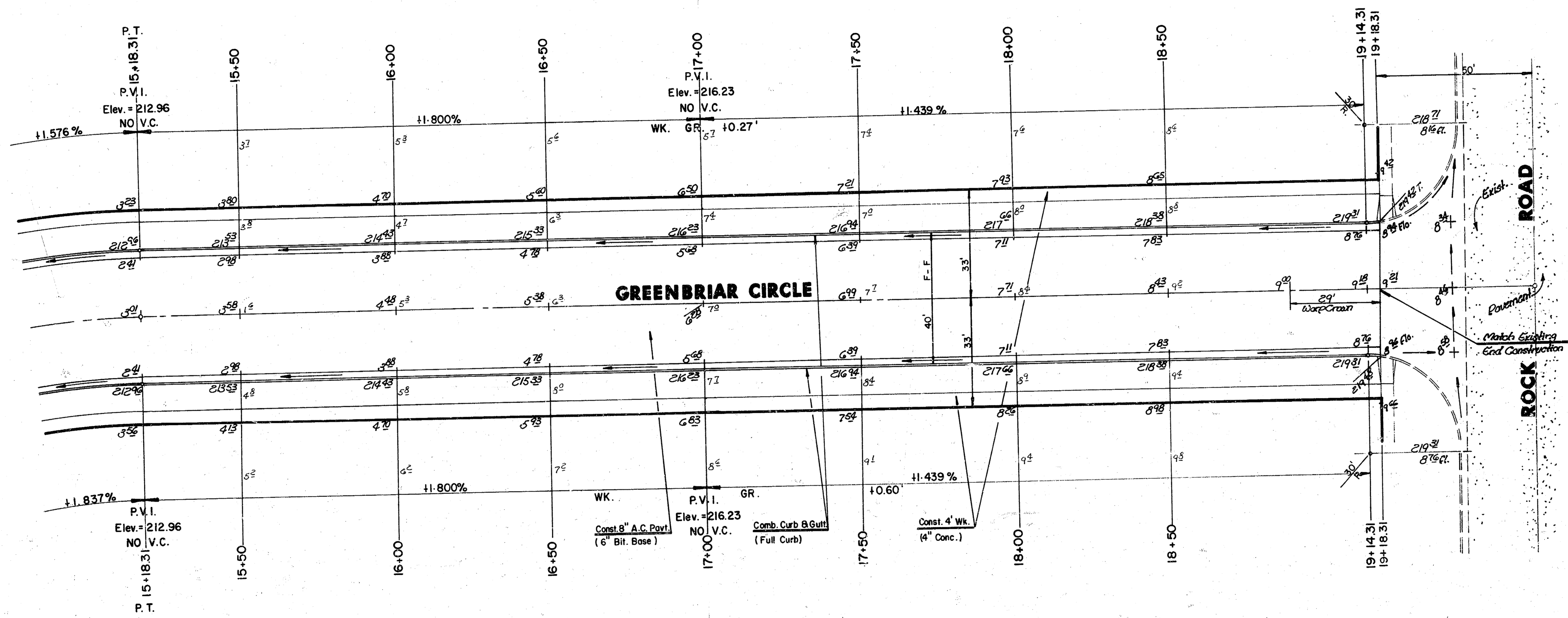
Design: AMS  
 Drawn by: AMS  
 Checked by: KHB  
 Date: OCTOBER, 1984  
 Job no:

