

# JEFF AND JAY ADDITION STORM WATER SEWER NO. 291 PROJECT NUMBER: 468-76-245-81469-000-001

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

## GENERAL NOTES

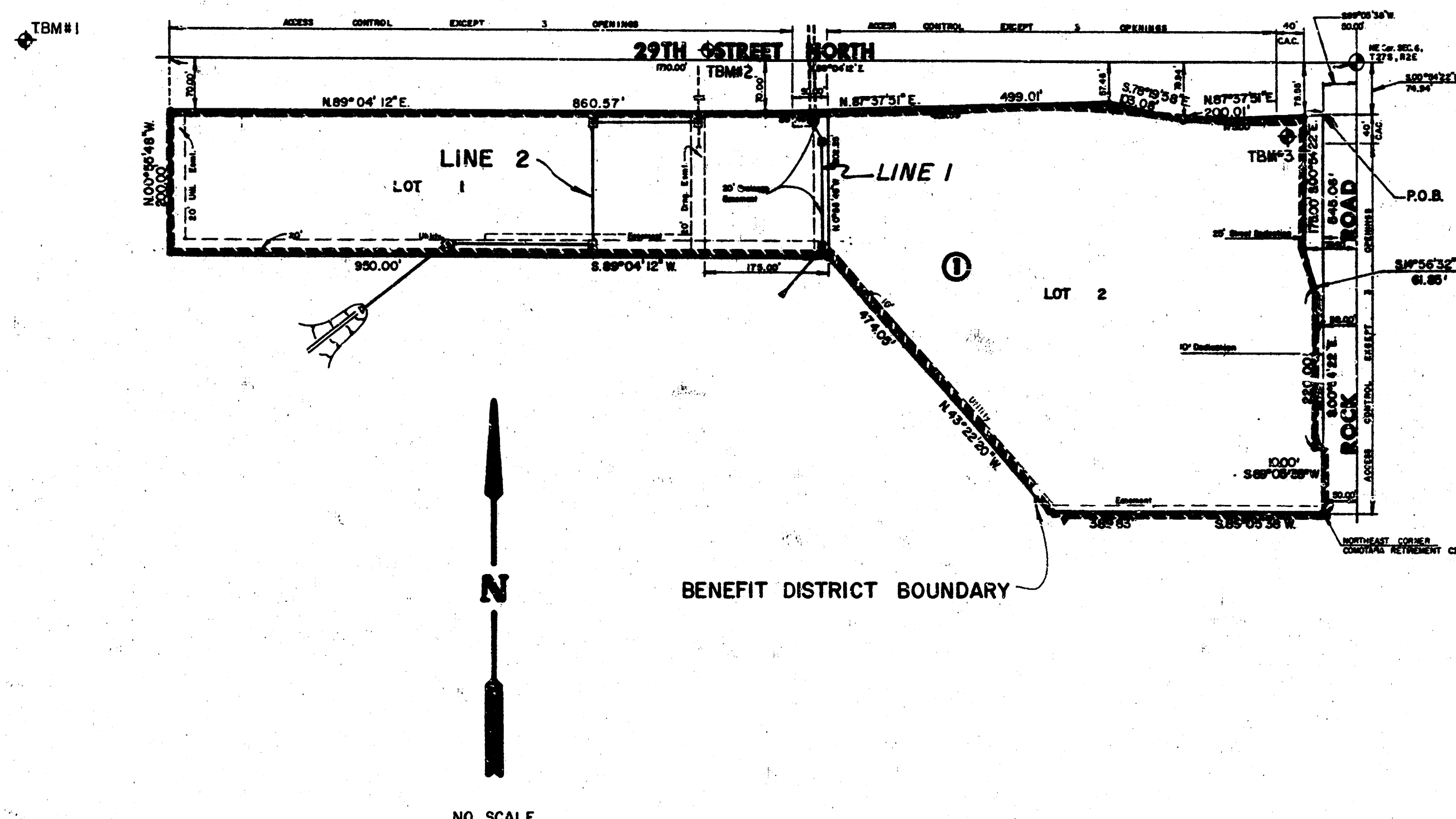
1. ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY TREES. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY TREES WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH TREES SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
3. 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.
4. CONTRACTOR SHALL FILL EXISTING CHANNEL WITH MATERIAL LOCATED ON SITE. COST IS SUBSIDIARY TO PROJECT.
5. ALL WORK DONE TO BE DONE ACCORDING TO CITY OF WICHITA SPECIFICATIONS.
6. TREES TO BE REMOVED ARE MARKED  $\otimes$ . ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.
7. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:
 

|                       |                |
|-----------------------|----------------|
| ARIZONA GAS COMPANY   | 942-2220       |
| BELL TELEPHONE        | 266-2256       |
| CABLEVISION           | 268-3340       |
| KAS SERVICE COMPANY   | 263-7511       |
| KANSAS GAS & ELECTRIC | 261-4375       |
| KANSAS ONE-CALL       | 1-800-344-7233 |

CONTRACTOR SHALL CONTACT OWNER'S ENGINEER, MID-KANSAS ENGINEERING CONSULTANTS AT 462-6561 FOR LOCATIONS OF STOCKPILED MATERIALS FOR USE IN FILLING OLD CHANNELS.

## BENCH MARKS

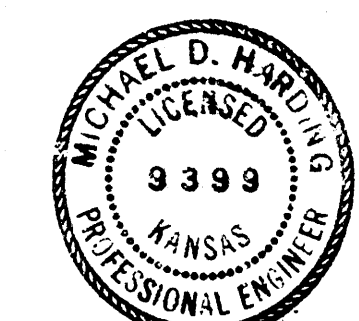
- TBM#1 S. rim of exist. manhole  $\pm$  125' north and 210' east of the N.W. corner of Jeff and Jay Addition.  
Elev. = 194.36 city datum
- TBM#2 "X" cut on S.E. corner of inlet at west end of N.W. return at 29th and Longfellow.  
Elev. = 196.22 city datum
- TBM#3 R.W. spike in N.E. face of power pole on S.W. corner of 29th and Rock. (Spike is under ground)  
Elev. = 213.70 city datum



## INDEX TO DRAWINGS

| SHEET NO. | DESCRIPTION                                   |
|-----------|-----------------------------------------------|
| 1         | TITLE SHEET                                   |
| 2         | LINE 1 PLAN & PROFILE                         |
| 3-4       | LINE 2 PLAN & PROFILE                         |
| 5         | DETAILS                                       |
| 6         | DETAILS                                       |
| 7         | FINAL PLAN - JEFF & JAY ADDITION              |
| 8         | PRELIMINARY PLAN - JEFF & JAY SECOND ADDITION |

AS BUILT  
3/3/86  
GREENE



|                                                                                                         |                                                   |          |                    |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------|--------------------|
|                                                                                                         | JEFF & JAY ADDITION<br>STORM WATER SEWER<br>PLANS |          | Design             |
|                                                                                                         |                                                   |          | Drawn by           |
|                                                                                                         |                                                   |          | Checked by<br>KHB  |
|                                                                                                         |                                                   |          | Date<br>JULY, 1985 |
| MID-KANSAS ENGINEERING CONSULTANTS PA<br>3500 NORTH ROCK ROAD<br>BUILDING #800<br>WICHITA, KANSAS 67226 |                                                   | 682-6561 | Sheet 1<br>of 8    |

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AVAILABLE COPY.....

JEFF 8 JAY ADDITION  
STORM WATER SEWER NO. 291  
PROJ. NO. 468-76-245-81469-000-000-001

LONGFELLOW

COMOTARA RET. CTR.

RES. FLOODWAY

LOT

JAY ADDN.

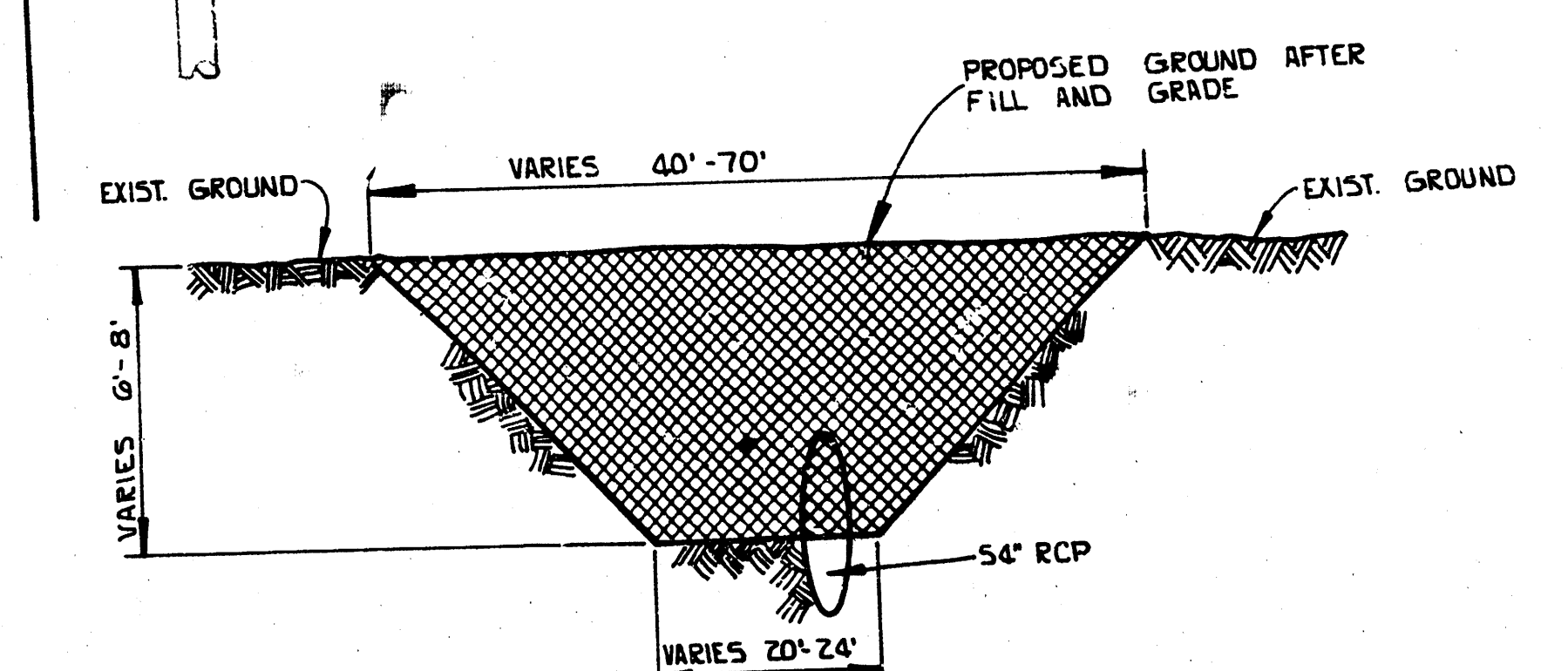
BLOCK

PLAN LINE 1

PROFILE LINE 1

N

1" = 20' Horiz.  
1" = 5.0' Vert.

