

PLAT NO. S/D 74-9 MAP NO. 5949

NAME E. E. JABES ADDITION

LOCATION: Southwest corner of 21st St. North & Rock Rd.

ENGINEER Oblinger-Smith Corporation

OWNER E. E. Jabes

APPLICATION FILED 1-29-74

SKETCH PLAT FILED _____

PRELIMINARY FILED 1-29-74

S/D ACTION 2-7-74 *approved*

FINAL FILED 3-25-74

S/D ACTION 4-4-74 *approved*

MAPC ACTION 4-11-74 *approved*

BCC ACTION 5-14-74 *approved*

RECORDED 6-5-74

REMARKS _____

S/D 74-9 - E. E. JABES ADDITION
Southwest corner of 21st St. No.
and Rock Road. Oblinger-Smith

POSTED
1-30-74
11

ACTION

	DATE
S/D COMMITTEE <i>Review approved</i>	<i>2-7-74</i>
<i>S/D Comm. final app</i>	<i>4-4-74</i>
M.A.P.C. <i>Approved</i>	<i>4-11-74</i>
B.C.C./B. CO. C. <i>Approved</i>	<i>5-14-74</i>

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

7
6-12-74

T. E. JAMES ADDITION was
filed for record on June 5, 1974

John H. Hob
Register of Deeds

T9-328

July 14, 1976

Donald C. Gisick, City Clerk
Jack H. Galbraith, Chief Planner

S/D 74-9 - E. E. Jabes Addition (irrevocable letters
of credit)

We have received notification from the Water Department that valid petitions for water benefit districts to serve E. E. Jabes Addition have been submitted. We have also been notified by the Public Works Department that the City will be able to provide gravity sewer service to all of E. E. Jabes Addition except Lots 1 and 2, Block 2, and therefore it is satisfactory with Public Works to release the letters of credit for interim sewer facilities.

Irrevocable letters of credit being held by your office in the amounts of \$60,400.00 for water lines, \$40,000.00 for sanitary sewer pump station and related force main, and \$6,500.00 for oversize requirements of the sanitary sewage line to accommodate a force main connection may now be released upon the request of the purchaser, Thomas M. Vickers. It is our understanding that release of the letters of credit require no action by the Board of City Commissioners.

If you have any questions concerning this matter, please call.

Jack H. Galbraith
Chief Planner

JHG:LO:rme

cc: Thomas M. Vickers, 140 Page Court, 67202
Robert V. McGrath, President, Boulevard State Bank,
2300 E. Lincoln, 67211
Keith Parker, Parker-Krehbiel Associates, 1021 E. Waterman,
67211

THE CITY OF WICHITA
OFFICE OF ENGINEERING

DATE June 29, 1976



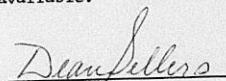
TO Jack Galbraith - Planning
FROM Dean Sellers, Assistant City Engineer
SUBJECT E.E. Jabes Addition

By letter to the Planning Department the owners of the E.E. Jabes Addition have requested the release of the guarantees for the temporary pumping station necessary to provide sanitary sewer service to a portion of E.E. Jabes Addition.

The Engineering Division has made a more detailed sanitary sewer layout and the City will be able to provide gravity sewer service to all of E.E. Jabes Addition except Lots 1 and 2, Block 2.

It is satisfactory with the Department of Public Works to release the guarantee for interim sewer facilities.

By copy of this memo, I am requesting the Central Inspection Division not to issue building permits on Lots 1 and 2, Block 2, E.E. Jabes Addition until such time as public sanitary sewer service is available.


Dean Sellers
Assistant City Engineer

DS:tn
cc: R. W. Bruggeman
Robert Feldner
Keith Parker



THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE June 22, 1976

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering
SUBJECT E.E. Jabes Addition

The plattors of E.E. Jabes Addition have submitted valid petitions for water benefit districts, to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The letter of credit may now be released.

Bill H. Otten

Bill H. Otten
Chief Engineer-Water Engineering

BHO:ak

cc: John D. Wynkoop, Director of Water

May 24, 1976

*Water sh
petitioned*

Curtis L. Newby
Junior Planner
City of Wichita
Metropolitan Area Planning Department
455 North Main Street
Wichita, Kansas 67202


RE: E.E. JABES ADDITION

Dear Mr. Newby;

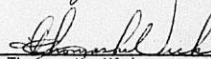
We, the owners of the E.E. Jabes Addition to Wichita, Sedgwick County, Kansas, request the release of the guarantees now standing for interim sewage lift station, pump and related facilities. We have a valid petition on file for sewage facilities, when they are available through the City of Wichita. We also will cause to be constructed the interim sewage facilities, if not available by the City, prior to the issuance of any building permits for the tracts to be served (Part of Lot 1, Block 2; Lot 2, Block 2; Lots 1, 2 and 3, Block 1, E.E. Jabes Addition).

Your prompt reply to this request will be greatly appreciated. If you desire additional information, please feel free to contact Mr. Thomas M. Vickers, 1633-Vickers KSB&T Bldg. Wichita, Kansas 67202. 267-5388.