MID-KANSAS ENGINEERING CONSULTANTS PA  
240 NORTH ROCK ROAD  
SUITE 100  
WICHITA, KANSAS 67206

682-6561

Sheet **3**  
of **9**

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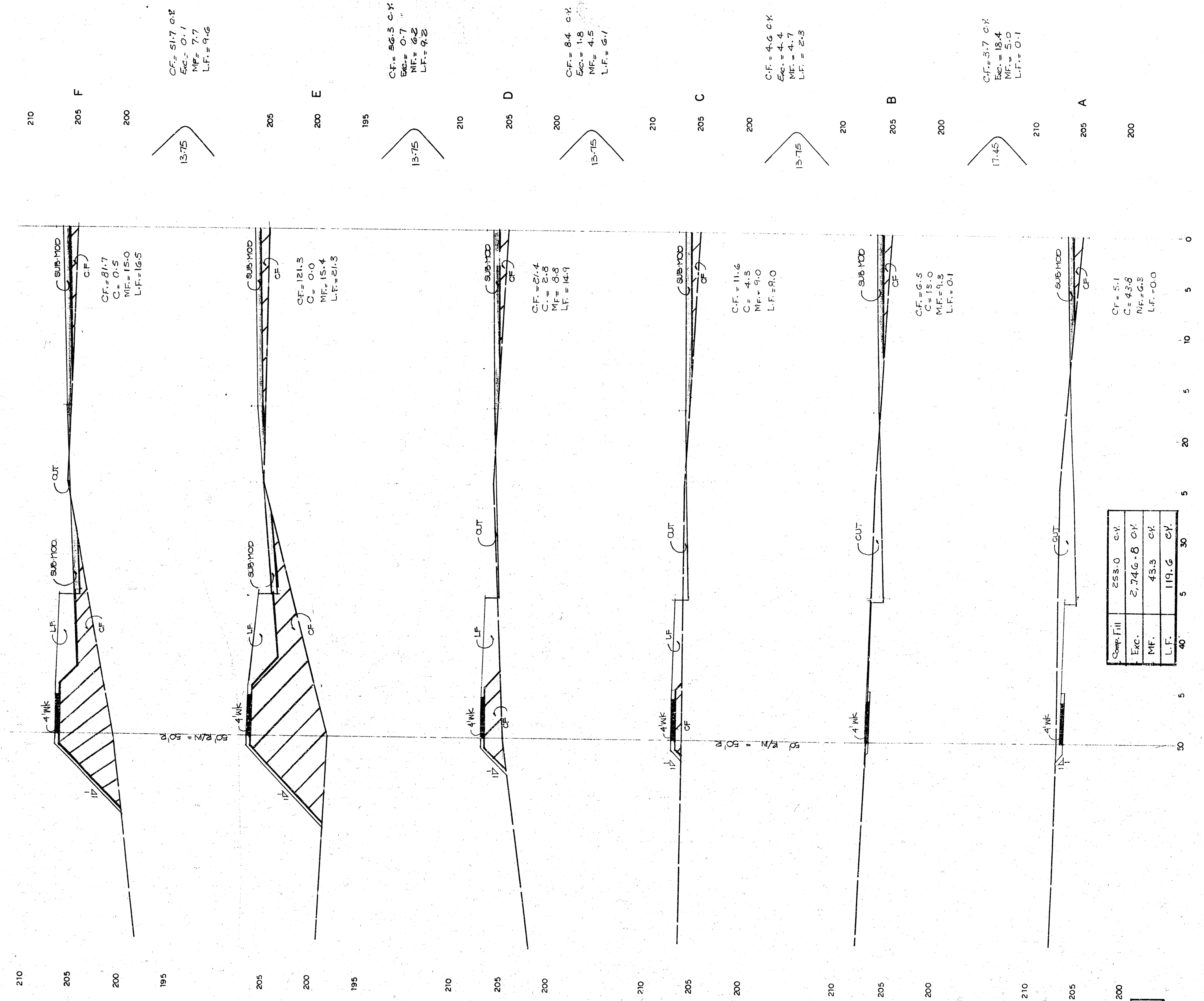


N  
SCALE: 1"=20'

	<b>GREENBRIAR CIRCLE</b>		Design AMS
	472-76-245-81398-000-000		Drawn by AMS
MID-KANSAS ENGINEERING CONSULTANTS PA 240 NORTH ROCK ROAD SUITE 130 WICHITA, KANSAS 67206			Checked by KHB
			Date OCTOBER, 1984
			Sheet 4
			682-6561 of 9