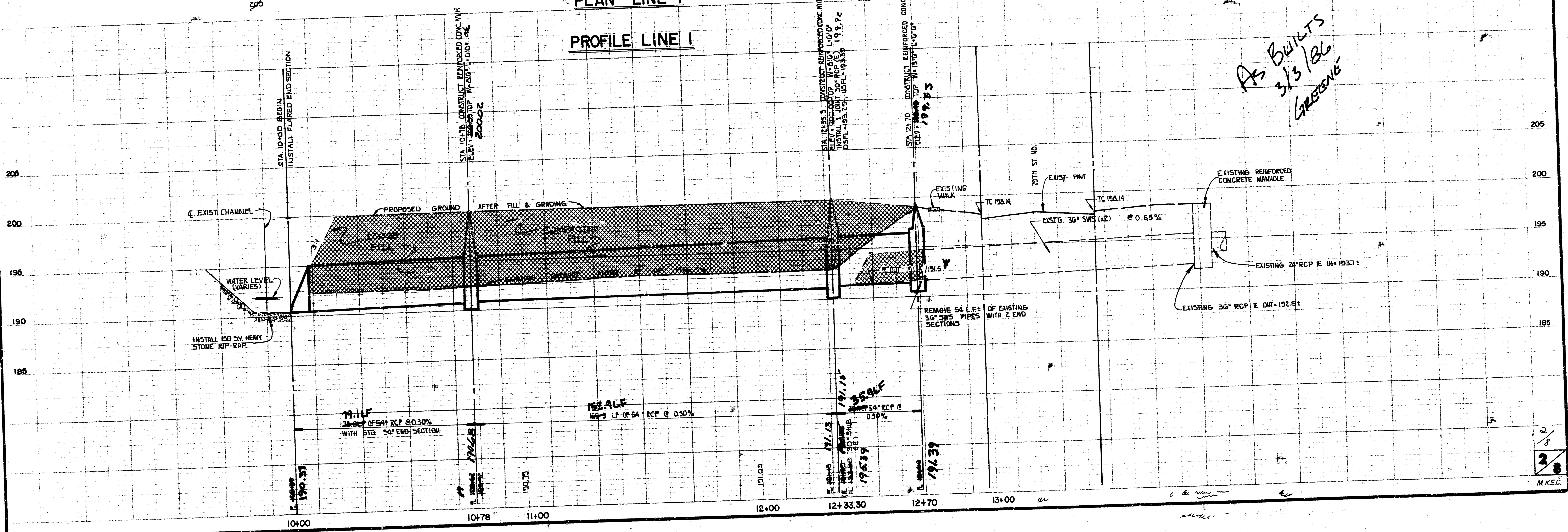


APPROX. TYP. SECTION OF EXIST. CHANNEL TO BE FILLED  
NOT TO SCALE

NOTE: ANY SIDEWALK DAMAGE BY CONTRACTOR TO BE RE-PLACED AT CONTRACTORS EXPENSE AS DIRECTED BY ENGINEER.

N.E. COR. SEC. 6  
T. 27 S., R. 7 E.

As BUILT  
3/3/86  
GREENE

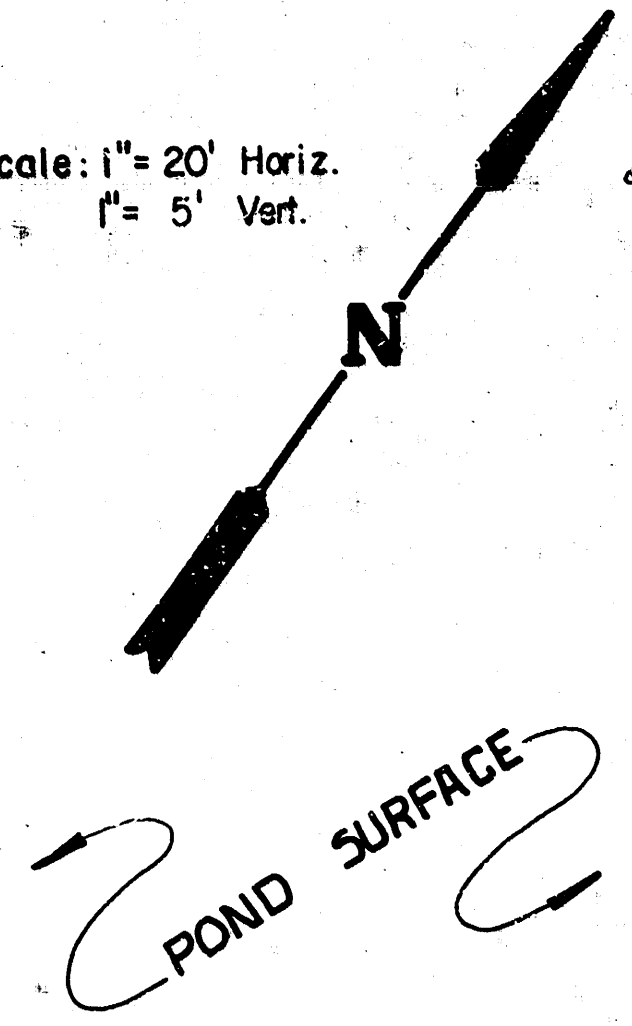


2/8  
2/8  
M.K.E.C.

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AVAILABLE COPY .....

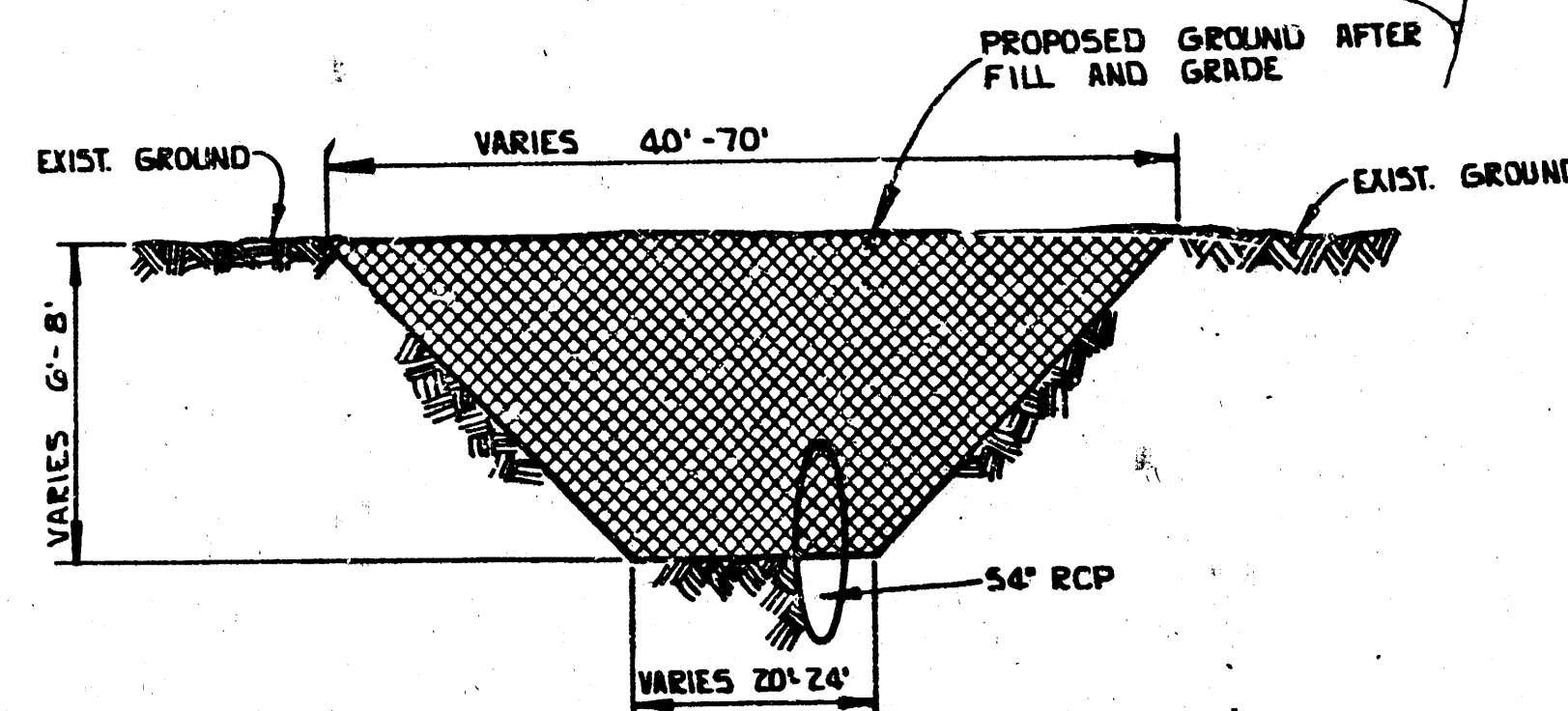
JEFF & JAY ADDITION  
STORM WATER SEWER NO. 291  
PROJ. NO. 468-76-245-81469-000-000-001

Scale: 1" = 20' Horiz.  
1" = 5' Vert.

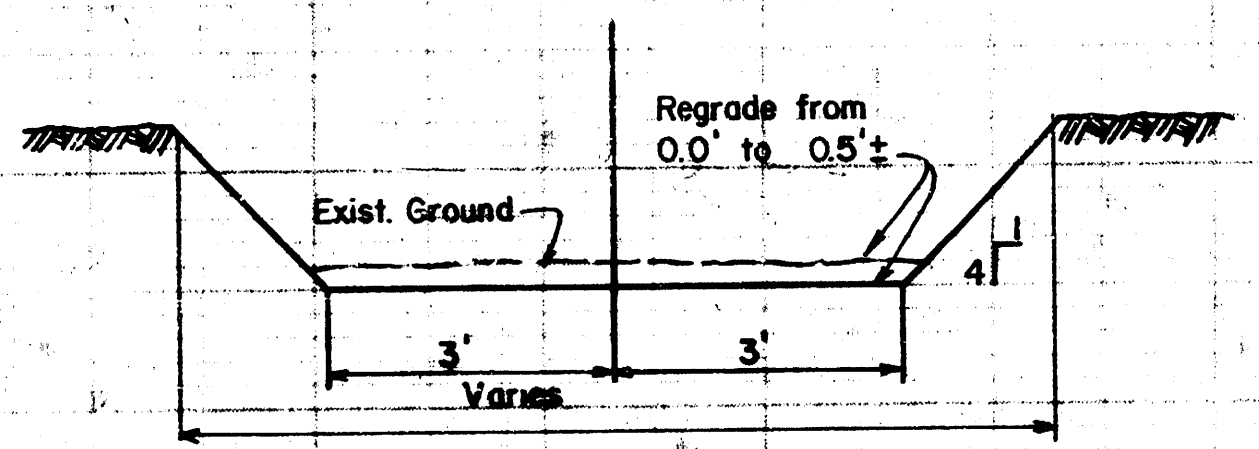


NOTE: CONTRACTOR TO INSTALL DITCH CHECK DURING CONSTRUCTION. COST TO BE SUBSIDIARY TO PROJECT.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING AND MULCHING OF CHANNEL. COST WILL BE SUBSIDIARY TO PROJECT.