Respectfully submitted,



E.E. Jabes,



Thomas M. Vickers,



Rhonda W. Vickers,



Max Cole,

cc: Keith Parker, Parker-Krehbiel Associates,
1021 E. Waterman, 67211
Boulevard State Bank, Box 1441, Wichita, 67201
Attn: R.V. McGrath

4-30-76

Keith Parker
Called, says he will
try to get matter
taken care of as quickly
as possible.

April 6, 1976

Mr. Thomas M. Vickers
140 Page Court
Wichita, Kansas 67202

Re: S/D 74-9 - E. E. JABES
ADDITION (irrevocable
letters of credit 2-v,
3-v, 4-v)

Dear Mr. Vickers:

The above captioned plat was approved by the Metropolitan Area Planning Commission on April 11, 1974 and by the Board of City Commissioners on May 14, 1974. As a condition of approval, the applicant was required to guarantee the construction of a sanitary sewage pump station and related force main, oversize lines to accommodate a force main connection, and water lines. As of April 2, 1976, these improvements had not been made.

Our files indicate that you submitted three letters of credit totaling \$106,900.00, naming Boulevard State Bank as creditor, guaranteeing that the above mentioned improvements would be made on or before April 11, 1976. Since the time limit is about to expire, we would appreciate your contacting our office as to your intent to fulfill these guarantees. We are anxious to assist you in any way we can.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:LO:rme

cc: E. E. Jabes, RFD #1, Derby, Kansas 67037
Boulevard State Bank, 2300 E. Lincoln, 67211
Attn: R. V. McGrath
Keith Parker, Parker-Krehbiel Associates,
1021 E. Waterman, 67211

October 15, 1974

Mr. Thomas M. Vickers
140 Page Court
Wichita, Kansas 67202

Re: S/D 74-9 - E. E. Jabes
Addition (drainage
improvements).

Dear Mr. Vickers:

As you may recall, as a condition of approval of the above referred to plat, a drainage plan for subject property was to be submitted for review and approval by the Maintenance-Flood Control office. Your platting engineer, Mr. William Keltner of Professional Engineering Consultants submitted such a plan, which after some revision, was approved. However, approval of the drainage plan by the Maintenance-Flood Control office was predicated upon the platlor obtaining an agreement from the property owner on the west to allow draining of Jabes Addition across his undeveloped property.

In July of this year, the Maintenance-Flood Control office advised me that no agreement with the property owner to the west had been made. Subsequently, I wrote your engineer, Mr. Keltner concerning the matter and outlining steps which could be taken to resolve the problem (see copy of this letter attached herewith). To date the only reply received has been from Robert Kaplan, attorney representing the property owner on the west. Mr. Kaplan in his letter of August 8, 1974 indicated that no contact had been received by him relative to the possibility of draining the Jabes Addition across his clients property.

Now, this last week, the property owner on the west of the Jabes Addition has filed a Community Unit Plan application on his property and this would appear to be a good time for you to approach him relative to the unresolved drainage agreement, since he must also design a drainage system for his property. It would seem that a mutual agreement for handling of site drainage in the area could be worked out by you which would benefit both developments.

Mr. Thomas M. Vickers
October 15, 1974
Page 2

Please do not hesitate to contact the Planning Department, or
the Maintenance-Flood Control Office, if we can assist you in
this matter.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rne
Attachment

cc: William H. Keltner, Professional Engineering Consultants
1440 East English, 67211
Robert W. Kaplan, 430 North Market, 67202
M. S. Mitchell, Maintenance-Flood Control

LAW OFFICES
KAPLAN AND MCMILLAN
ROBERT W. KAPLAN
CALVIN MCMILLAN
RICHARD M. KLINGE

LAW BUILDING
430 NORTH MARKET
WICHITA, KANSAS 67202
316-262-5175

August 8, 1974

M. S. Mitchell
Flood Control, City of Wichita
City Building Annex
Wichita, Kansas 67202

RE: Plat of E. E. Jabes Addition
NE/4 Section 7, Township 27S,
Range 2E, Sedgwick County

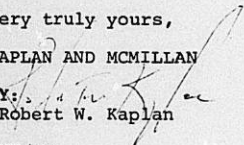
Dear Mr. Mitchell:

As you will recall, I discussed with you the fact that no agreement had been made respecting drainage from the above platted ground into the drainage ditch owned by clients of this office and described as NW/4, Section 7, Township 27S, Range 2E, Sedgwick County.

I am perfectly cognizant of the fact that the platters of the E. E. Jabes Addition have no obligation to enter into an agreement with my clients and may provide drainage on their own property as they desire but at one time you indicated your desire to be informed if any contact was made with this office for the purpose of obtaining an easement agreement; and I wish to advise that no such contact has been received by me. If a drainage plan has been received by your office for the west portion of the Jabes plat, I would appreciate being advised so I could close the matter.

Very truly yours,

KAPLAN AND MCMILLAN

BY: 
Robert W. Kaplan

RWK/pn

cc. cont Newby - 7/17/74 - 8-7-74

RECEIVED

AUG 9 1974

July 10, 1974

William H. Keltner
Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 74-9 - E. E. Jabes
Addition - at the south-
west corner of 21st Street
North and Rock Road.