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STREET SECTIONS FOR  
GREENBRIAR CIRCLE  
Proj. No. 472-76-245-81398-000-000-001



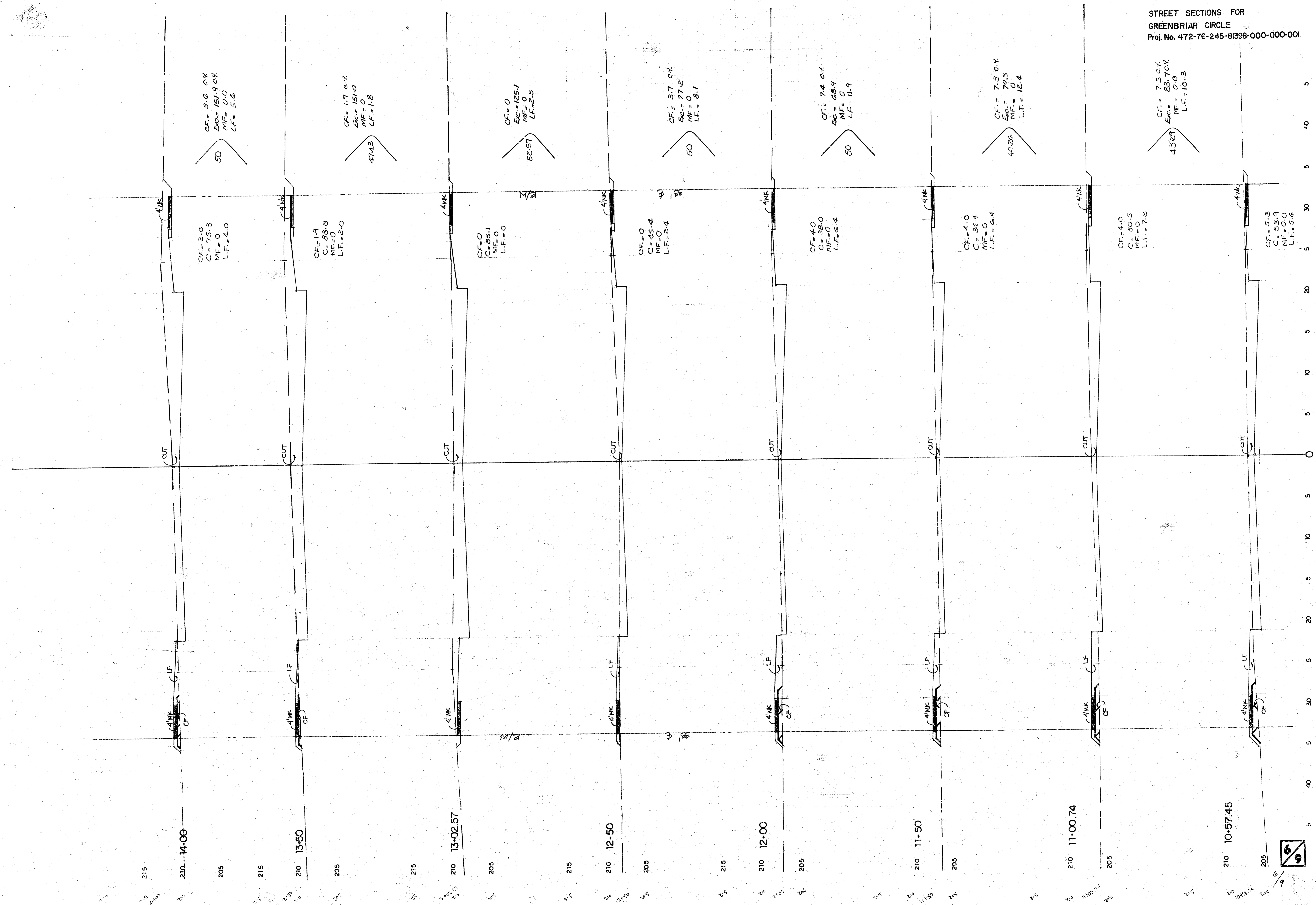
Comp. Fill	253.0	c/y
Exc.	2,746.8	c/y
MF	43.3	c/y
L.F.	119.6	c/y