APPROX. TYP. SECTION OF EXIST. CHANNEL TO BE FILLED  
NOT TO SCALE

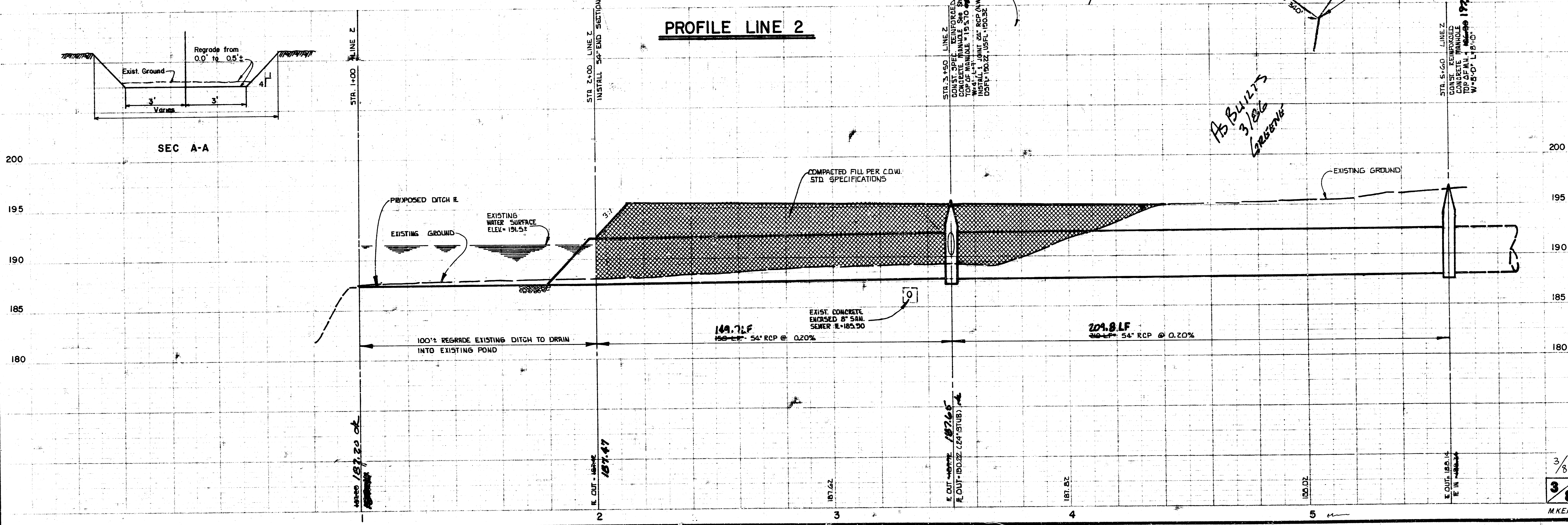


SEC A-A

NOTE: REGRADE EXISTING DITCH TO DRAIN INTO EXISTING POND (SEE SEC. A-A)

PLAN LINE 2

PROFILE LINE 2



COMATARA RET. CENTER RES. 'A'