Dear Bill:

It has been brought to my attention by the Maintenance-Flood Control Office that to date no agreement for drainage from subject plat across the property to the west has been submitted. As the above named plat has already been filed of record it would appear that the matter should be pursued and resolved based on one of the two alternates which you and I discussed in my office. Alternate #1 would be that no building permits be issued on the portion of subject plat that would be drained to the west until such time as a satisfactory agreement has been reached with the property owner to the west regarding the drainage, or alternate #2 would be to divert the drainage in question in such a fashion as to be handled entirely within the boundaries of the plat. This would, of course, involve revised drainage plan approval and easement dedications, etc. to be worked out with the Maintenance-Flood Control Office.

I would appreciate your discussing these alternates with your clients and then advising me as to which one of the alternates your client wishes to pursue. I would hope that this matter could be worked out expediently as the development of the tract and issuance of building permits cannot really be accomplished until the drainage matter is resolved.

William H. Keltner
July 10, 1974
Page 2

If you have any questions or wish to discuss the matter in more detail, please call.

Sincerely,

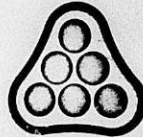
Curtis L. Newby
Junior Planner

CLN:zme

cc: M. S. Mitchell, Maintenance-Flood Control
Bob Feldner, Superintendent, Central Inspection

DIRECTORS

L. K. WALTER, JR. P.E.
C. O. KNOP, P.E.
E. E. HYSON, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. BELTZER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR. P.E.



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION

April 15, 1974

The Dolese Company
826 E. Central
P. O. Box 1841
Wichita, Kansas 67201

Attention: Mr. Dwight Lidia
Manager Wichita Ready Mix Operation

Re: E. E. Jabes Plat
Drainage Agreement
PEC File No. 30-74052-409

Gentlemen:

Our firm represents a client who is developing the NE 1/4 of Section 7, T27S, R2E, of the 6th P.M.. This property lies south and west of the intersection of Rock Road and 21st Street, North, in Wichita, Kansas, and is directly north of the Frisco Railway tracks which borders the north boundary of property owned by your company.

We have enclosed a print of a Drainage Proposal, dated April 15, 1974, showing the existing natural drainageway which crosses your property, and into which drainage from our clients property does now drain.

The Wichita/Sedgwick County Metropolitan Area Planning Department has required that our client guarantee certain drainage improvements both on their property and also for the culvert under the Frisco tracks. These improvements are also shown on the above noted Drainage Proposal plan.

Please note that we are proposing that the flow line of the additional culvert pipe under the Frisco tracks match the flow line of the existing 3' x 3' stone culvert. The above facts, brings us to the purpose of this letter to your company.

-continued-

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

The Dolese Company
April 15, 1974
Page 2

The natural drainageway between the south end of the existing culvert under the Frisco tracks, and the west end of the existing culvert under Rock Road, does not have free gravity drainage. The existing drainageway on your property has been slightly filled in over a period of time, and dams up a small amount of drainage water on Railroad property.

The City Engineer, who will design and construct all of the above noted improvements, and the Supervisor of Maintenance - Flood Control for the City of Wichita have requested that we contact your company and obtain permission from you to construct certain temporary drainage-grading improvements to the above noted natural drainageway across your property, so that there will be free gravity drainage between the two culverts noted.

The work on your property would consist of certain grading modifications to the existing channel so that a straight grade profile would be provided between the two culverts. It is our opinion that: (1) the work proposed would be relatively minor in nature; (2) would not interfere with the existing or future batch plant operations carried on at your Rock Road property; and (3), would be of positive benefit to the existing drainage characteristics on and across your property.

We are requesting that you allow certain contractors, as yet unnamed, to enter on your property and construct the above noted minor grading-drainage improvements. These improvements would be completed at no cost to your company, and your company would be held harmless during the construction of said improvements from actions resulting from any claim or liability arising from the Contractors work.

Should the above work be accomplished as part of an improvement contract prepared, designed and let by the Public Works Department of the City of Wichita, they would require a temporary construction easement for that part of your property involved in the improvements.

We are proposing that said temporary easement be forwarded to you in the near future for your consideration. If the above general conditions are acceptable, we are requesting that an authorized representative of your company sign the enclosed copy of this letter and return it to us for submittal to the City of Wichita as evidence of our action in making satisfactory arrangements for construction of the above noted drainage improvements. We are not implying that your signature on the copy returned gives our client or the City of Wichita the right to proceed with the work described, but only indicates your willingness

-continued-

The Dolese Company
April 15, 1974
Page 3

to execute a temporary easement in the future for the construction of such improvements. It is our intention that specific additional requirements as your company may impose on the contractor during the work would be included in the temporary easement noted.

We will gladly provide any additional information at our disposal should you need further data.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

W. H. Keltner

W. H. Keltner, P.E.
Vice-President

is

Accepted By _____

Date _____

cc: Tom Vickers
M. S. Mitchell
Dick Linn
Jack Galbraith ✓
Jim Clancy

May 20, 1974

Dean Sellers, Assistant City Engineer

Curtis L. Newby, Junior Planner

Drainage cost estimates associated with
E. E. Jabes Addition.