5/9

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712  
 ALL  
 S.W.  
 L.F. 11

STREET SECTIONS FOR  
 GREENBRIAR CIRCLE  
 Proj. No. 472-76-245-81398-000-000-001

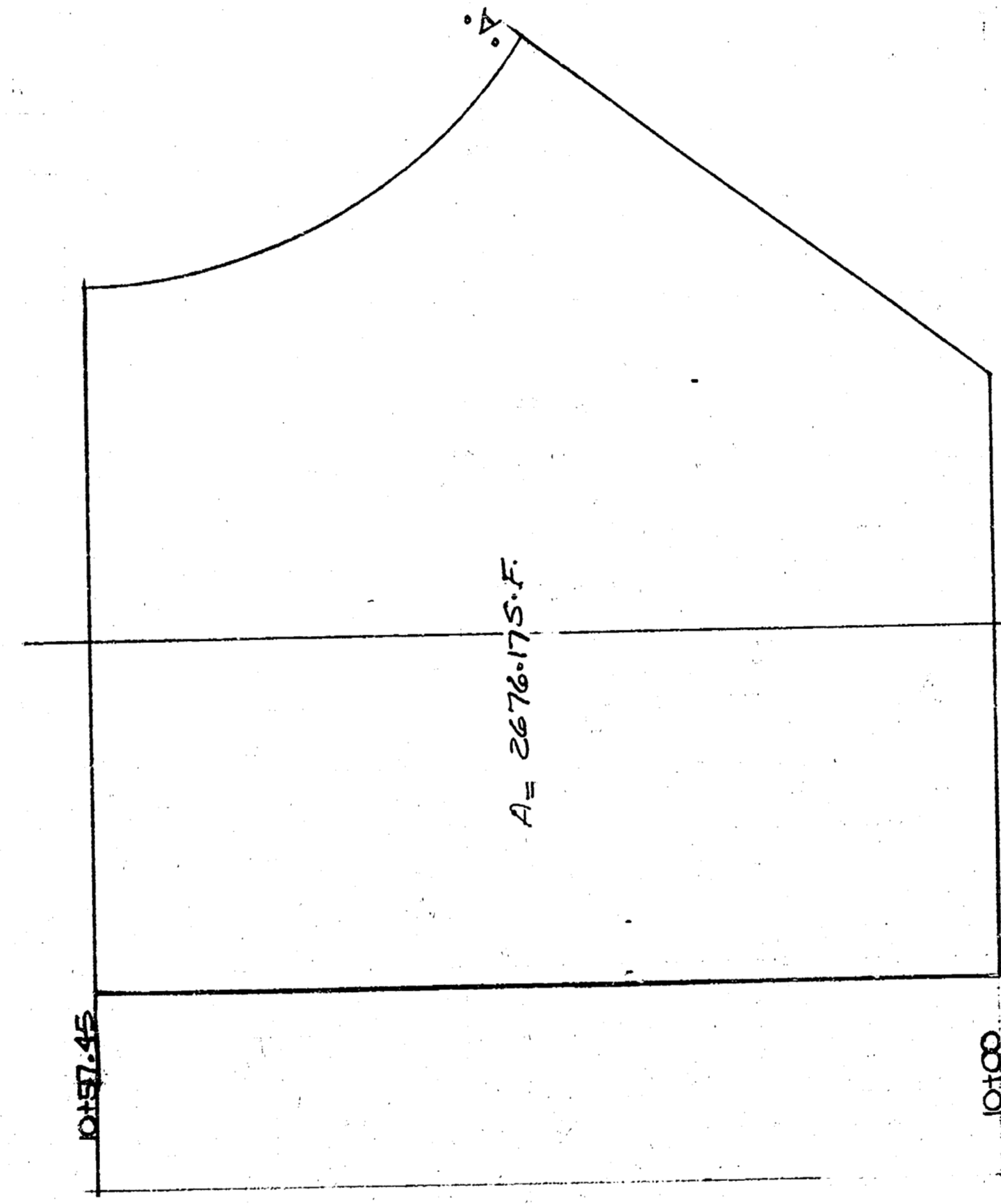


