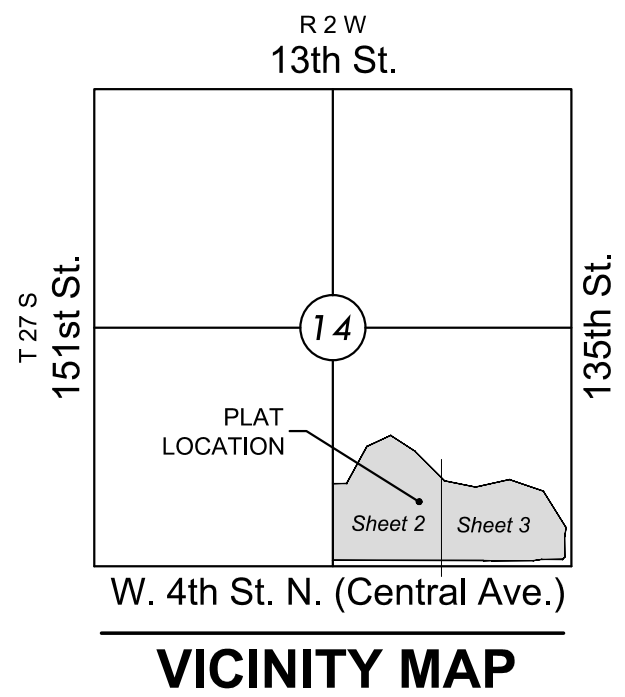


Courtyards at Jacobs Farm Addition (SUB2022-00061)

FINAL PLAT

COURTYARDS AT JACOBS FARM ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

LEGEND

Date of Survey: June 2022

- △ = Section Corner Monument Found
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (CM) = Calculated from Measurement
- (CD) = Calculated from Described
- Drng. = Drainage
- Util. = Utility
- Esmt. = Easement
- ① = Lot
- ② = Block

FLOODWAY NOTE:

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.

ACCESS CONTROLS NOTE:

Access Management Regulations
The minimum distance between full turning movement drives shall be 400 feet. The minimum distance between a right in/out drive and either another right in/out drive or a full turning movement drive shall be 200 feet. Distances being measured centerline to centerline. Final placement of drive locations shall be reviewed and approved by the City Traffic Engineer.

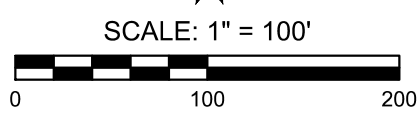
NOTE:

This plat of "Courtyards at Jacobs Farm" is subject to the conditions of the Planned Unit Development PUD No. 107. The platted building setbacks are established with the PUD or as shown hereon.