In a memo to Jack Galbraith of our office from M. S. Mitchell of the Maintenance Division, we were advised that the drainage plans have been revised since the original estimates for the drainage improvements was made. It is also our understanding that the original estimate is sufficient and since the drainage improvements were petitioned for there should be no problem. However, since our records reflect the original cost figures, we would appreciate your office advising us as to what the revised cost estimates are so we can in turn advise the platator and correct our records.

CLN:rme

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE May 14, 1974



ON SAFETY
PHASE II

TO Jack Galbraith, Chief Planner, MAPD
FROM M. S. Mitchell

SUBJECT - Final Plat E. E. Jabes Adn.

On May 8, Bill Keltner of PEC submitted a cost estimate for storm drains and the last of several calculations for information on "Drainage Plan - E. E. Jabes Addition" revision dated 5/8/74. That information together with a letter from the Chief Engineer of the Frisco Railroad and a letter from the Associate Engineer of the Kansas State Board of Agriculture, Division of Water Resources, satisfies our requests shown as Items G, H and I of your Final Plat staff comments.

I am forwarding copies of this memorandum and attachments to the City Engineer who furnished estimated costs for drainage improvements prior to the applicant's revision of the drainage system. Cost of the revised drainage system should be less than the original, therefore the estimate should be sufficient.

I also requested that the applicant contact the owner of property west of the plat to obtain agreement on the general concept of draining Jabes Addition across that undeveloped property. That contact has been made and you should be receiving written confirmation of that agreement soon.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Dick Linn
E. E. Jabes Adn. Plat File

Attach.





Received MAY 8 1974

Date 5-8-74 Page 1 of 1

Project E.E. JABES

Item Cost Estimate - Storm Drainage
WITH OPEN CHANNEL S/O COLLECTOR

Extra SS costs \$4800 850 \$5650	2 SS	Coverage	160 LF x 20	3200
	2 SS	M.H.	@ 800	1600
S/O collector = 61,200 + 10,300 \$ 71,500		Culvert @ R.G. & E. Easement	42" x 90 LF x 50	2,000
		Culverts Under Frisco Tracks	3 ea x 250 x 50	37,500
		Grading Frisco Tracks on Dolese Property (Temporary)		3,000
		6000 CY excavation @ \$1.00		6,000
		Rip rap @ N/O Frisco Tracks	120 CY x 20	2,400
		Rip rap @ Curve	185 CY x 20	3,700
		Ditch Checks	4 ea @ 500	3,000
		Rip rap/Energy Disipation		2,000
		Junction Structure		2,500
		M.H.	9 ea @ 1000	9,000
In collector = 72800 + 12200 \$ 85000		Inlets	18 ea @ 700	12,600
		15" RCP (connections)	360 LF @ 15	5,400
		36" RCP	640 LF @ 30	19,200
		27" RCP & 24" RCP	460 + 360 @ 24	19,700
		21" RCP	340 @ 18	6,100
N/O collector = 37900 + 6800 \$ 44,700		6 M.H.	@ 1000	6,000
		570 LF	42" RCP @ 38	21,900
		240 LF	30" RCP @ 30	7,200
		60 LF	36" RCP @ 36	2,200
		Grading	600 CY @ \$1.00	600

STORM DRAIN TOTAL = 171,300
 (16.9%) O.H. = 28,000
 TOTAL = 200,000



Date 5-8-74 Page 1 of 15

Project E.E. Jabes DRAINAGE CALCULATIONS

Item West Drainage Area OK
21 5-10-74

NORTH $A = 580 \times 100 + 410 \times 700 = 5.3 \text{ acres} + 66 = 11.9 \text{ acres}$
 $K = 0.3$

$$\frac{12'}{1100} = 0.01 \quad 35 \text{ min}$$

Use $C = 0.70$

$$I_{100} = 4.9 \quad Q_{100} = 0.7 \times 4.9 \times 11.9 = 41 \text{ cfs}$$

MIDDLE $A = 870 \times 690 = 12.8 \text{ acres}$ $I_2 = 2.2$ $Q_2 = 0.7 \times 2.2 \times 11.9 = 18.5 \text{ cfs}$
 $K = 0.3$

$$\frac{12'}{1050} = 0.01 \quad 35 \text{ min}$$

Use $C = 0.70$

$$I_{100} = 4.9 \quad Q_{100} = 0.7 \times 4.9 \times 12.8 = 44 \text{ cfs}$$

$$I_2 = 2.2 \quad Q_2 = 0.7 \times 2.2 \times 12.8 = 20 \text{ cfs}$$

SOUTH $A = 750 \times 1170 = 20.1 \text{ acres}$
 $K = 0.3$

$$\frac{8'}{1700} = 0.005 \quad 47 \text{ min}$$

Use $C = 0.60$

$$I_{100} = 4.2 \quad Q_{100} = 0.60 \times 4.2 \times 20.1 = 51 \text{ cfs}$$

$$I_2 = 1.8 \quad Q_2 = 0.60 \times 1.8 \times 20.1 = 22 \text{ cfs}$$

NORTH TO 2151

$$\frac{15'}{1870} = 0.008 \quad K = 0.02 \quad T = 13 \text{ min}$$

$$A = 5.75 \text{ Ac}$$

Use $C = 0.75$

$$I_{100} = 7.0$$

$$Q_{100} = 0.75 \times 7.0 \times 5.75 = 30 \text{ cfs}$$

$$I_2 = 3.5$$

$$Q_2 = 0.75 \times 3.5 \times 5.75 = 15 \text{ cfs}$$

$$\Sigma Q_{100} = 166 \text{ cfs}$$

$$\Sigma Q_2 = 75.5 \text{ cfs}$$



Received MAY 8 1974
 Date 5-7-74 Page 2 of 15
 Project E.E. JABES
 Item DRAINAGE CALCULATIONS