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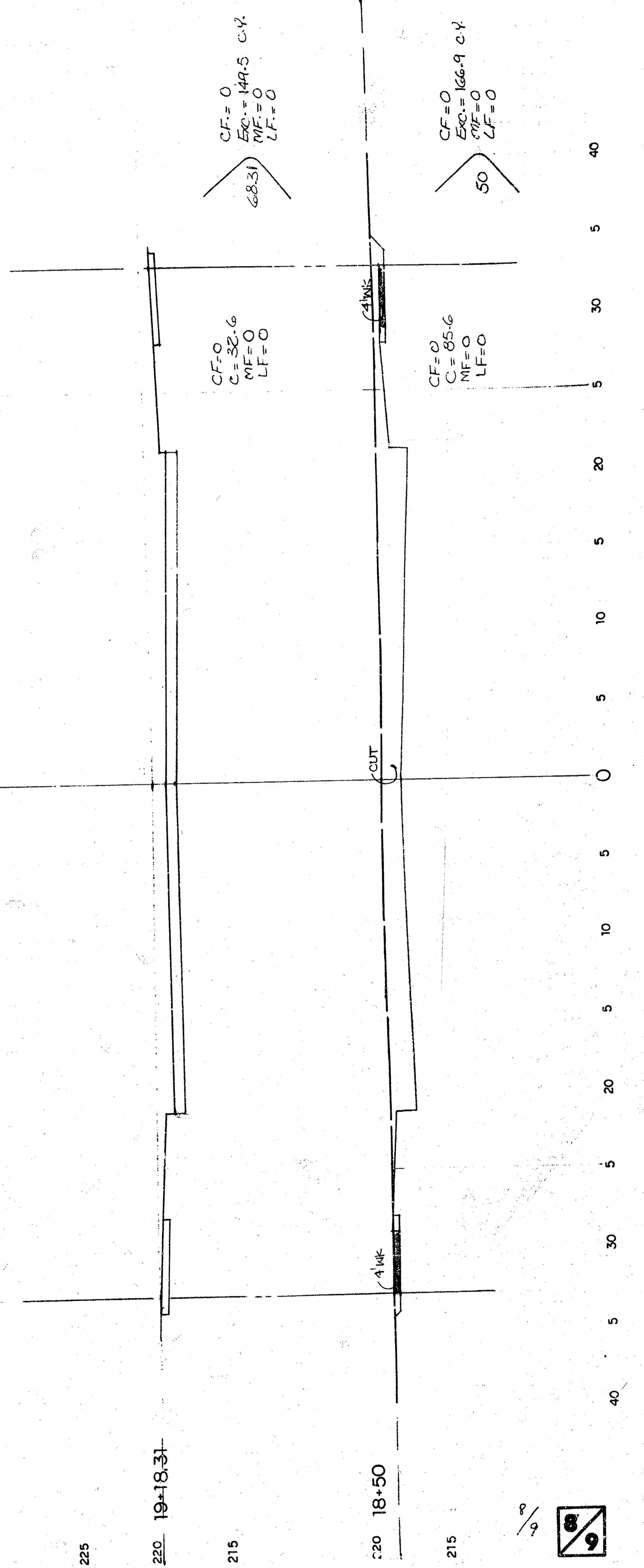


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CF = 108.0 CY  
Exc = 95.2 CY  
MF = 15.2 CY  
LF = 24.9 CY