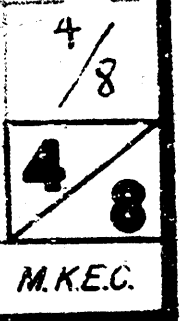
JEFF & JAY ADDITION  
SECOND

15 BUILTS  
3/8/86  
LAWSON

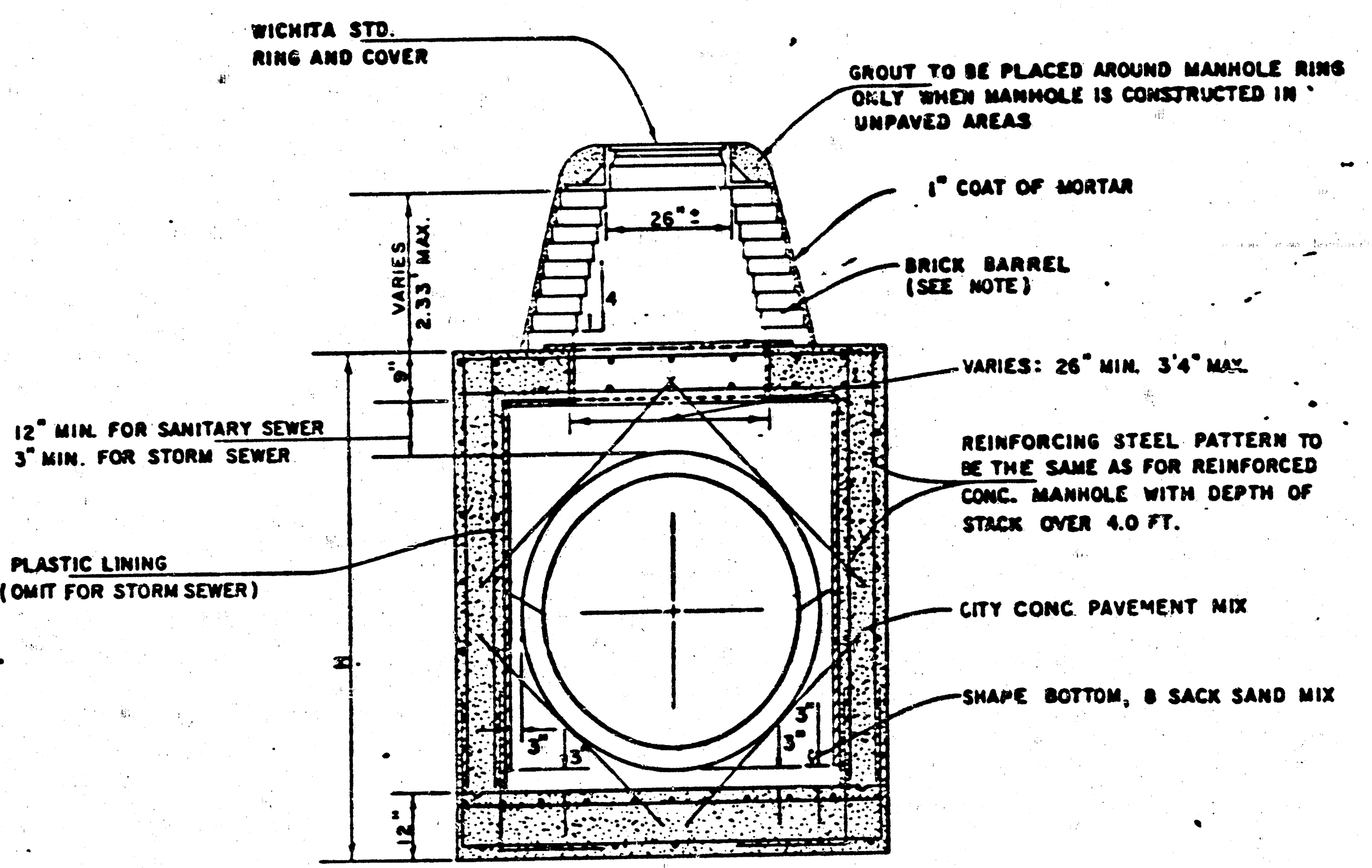
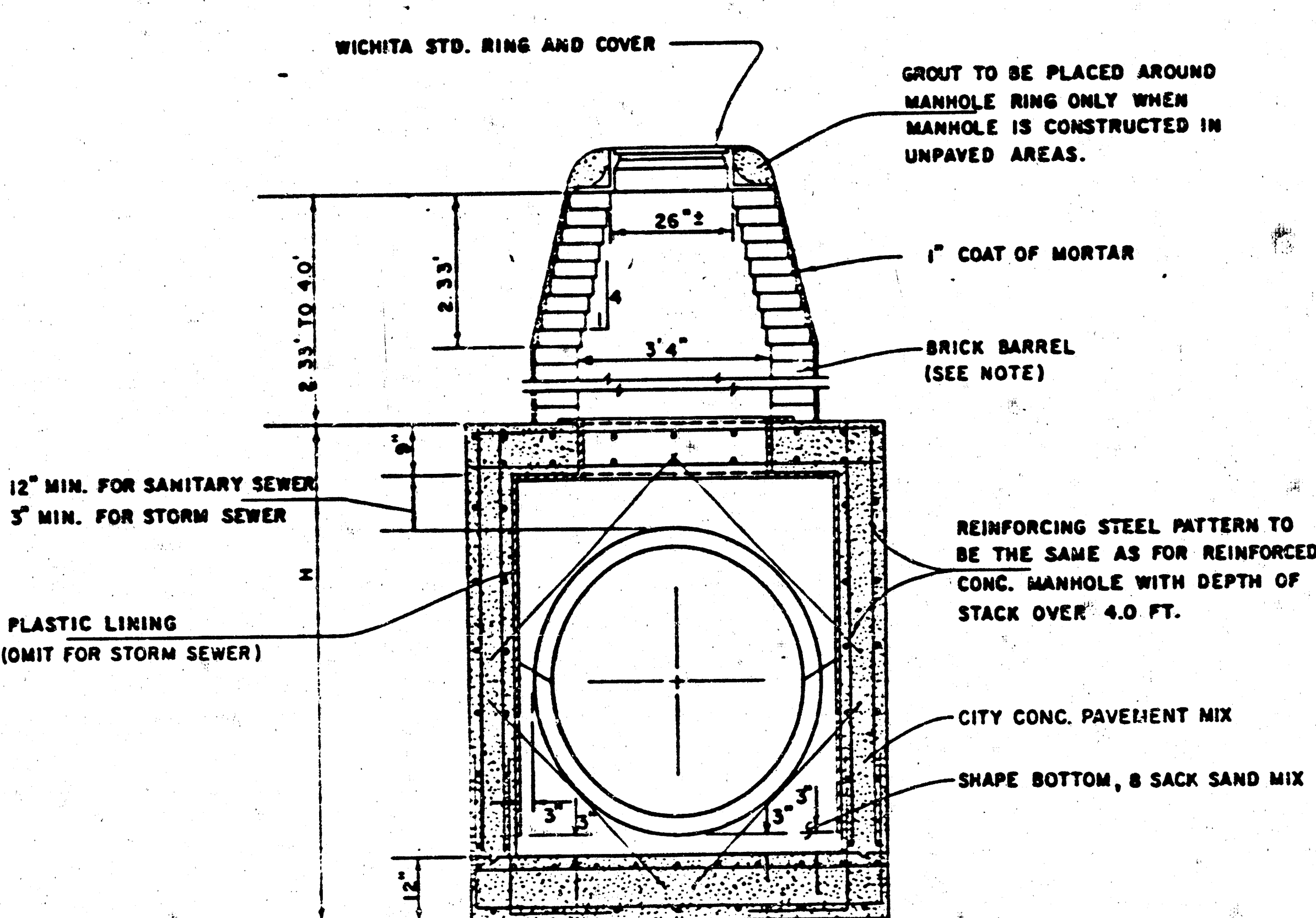
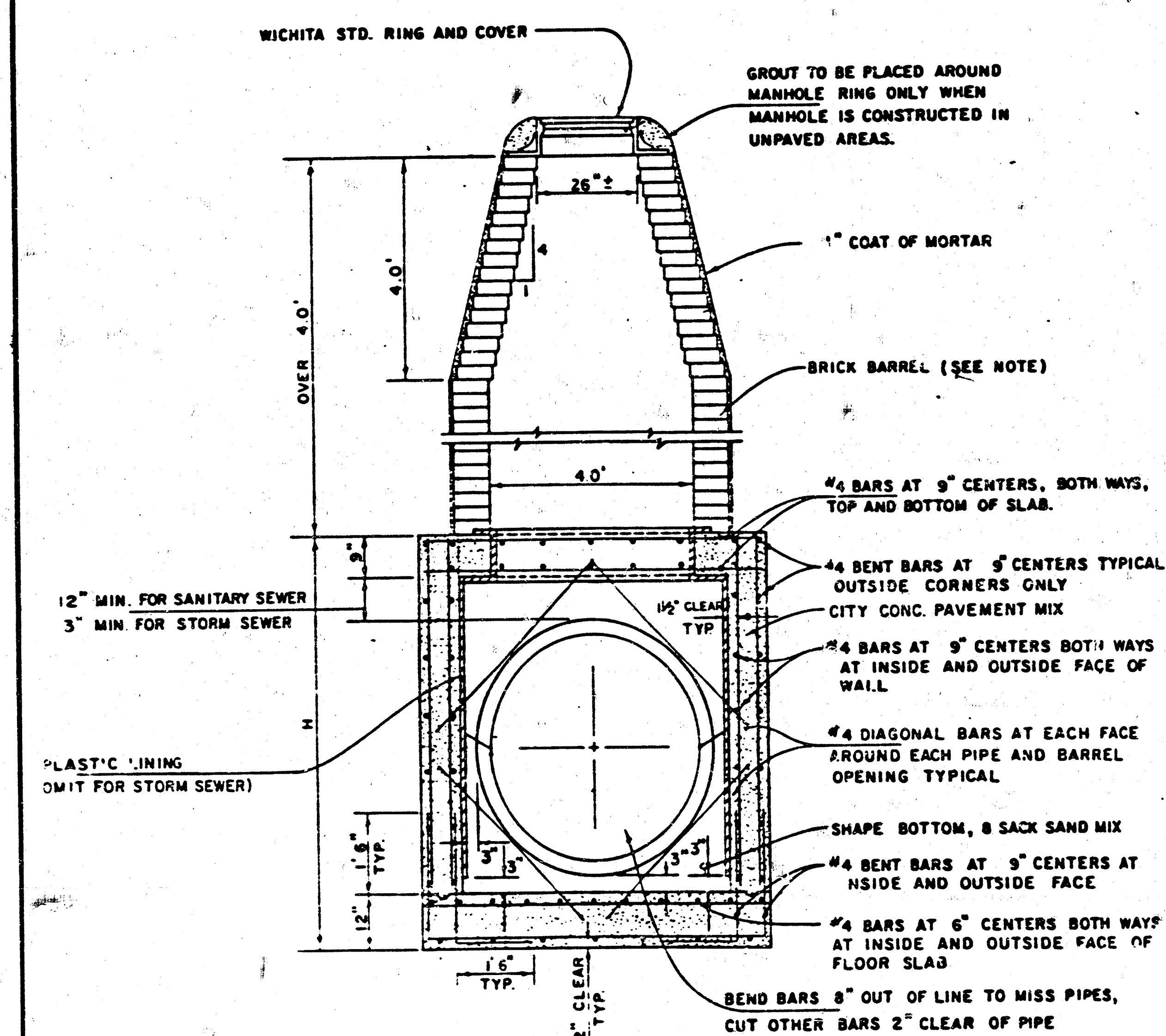
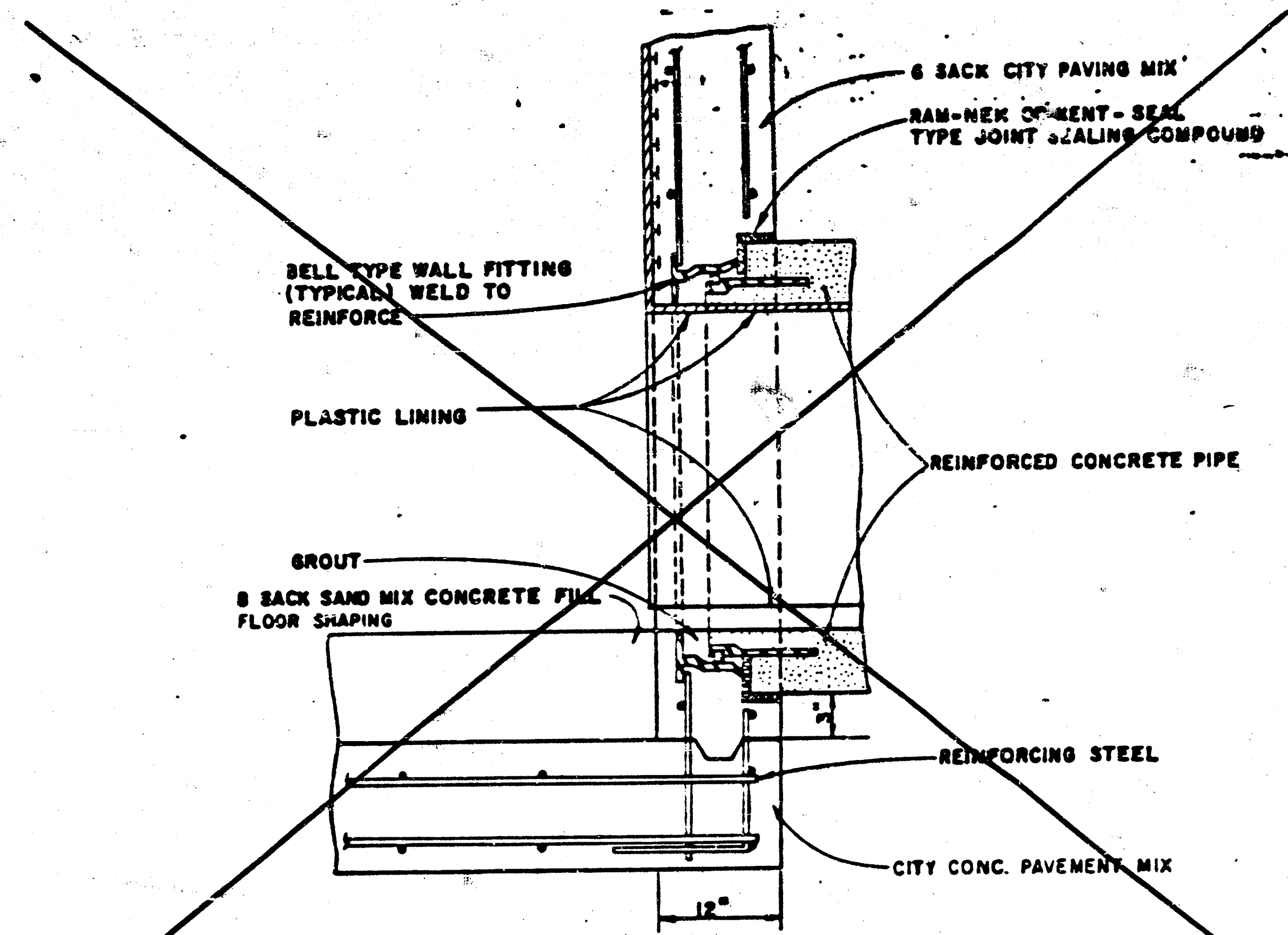
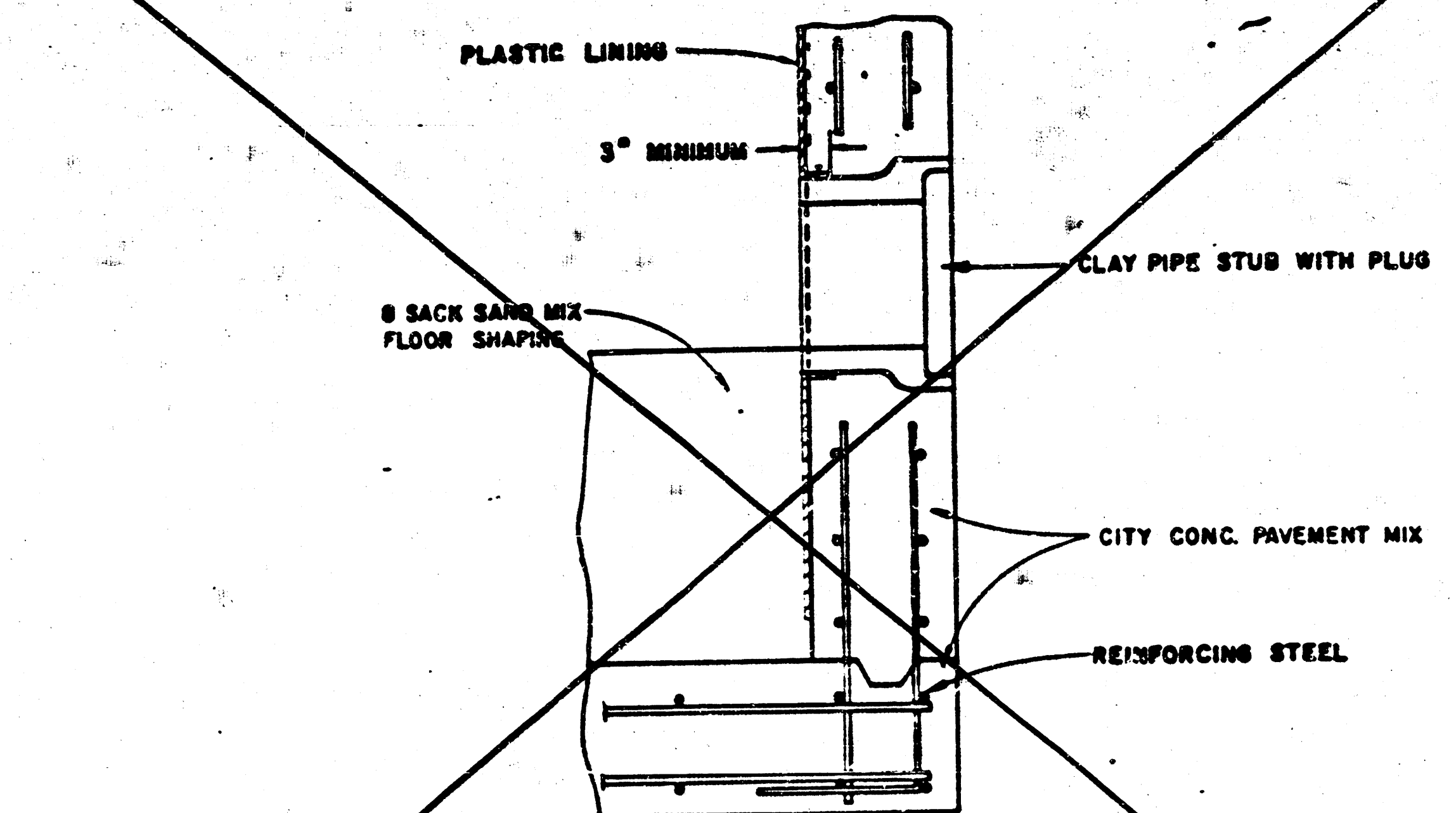
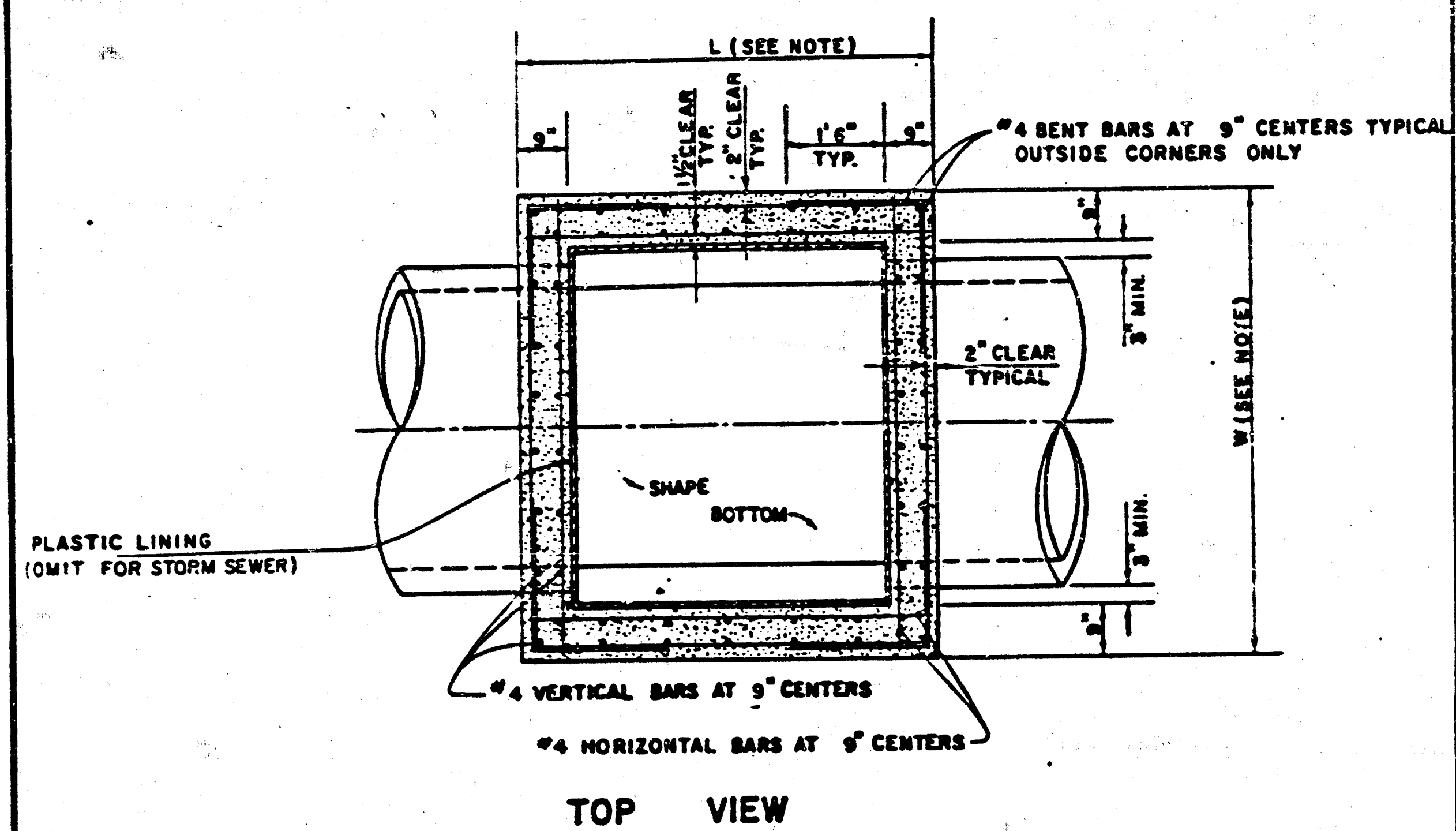
[illegible]