	1N	1S	2N	2S	3	4	6
T_c	34.5	15.0	37.0	37.0	38.0	39.5	41.0
C	0.70	0.80	0.70	0.70	0.65	0.60	0.60
A	10.1	13.7	37.6	68.3	74.5	88.5	101.5
I_{100}	4.9'	6.9'	4.8'	4.8'	4.7'	4.6'	4.4'
Q_{100}	35 cfs	76 cfs	127 cfs	230 cfs	use 230 cfs	245 cfs	268 cfs
I_{10}	3.4'	4.9'	3.2'	3.2'	3.2'	3.1'	3.0'
Q_{10}	24 cfs	54 cfs	85 cfs	153 cfs	155 cfs	165 cfs	183 cfs
$Q_{100} - Q_{10}$	11 cfs	22 cfs	42 cfs	77 cfs	use 77 cfs	80 cfs	85 cfs
$V_{100}(n=0.025)$							
$V_{100}(n=0.035)$	2.7		2.8				
$V_{100}(n=0.025)$				5.0	5.0	5.0	5.0
$V_{100}(n=0.035)$					4.0		4.0
$d_{100}(n=0.025)$	0.31'		0.88'				
$d_{100}(n=0.035)$	0.52'		1.35'				
$d_{100}(n=0.025)$				2.73'	2.73'	2.87'	2.98'
$d_{100}(n=0.035)$					3.25'		3.50'
Slope	0.012	0.005	0.005		0.00366		0.00333



Date 4-23-74 Page 3 of 315
Project E. E. JABES 30-74052
Item OPEN CHANNEL DESIGN

WHR

Point IN

Area A Use $C = 0.75$

$800' @ 0.0075$, $K = 0.3$

Plus $180' @ 5 \text{ fps}$

$$T_f = 34 \text{ min}$$

$$T_r = 0.6 \text{ min}$$

$$\text{Use } T_c = 34.5 \text{ min}$$

$$\therefore T_1 = 34.5 \text{ min}$$

Area B Use $C = 0.90$

$800' @ 0.0075$, $K = 0.05$

$$T_r = 15 \text{ min}$$

$$\therefore T_1 = 15.0 \text{ min}$$

Point 2

$$T_2 = 34.5 + 700' @ 5 \text{ fps} = 34.5 + 2.3 = 36.8 \text{ use } T_2 = 37 \text{ min}$$

Point 3

$$T_3 = 36.8 + 330' @ 5 \text{ fps} = 36.8 + 1.1 = 37.9 \text{ use } T_3 = 38 \text{ min}$$

Point 4

$$T_4 = 37.9 + 900' @ 5 \text{ fps} = 37.9 + 1.3 = 39.2 \text{ use } T_4 = 39.5 \text{ min}$$

Point 6

$$T_6 = 39.2 + 350' @ 5 \text{ fps} = 39.2 + 1.2 = 40.4 \text{ use } T_6 = 41 \text{ min}$$



Sec. W

$V = 5 \text{ fps}$
 $A = 2.2 \text{ SF}$
 $WP = 8.8'$
 $Q = 11 \text{ cfs}$
 $n = 0.025$
 $d = 0.31'$
 $r = \frac{A}{WP} = \frac{2.2}{8.8} = 0.250$
 $r^{\frac{2}{3}} = 0.317$

$V = \frac{1.486}{n} r^{\frac{2}{3}} s^{\frac{1}{2}}$
 $s^{\frac{1}{2}} = \frac{Vn}{1.486 r^{\frac{2}{3}}} = \frac{5 \times 0.025}{1.486 \times 0.317} = 0.2119$

$S = 0.0449$ Too Steep, Use 0.012
 $\therefore s^{\frac{1}{2}} = 0.1095$

Assume $n = 0.035$

$V = \frac{1.486}{0.035} r^{\frac{2}{3}} \times 0.1095 = 4.699 r^{\frac{2}{3}}$



$F' = 11 \times 0.35 = 3.85$
 $(\frac{6}{12})^2 \times (\frac{10}{12})^2 \times V_n$

$D = 6 \times 0.09 = 0.54$
 $A = 4.4$ $V = 2.5 \text{ fps}$

Try $d = 0.65'$ $\therefore A = 5.5 \text{ SF}$ & $WP = 11'$
 $r = \frac{5.5}{11} = 0.5$ $r^{\frac{2}{3}} = 0.630$ $V = 4.699 \times 0.63 = 2.93$
 For $V = 2.93$, $A = 3.75 \text{ SF}$ & $d = 0.47'$