CF = 0  
Exc = 149.5 CY  
MF = 0  
LF = 0

CF = 0  
Exc = 166.9 CY  
MF = 0  
LF = 0

CF = 0  
Exc = 32.6  
MF = 0  
LF = 0

CF = 0  
Exc = 65.6  
MF = 0  
LF = 0

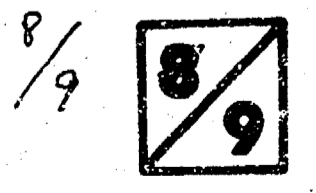
225

220 19+18.31

215

220 18+50

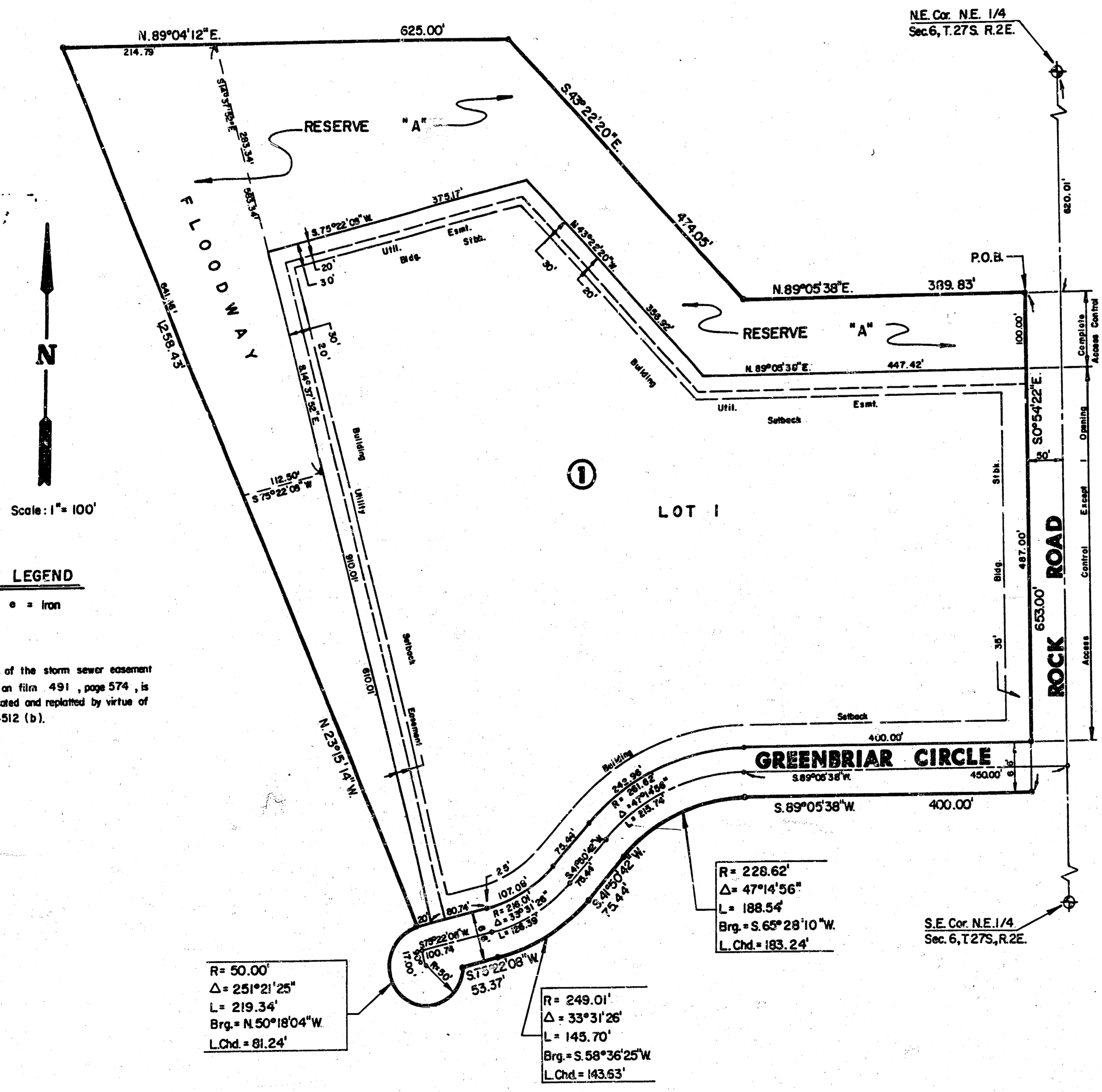
215



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# FINAL PLAT OF COMOTARA RETIREMENT CENTER 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 "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" E, 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 73° 15' 14" W, 1258.43 feet; thence N 89° 05' 38" E, 625.00 feet; thence S 43° 22' 20" E, 474.95 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



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 abutment 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.

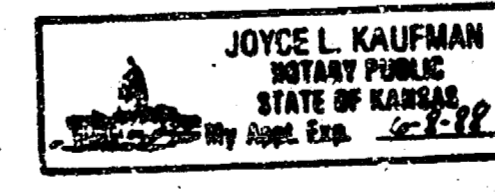
Woodlawn Development Company a partnership  
*Donald J. Abrah*  
Donald J. Abrah partner

Wesley Medical Endowment Foundation  
*Doane L. Dyer*  
Doane L. Dyer President

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. Abrah, partner, and also Wesley Medical Endowment Foundation, by Doane 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 affixed my notarial seal the day and year above written.