As Builts  
3/86  
GREENE

PROFILE LINE 2

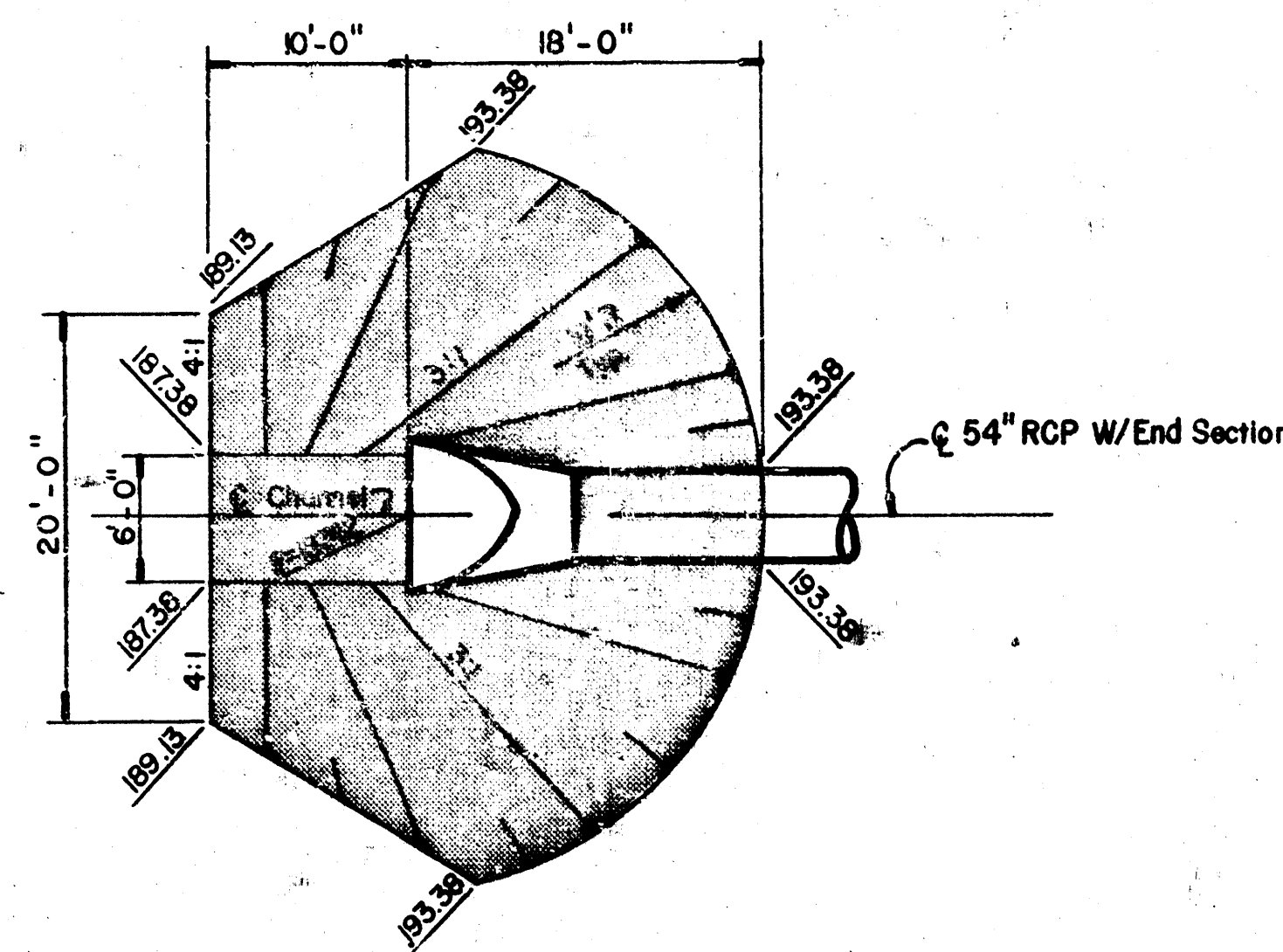


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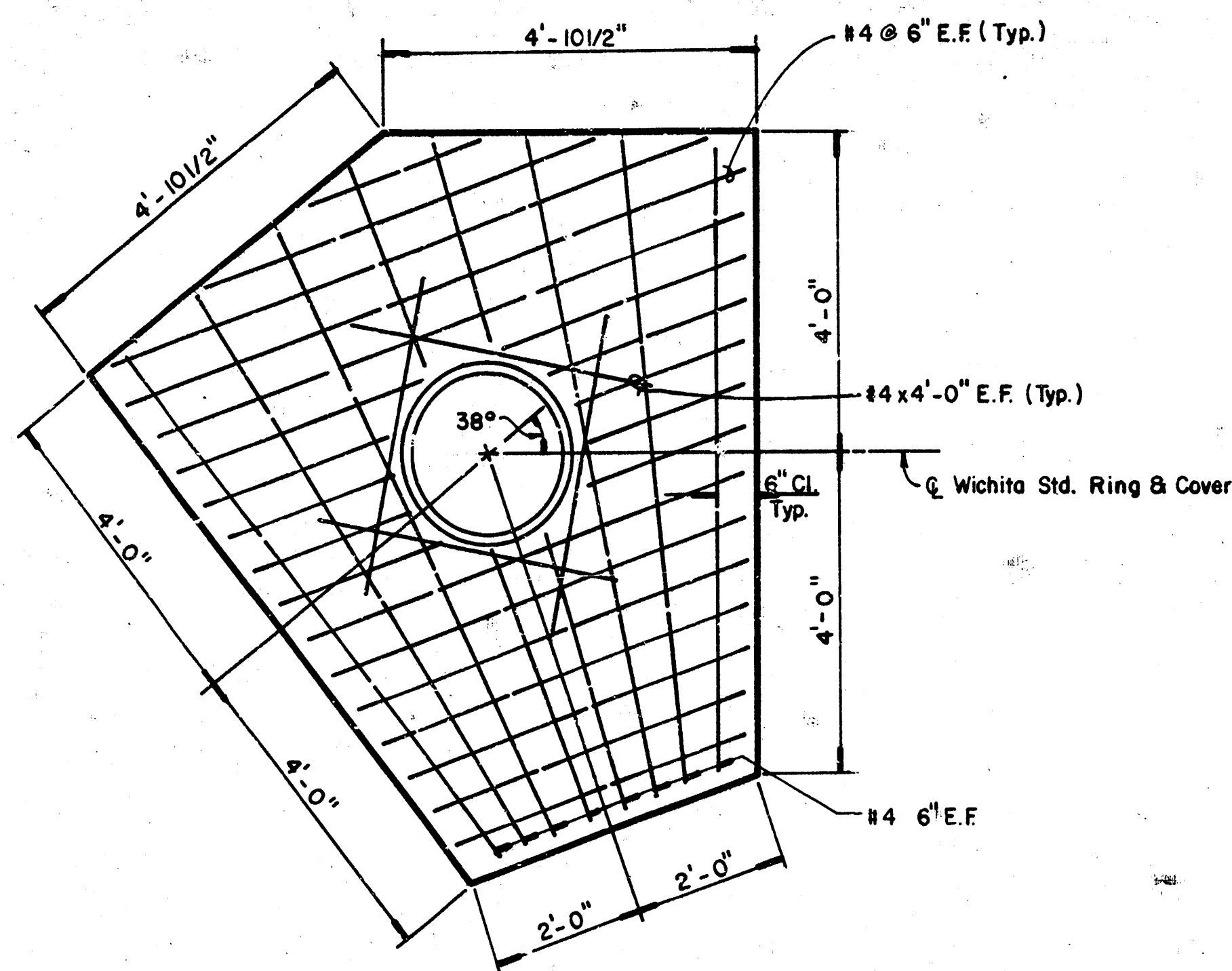


NOTE:  
BRICK BARRELS LESS THAN 16' DEEP SHALL HAVE 8" WALLS EXCEPT WHEN LOCATED WITHIN PUBLIC STREET OR ALLEY PAVEMENT THEN THE WALL SHALL BE 12". BRICK BARRELS MORE THAN 16' DEEP SHALL HAVE 12" WALLS. THE "L" AND "W" DIMENSIONS SHALL BE A MINIMUM OF 5'6" FOR BRICK BARRELS WITH 8" WALLS AND 6'2" FOR BRICK BARRELS WITH 12" WALLS WHEN THE BRICK BARRELS ARE OVER 4 FT. IN HEIGHT.