Try $d = 0.45'$ $\therefore A = 3.50 \text{ SF}$ & $WP = 9.5'$
 $r = \frac{3.50}{9.50} = 0.368$ $r^{\frac{2}{3}} = 0.515$ $V = 4.699 \times 0.515 = 2.39$
 for $V = 2.39$ $A = 4.6 \text{ SF}$ & $d = 0.56'$

Try $d = 0.55'$ $\therefore A = 4.5 \text{ SF}$ & $WP = 10.0'$
 $r = \frac{4.5}{10} = 0.45$ $r^{\frac{2}{3}} = 0.587$ $V = 4.699 \times 0.587 = 2.73$
 for $V = 2.73$ $A = 4.03$ & $d = 0.50'$

Try $d = 0.50'$ $\therefore A = 4.03 \text{ SF}$ & $WP = 10.0'$
 $r = \frac{4.03}{10} = 0.40$ $r^{\frac{2}{3}} = 0.543$ $V = 4.699 \times 0.543 = 2.52$
 for $V = 2.52$ $A = 4.36 \text{ SF}$ & $d = 0.54'$

Try $S = 0.53'$ $\therefore A = 4.3 \text{ SF}$ & $WP = 10.0$
 $r = \frac{4.3}{10.0} = 0.43$ $r^{\frac{2}{3}} = 0.57$ $V = 4.699 \times 0.57 = 2.65$
 for $V = 2.65$ $A = 4.15$ & $d = 0.51'$

USE $d = 0.52'$ & $V = 2.7 \text{ fps}$



Date _____

Page 6 of 15

Project _____

Item ③ POINT ③

Sec Y

$$V = 5 \text{ fps}$$

$$A = 46$$

$$WP = 28$$

$$Q = 230 \text{ cfs}$$

$$n = 0.025$$

$$d = 2.73$$

$$r = \frac{A}{WP} = \frac{46}{28} = 1.64$$

$$S^{\frac{1}{2}} = \frac{5 \times 0.025}{1.486 \times 1.391} = 0.06047$$

$$S = 0.00366 \times 175' = 0.64'$$

$$r^{\frac{2}{3}} = 1.391$$

Assume $n = 0.035$

$$V = \frac{1.486}{0.035} r^{\frac{2}{3}} \times 0.0605 \quad \therefore V = 2.57 r^{\frac{1}{3}}$$

$$k' = \frac{230 \times 0.035}{(6) \sqrt{4 \times (0.0366)^{1/4}}}$$

$$\frac{219}{2.19}$$

$$D = 4 \times 53 = 31.8$$

$$D = 31.8 \quad A = 59.5 \quad V = 3.9$$

$$T_{\text{try}} \quad d = 3.0' \quad \therefore A = 54 \text{ SF} \quad \neq WP = 30.7'$$

$$r = \frac{54}{30.7} = 1.76$$

$$r^{\frac{1}{3}} = 1.458$$

$$V = 2.57 \times 1.458 = 3.75$$

$$\text{for } V = 3.75 \quad A = 61.3 \quad \& \quad d = 3.2$$

$$T_{\text{try}} \quad d = 3.2' \quad \therefore A = 61.3 \text{ SF} \quad \neq WP = 32.0'$$

$$r = \frac{61.3}{32.0} = 1.92$$

$$r^{\frac{1}{3}} = 1.545$$

$$V = 2.57 \times 1.545 = 3.97$$

$$\text{for } V = 3.97 \quad A = 57.9 \quad \& \quad d = 3.13'$$

Use $V = 4.0 \text{ fps} \quad \& \quad d = 3.25' + 2' \text{ freeboard} = 5.25'$



Date _____ Page 7 of 15

Project _____

Item @ POINT (6)

Sec 2

$$V = 5 \text{ fps}$$

$$A = 53.6 \text{ SF}$$

$$WP = 30.7$$

$$Q = 2.68 \text{ cfs}$$

$$n = 0.025$$

$$d = 3.0$$

$$r = \frac{A}{WP} = \frac{53.6}{30.7} = 1.74 \quad r^3 = 6.458$$

$$S^2 = \frac{5 \times 0.025}{1.496 \times 6.458} = 0.0577$$

$$S = 0.00333$$

$$\text{Assume } n = 0.035 \quad V = \frac{1.496}{0.035} r^{\frac{2}{3}} \times 0.0577 = 2.45 r^{\frac{2}{3}}$$

$$K = \frac{2.68 \times 0.035}{(1.496)^{\frac{2}{3}} \times (0.00333)^{\frac{1}{2}}} \quad r = \frac{70}{34.7} = 2.02 \quad r^3 = 1.598 \quad V = 1.598 \times 2.45 = 3.92$$

$$K' = 1.367 \quad \text{for } V = 3.92 \quad A = 68.4 \text{ ft}^2 \quad d = 3.45$$

$$\text{Use } V = 4.0 \text{ fps} \quad \& \quad d = 3.50' + 2' \text{ free board} = 5.50'$$