*Joseph L. Kaufman*  
Notary Public  
My Appointment Expires: 6-8-88



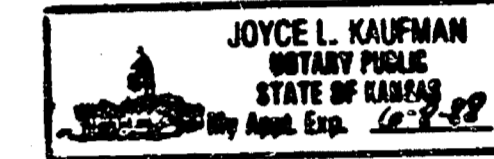
We, the First National Bank of St. Paul, mortgagees on the above described property do hereby consent to the plat of "Comotara Retirement Center Addition".

*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.

*Joseph L. Kaufman*  
Notary Public  
My Appointment Expires: 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 E. Chisholm*  
Robert E. 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 14th day of June, 1984.

*Robert G. Knight*  
Robert G. Knight, Mayor  
*Donald G. Glisick*  
Donald G. Glisick, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 27th day of July, 1984.

*Jack Spratt*  
Jack Spratt, Chairman  
*Donald E. Grogg*  
Donald E. Grogg, Commissioner  
*Tom Scott*  
Tom Scott, Commissioner



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

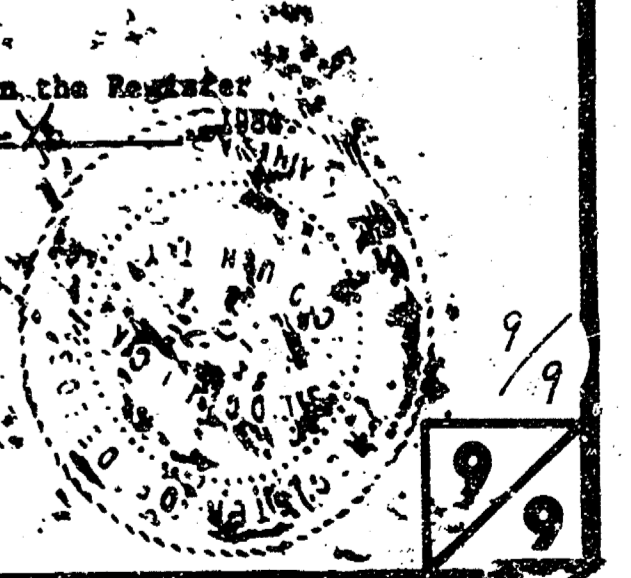
Entered on transfer record this 25th day of July, 1984.  
*Dorothy K. White*  
Dorothy K. White, County Clerk



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

*Bette F. McCart*  
Bette F. McCart, Register of Deeds  
*Pat Kotliar*  
Pat Kotliar, Deputy



20.00

M-1 1-28