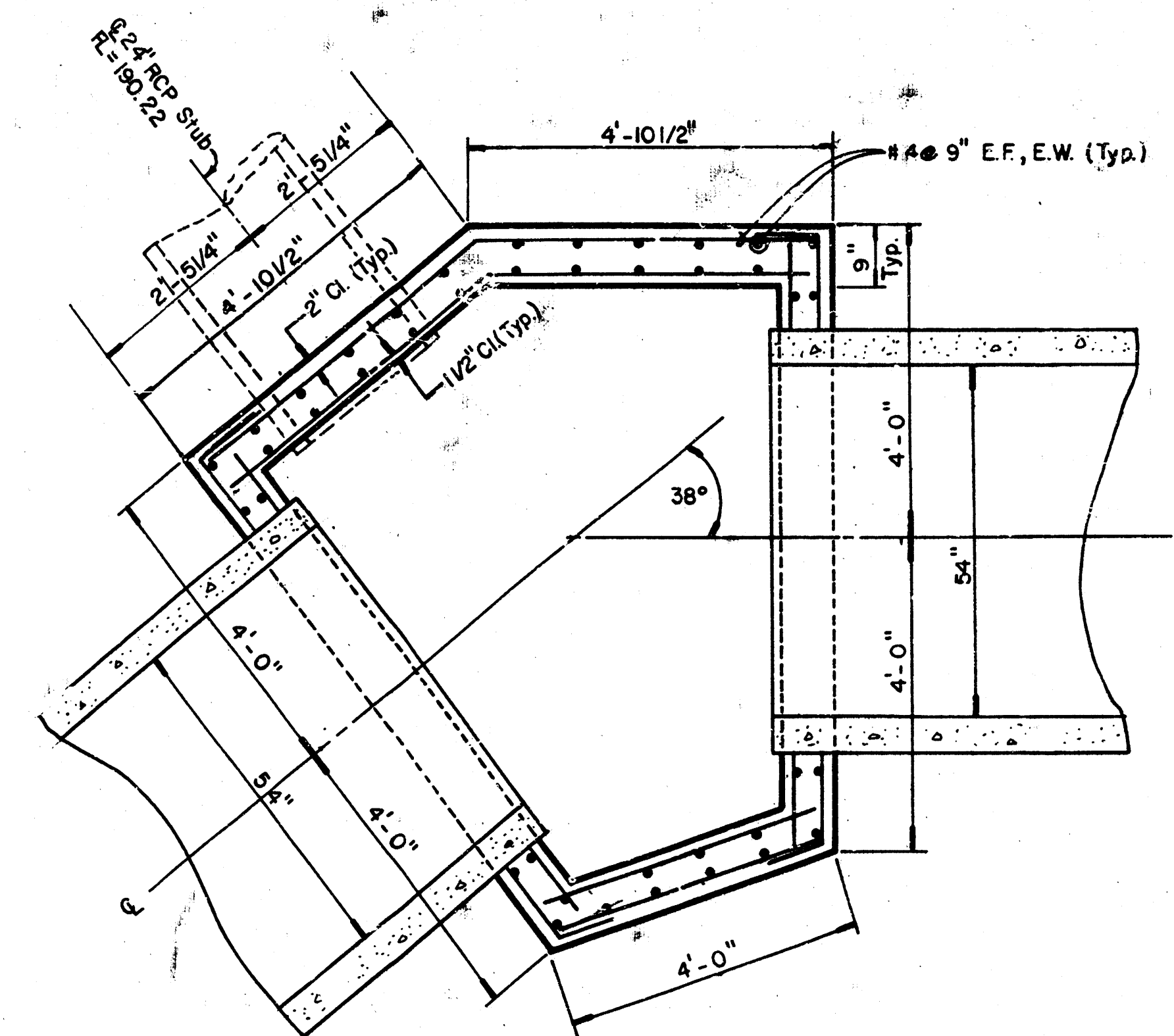
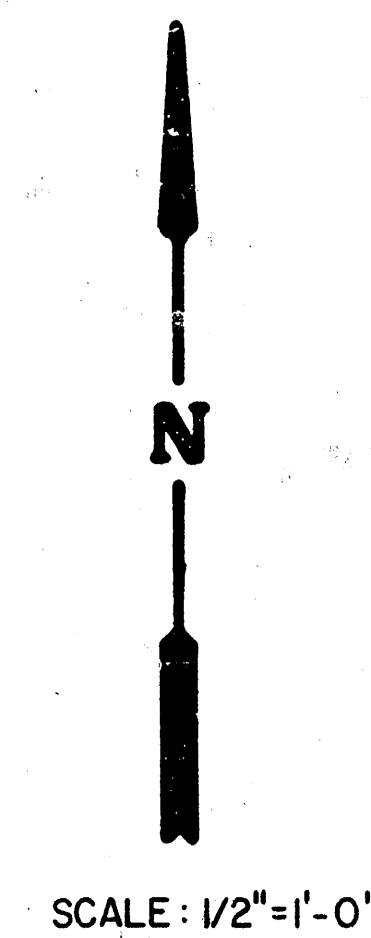
STANDARD DETAILS  
REINFORCED CONCRETE MANHOLES  
CITY OF WICHITA  
FEBRUARY 1984