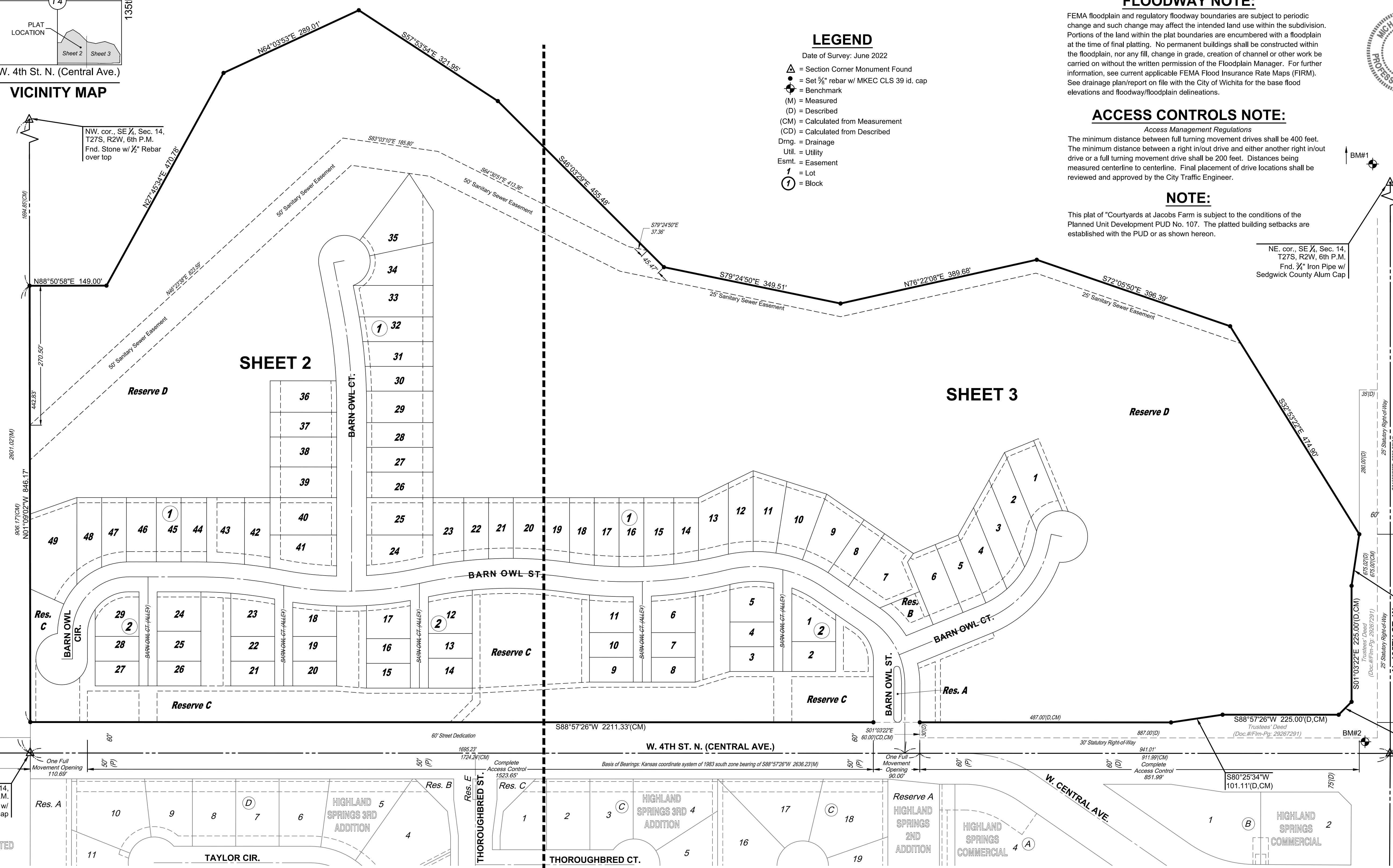
LOT(S) inclusive	BLOCK	ELEVATION NAVD 88
1	1	1355.0
2	1	1355.3
3	1	1355.5
4	1	1355.9
5	1	1356.1
6	1	1356.4
7	1	1356.9
8	1	1357.1
9	1	1357.3
10	1	1357.6
11	1	1357.7
12,13	1	1358.0
14,15	1	1358.3
16,17	1	1358.5
18,19	1	1358.7
20,21	1	1358.9
22-30	1	1359.0
31-35	1	1361.8
36-42	1	1363.6
43,44	1	1363.8
45,46	1	1364.0
47-49	1	1364.1
1-2	2	1353.1

NE. cor., SE 1/4, Sec. 14, T27S, R2W, 6th P.M.
Fnd. 1/2" Iron Pipe w/ Sedgwick County Alum Cap



UNPLATTED

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°57'26"W on the south line of Southeast Quarter, Section 14, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728



BENCHMARKS

- BM#1 Nail in top of curb, south side of Lost Creek Road near northwest corner of inlet, 56 feet west and 145 feet north of Northeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1351.54 NAVD88
- BM#2 Nail in northeast corner of traffic signal, northwest corner of Central and 135th Street, 77 feet west and 36 feet north of Southeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1349.14 NAVD88

1/4

FOR INFORMATION ONLY



Platted 2/22/2022 10:02:56. Perfection: Jacobs, 135th and Central Ave., 220966 CAD/SHT/SUBS Civil/Plat/220206_1.dwg, 01/09/2023, 11:30:05 AM CST