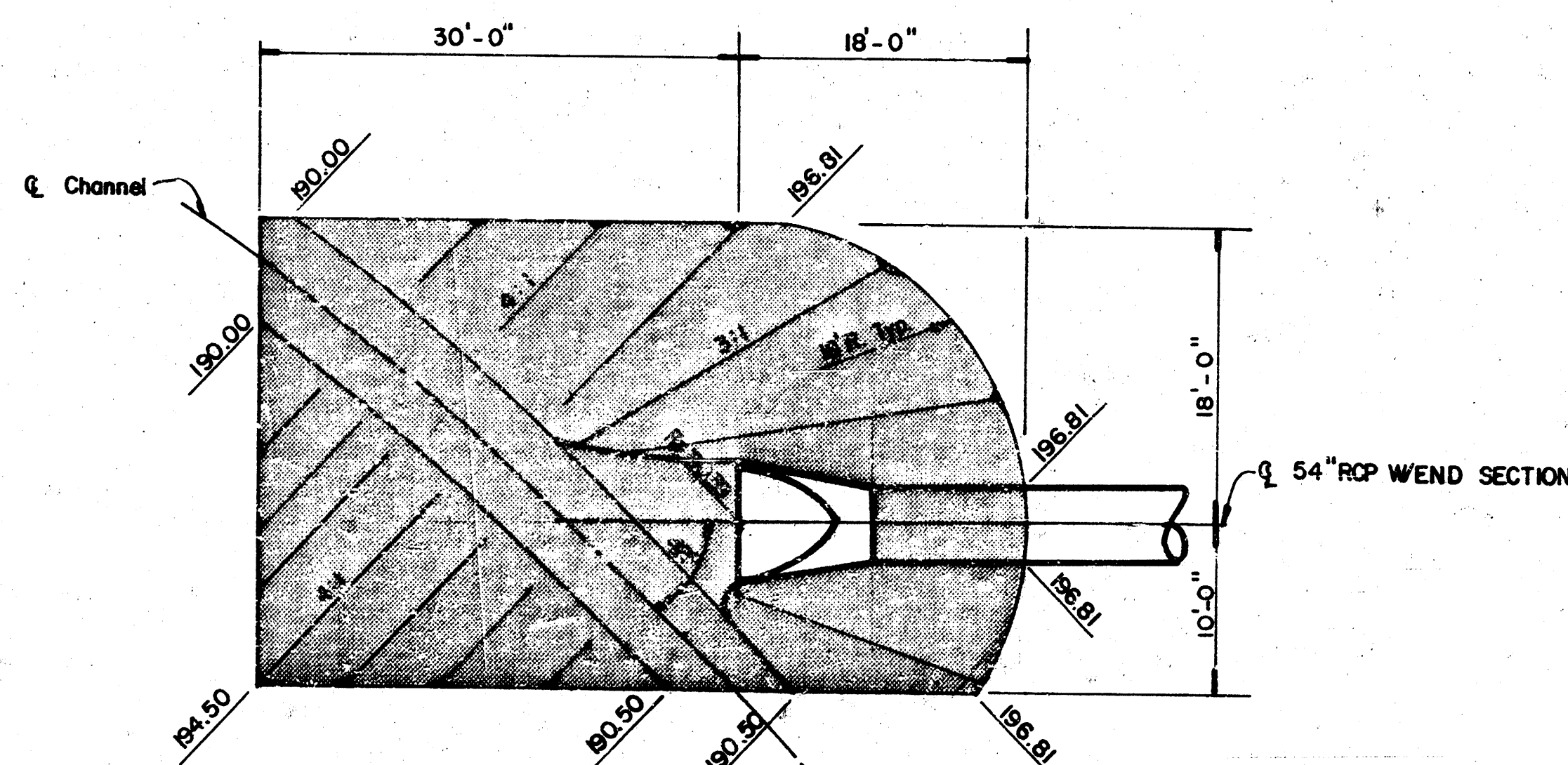
**RIP-RAP PLAN  
LINE 2**



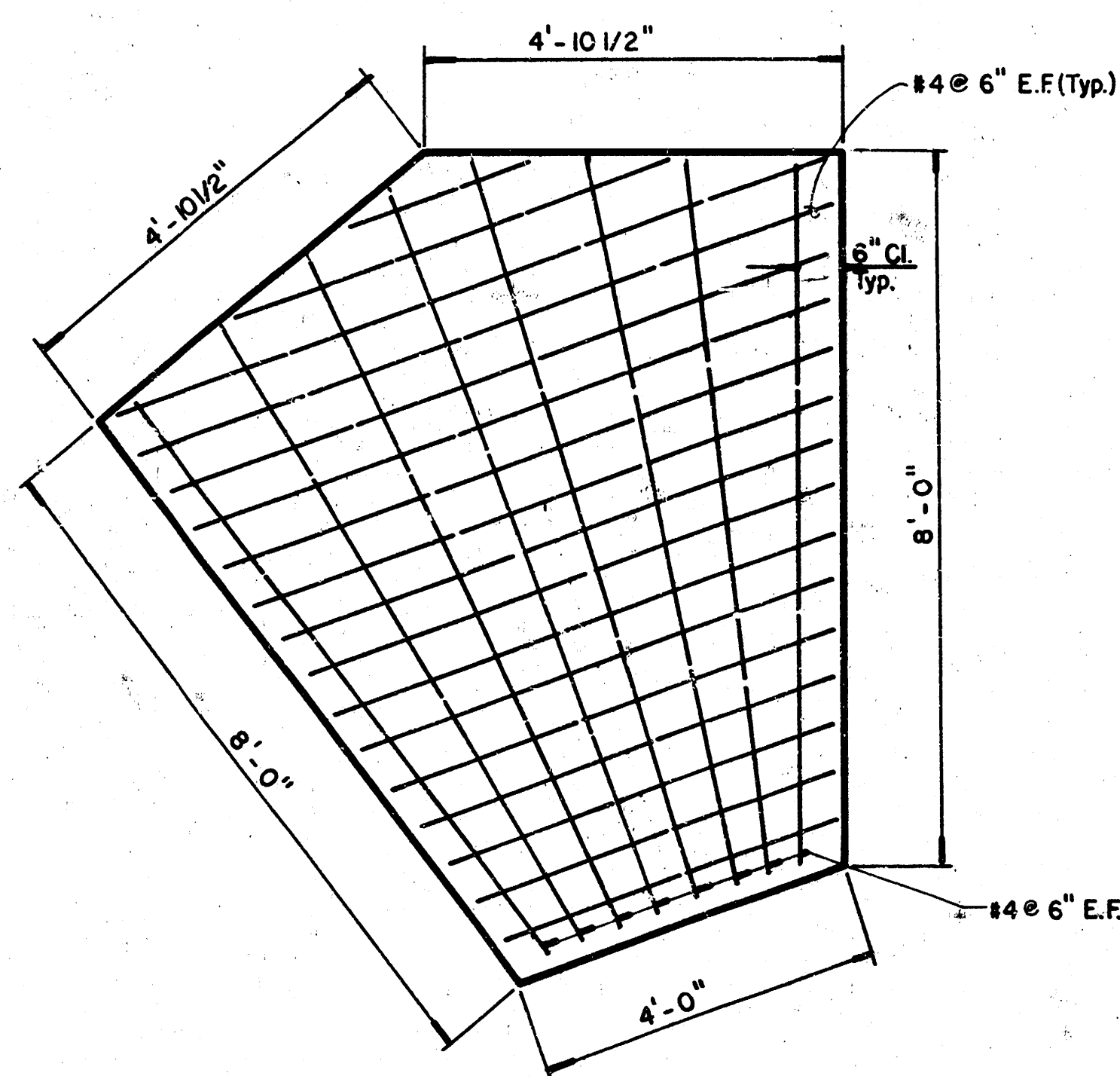
**TOP SLAB PLAN**



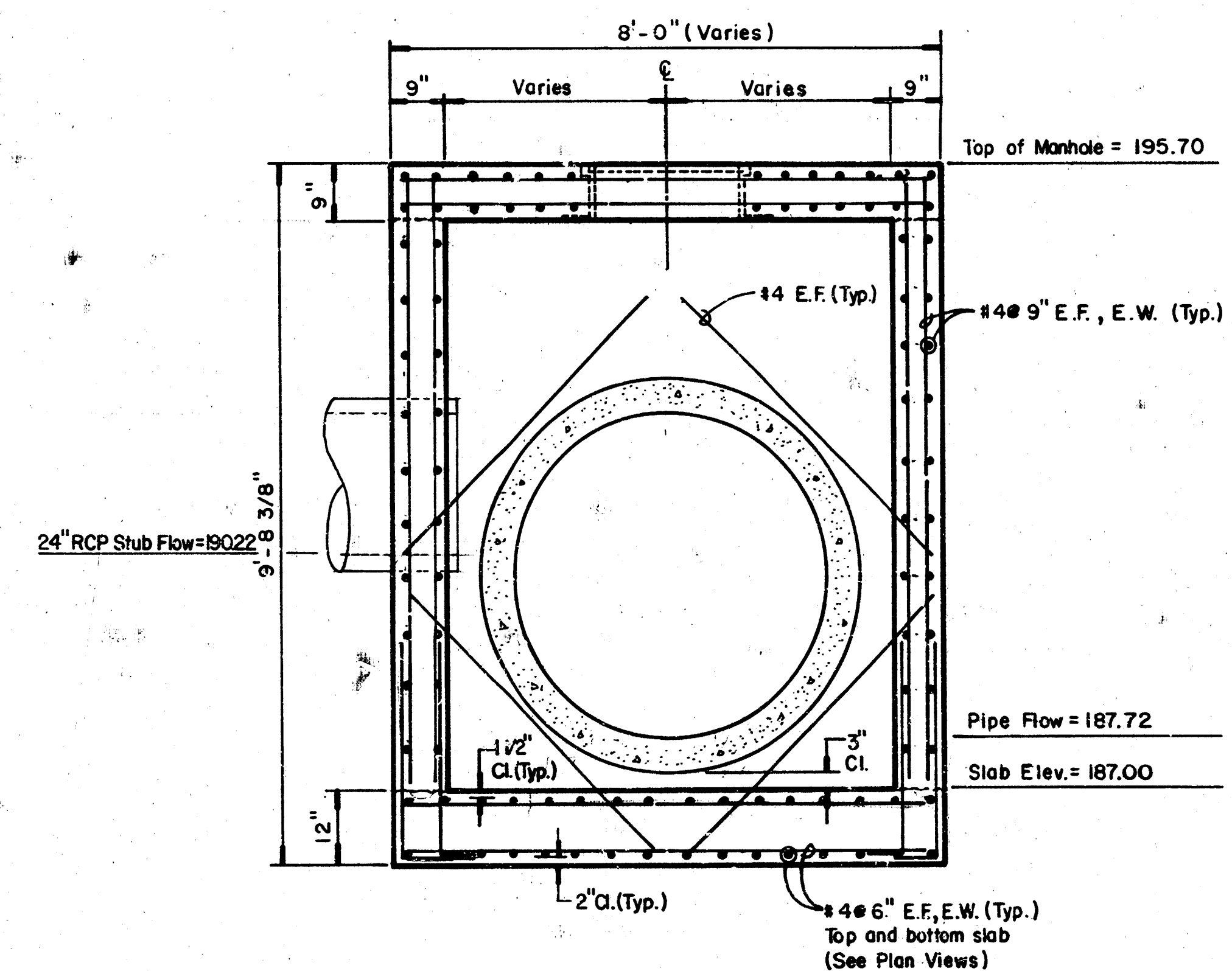
**TYPICAL HORIZONTAL SECTION**



**RIP-RAP PLAN  
LINE 1**



**BOTTOM SLAB PLAN**



**TYPICAL VERTICAL SECTION**

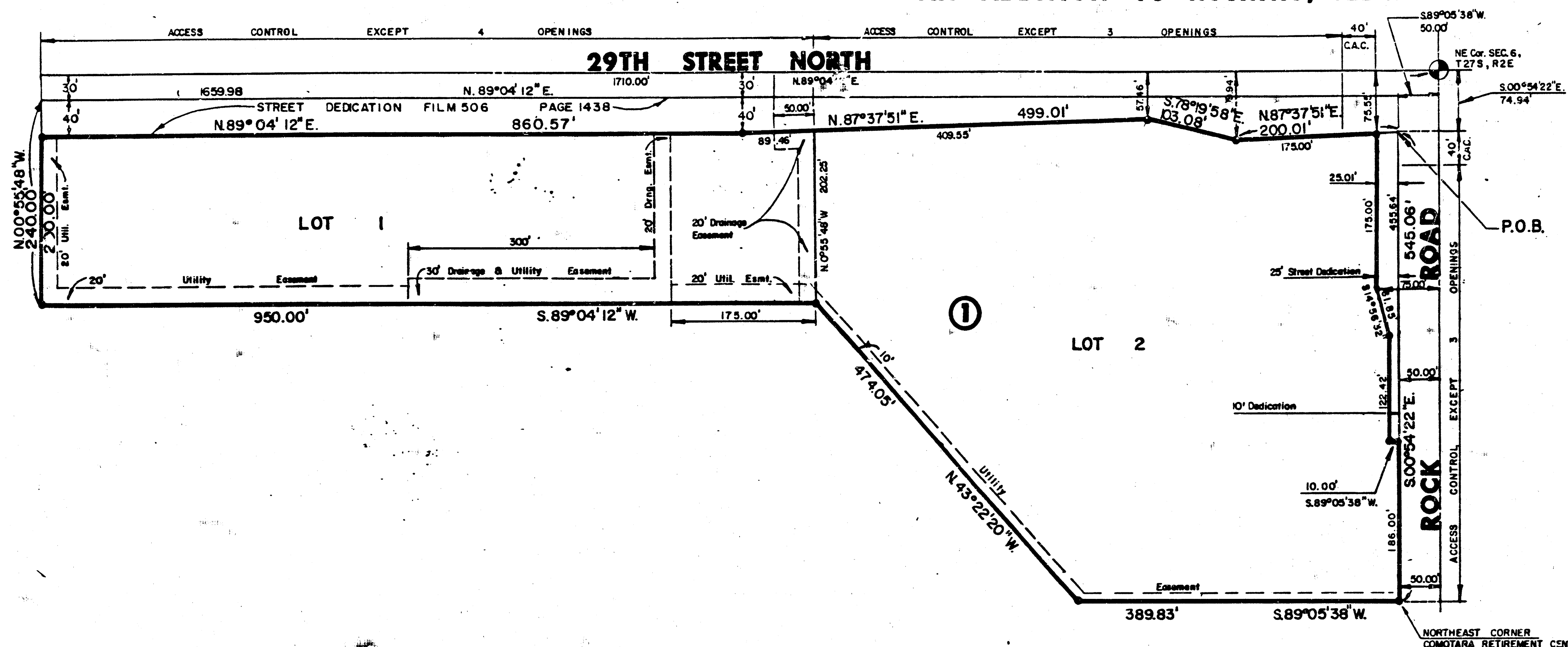
NOTE: See Std. details, City of Wichita, for pipe connection details.

|                                                                                                         |                                               |                 |                       |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------|-----------------------|
|                                                                                                         | <b>REINFORCED CONCRETE<br/>MANHOLE DETAIL</b> |                 | Design                |
|                                                                                                         | <b>RIP-RAP DETAIL</b>                         |                 | Drawn by<br>P. Miller |
|                                                                                                         |                                               |                 | Checked by            |
|                                                                                                         |                                               |                 | Date                  |
| MID-KANSAS ENGINEERING CONSULTANTS PA<br>3500 NORTH ROCK ROAD<br>BUILDING #500<br>WICHITA, KANSAS 67226 |                                               | 682-6561<br>6/8 | Job no.<br>Sheet      |

M-2 4-2

# FINAL PLAT OF JEFF AND JAY ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: Setbacks Are As Per C.U.P. DP-108

Scale: 1" = 100'

## LEGEND

• = Iron  
CAC = Complete Access Control

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "JEFF AND JAY ADDITION", an addition to Wichita, Sedgwick County, Kansas into lots, a block and a street, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying in the northeast quarter of Section 6, Township 27 South, Range 2 East of the 6th P.M. beginning at a point S 00° 54' 22" E, 74.94 feet; thence S 89° 05' 38" W, 50.00 feet from the northeast corner of said quarter section; thence S 00° 54' 22" E, 545.06 feet to the northeast corner of Comotara Retirement Center, an addition to Wichita, Sedgwick County, Kansas; thence S 89° 05' 38" W, 389.83 feet along the north line of said addition; thence N 43° 22' 20" W, 474.05 feet; thence S 89° 04' 12" W, 950.00 feet; thence N 00° 55' 48" W, 200.00 feet; thence N 89° 04' 12" E, 860.57 feet; thence N 87° 37' 51" E, 499.01 feet; thence S 78° 19' 58" E, 103.08 feet; thence N 87° 37' 51" E, 200.01 feet to the point of beginning, containing 12.1 acres more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 8<sup>th</sup> day of April, 1985.

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, a block, and a street, the same to be known as "JEFF AND JAY ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted to the City of Wichita. All abutters rights of access to or from the south right-of-way line of 29th Street North and the west right-of-way line of Rock Road are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 1 shall have access to 29th Street North at four locations, and Lot 2, Block 1 shall have access to 29th Street North at three locations and to Rock Road at three locations to be determined by the Engineer of the City of Wichita. Building setbacks are per the ABK 18 and 18A Community Unit Plan (DP-108) on file at the Wichita-Sedgwick County Planning Department office, 10th Floor, 455 N. Main, Wichita, Kansas.

Woodlawn Development Company,  
a Partnership

By: Donald A. Abiah  
Donald A. Abiah, attorney in fact for  
Woodlawn Development Company

We, the First National Bank of St. Paul, mortgagees on the above described property, do hereby consent to the plat of "Jeff And Jay Addition".

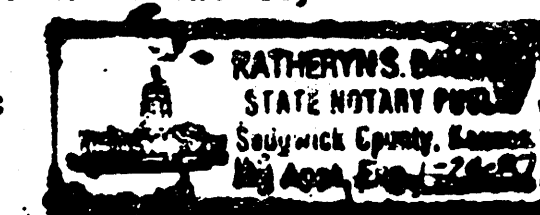
THE FIRST NATIONAL BANK OF ST. PAUL

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

STATE OF KANSAS  
COUNTY OF SEDGWICK

Be it remembered that on this 17<sup>th</sup> day of April, 1985 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 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. -In the day and year above written.

Kathryn S. Bauman  
Kathryn S. Bauman, Notary Public  
My Appointment Expires: 1-24-87



STATE OF KANSAS  
COUNTY OF SEDGWICK

Be it remembered that on this 17<sup>th</sup> day of April, 1985, 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, 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.

Kathryn S. Bauman  
Kathryn S. Bauman, Notary Public  
My Appointment Expires: 1-24-87

The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas has received and approved this plat of "JEFF AND JAY ADDITION"

Dated this 21<sup>st</sup> day of March, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson  
James C. Wilson, 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 30<sup>th</sup> day of April, 1985.

Donald C. Giesler  
Donald C. Giesler, Mayor  
Donald C. Giesler  
Donald C. Giesler, City Clerk

Entered on transfer record this 13 day of May, 1985.

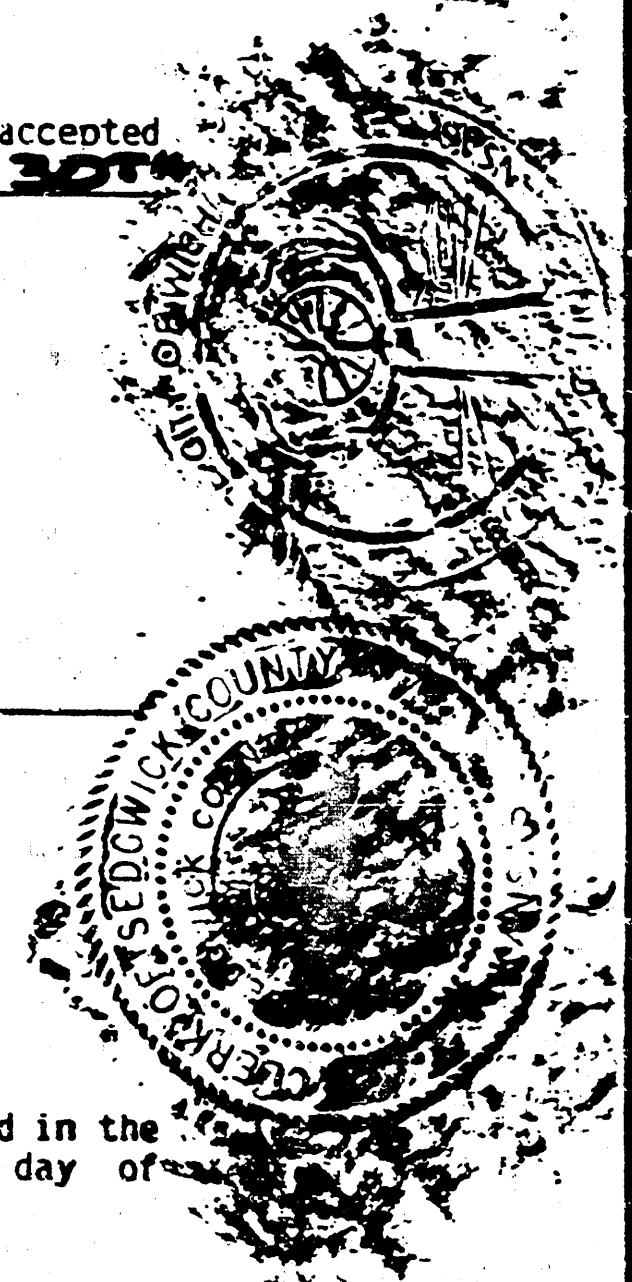
Don Wright  
Don Wright, County Clerk

STATE OF KANSAS  
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 11:00 AM this 13<sup>th</sup> day of May, 1985.

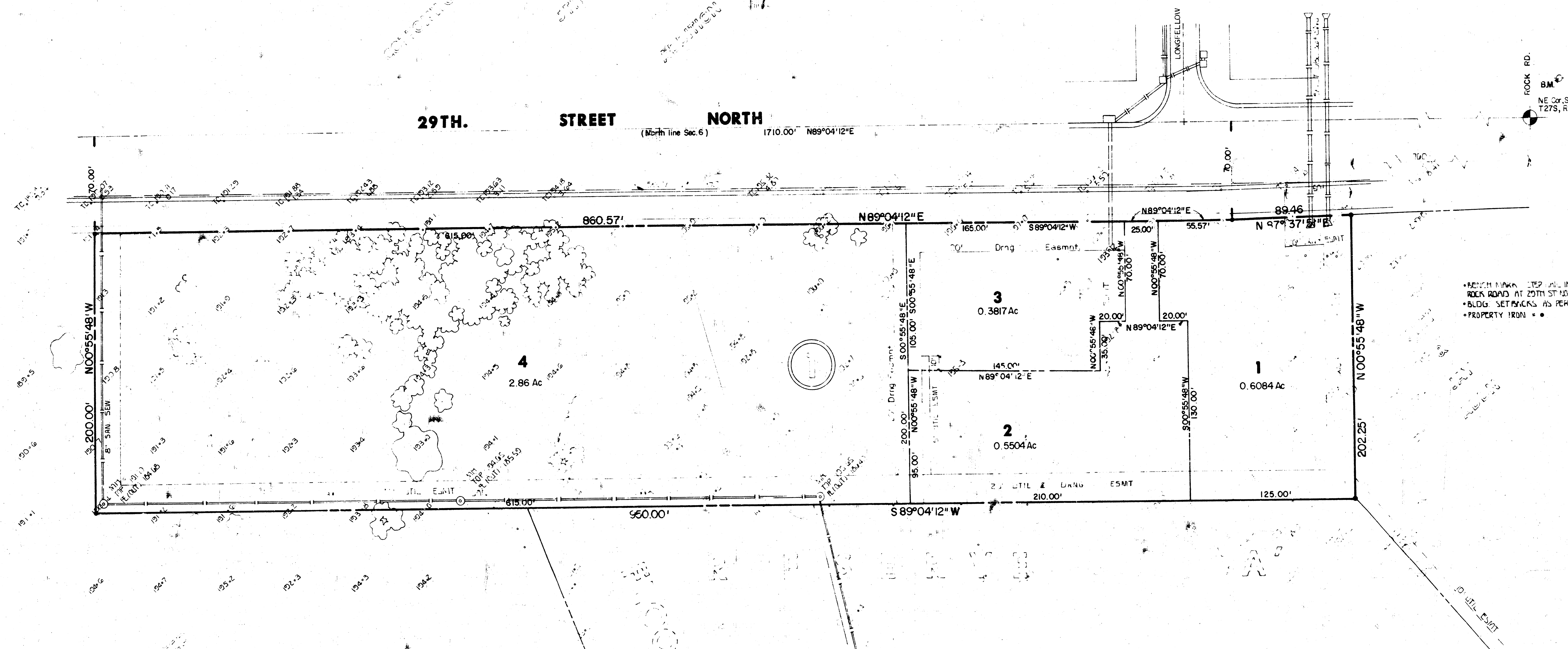
Pat Kettler  
Pat Kettler, Register of Deeds

Ed Resa  
Ed Resa, Deputy



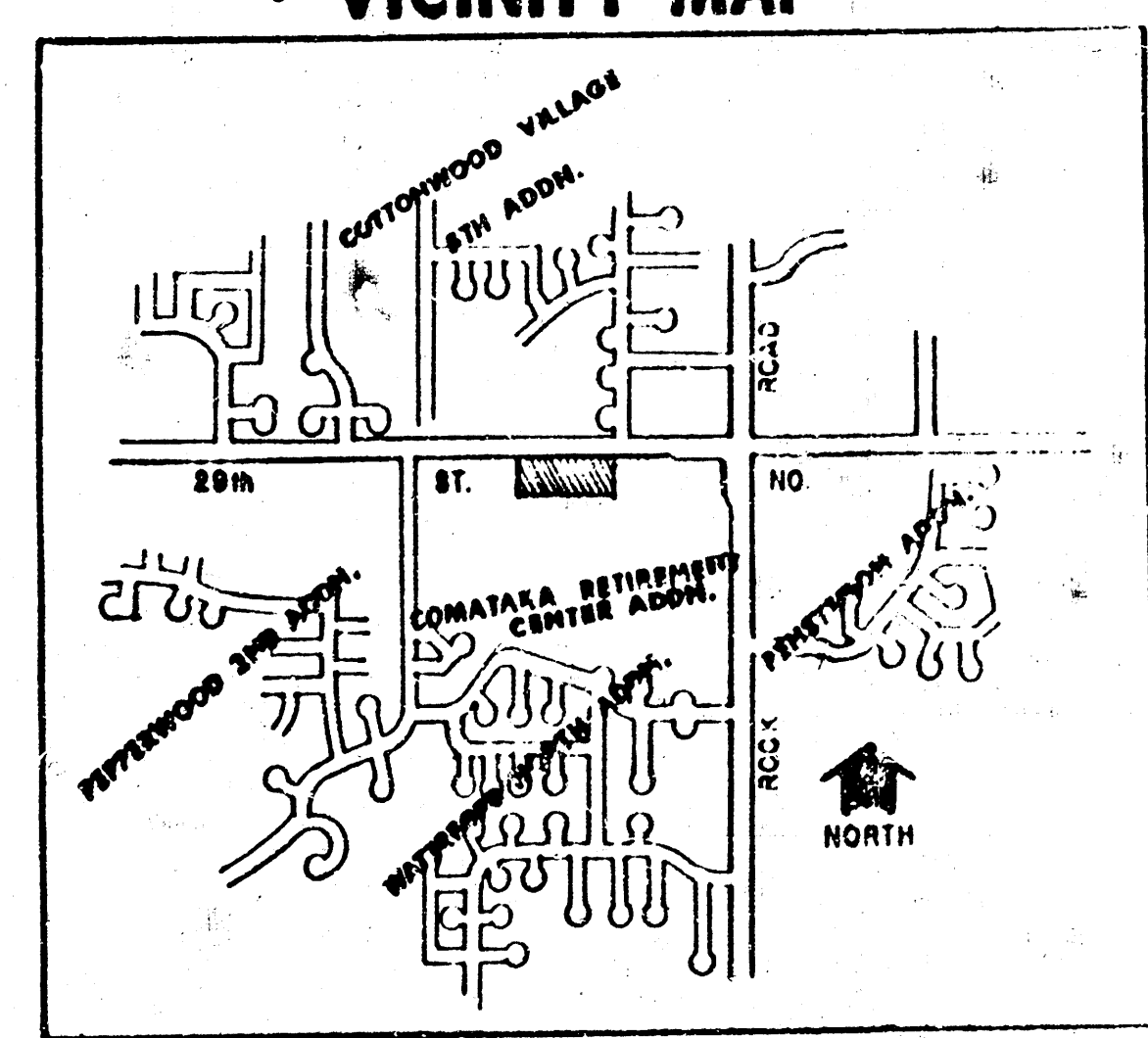
M-2 4-23

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- RECON MARK SET IN P.P.S. E CORNER ROCK ROAD AT 29TH ST NORTH. ELEV. 1217.55
- BLDG. SETBACKS AS PER CLIP (DP 100)
- PROPERTY IRON •

• VICINITY MAP •



# PRELIMINARY PLAT OF JEFF AND JAY SECOND ADDITION

A Replat Of Lot 1, Block 1,  
Jeff & Jay Addition

Donald J. Ablah  
Woodlawn Development Company  
7701 E. Kellogg, Suite 500  
Wichita, Kansas 67207

AUGUST, 1985

TOPOGRAPHIC SURVEY CONDUCTED BY MKEC



**PRELIMINARY PLAT  
OF  
JEFF & JAY  
SECOND ADDITION**

MID-KANSAS ENGINEERING CONSULTANTS PA  
3500 NORTH ROCK ROAD  
BUILDING 1800  
WICHITA, KANSAS 67226

|            |        |
|------------|--------|
| Design     |        |
| Drawn by   |        |
| Checked by |        |
| Date       | 8-8-85 |
| Job no.    |        |
| Sheet      | 3/8    |
| of         | 8      |