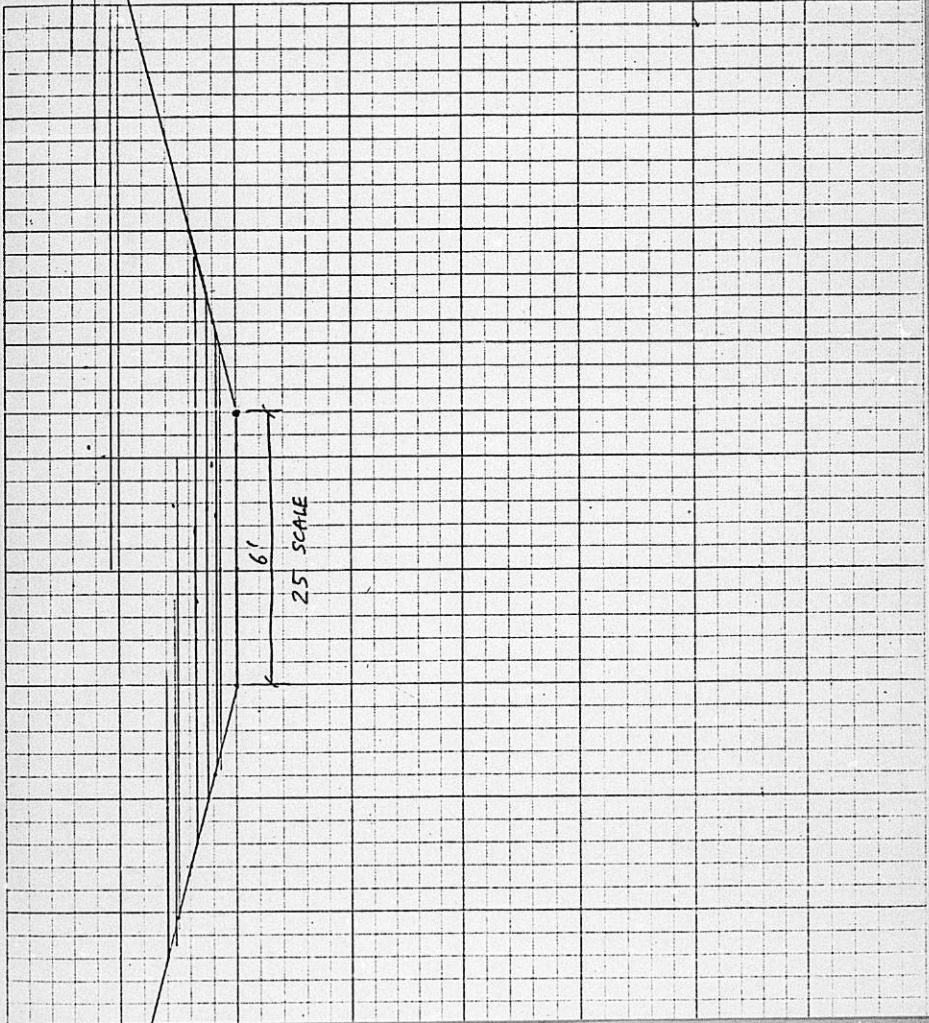
$$D = 6 \times 58$$

$$P = 3.48'$$

$$A = 69.32 \quad V = 3.9$$

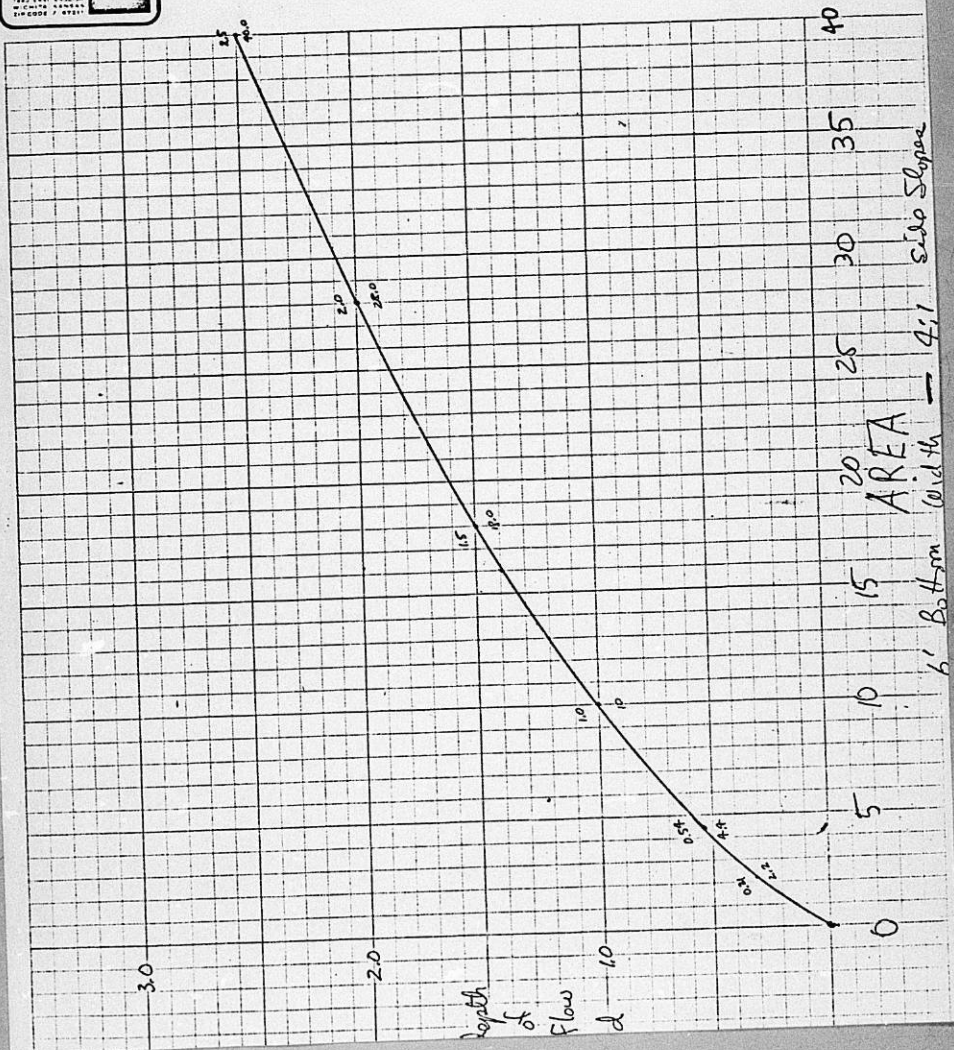


Date _____ Page 8 of 15
Project _____
Item _____





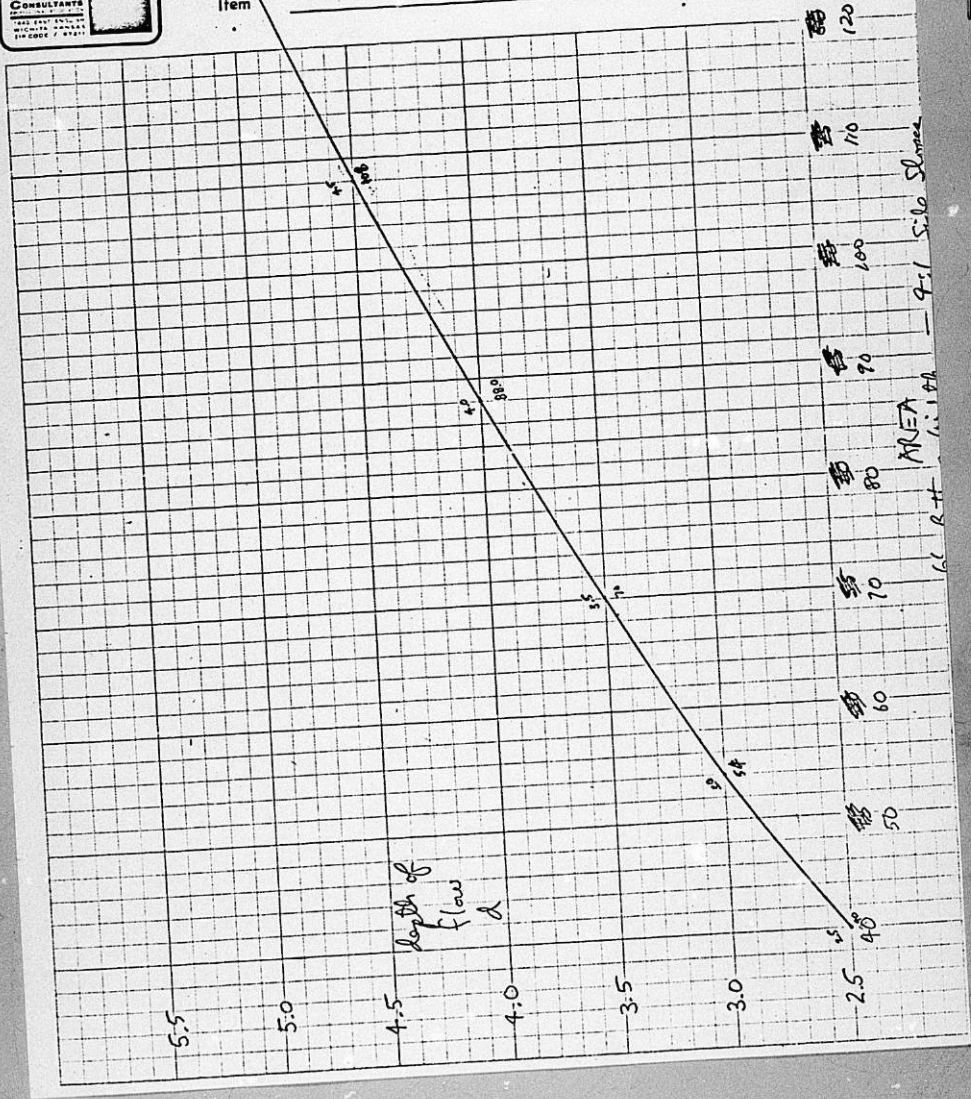
Date 5-7-74 Page 9 of 15
Project TRAPEZOIDAL CHANNEL DATA
Item _____



6' Bottom width - 4:1 Side Slopes



Date 5-7-74 Page 10 of 15
 Project TRAPEZOIDAL CHANNEL DATA
 Item _____



AREA
 6.1174
 9.1 Side Slopes

11 of 15

WICHITA, KANSAS
1903-1951

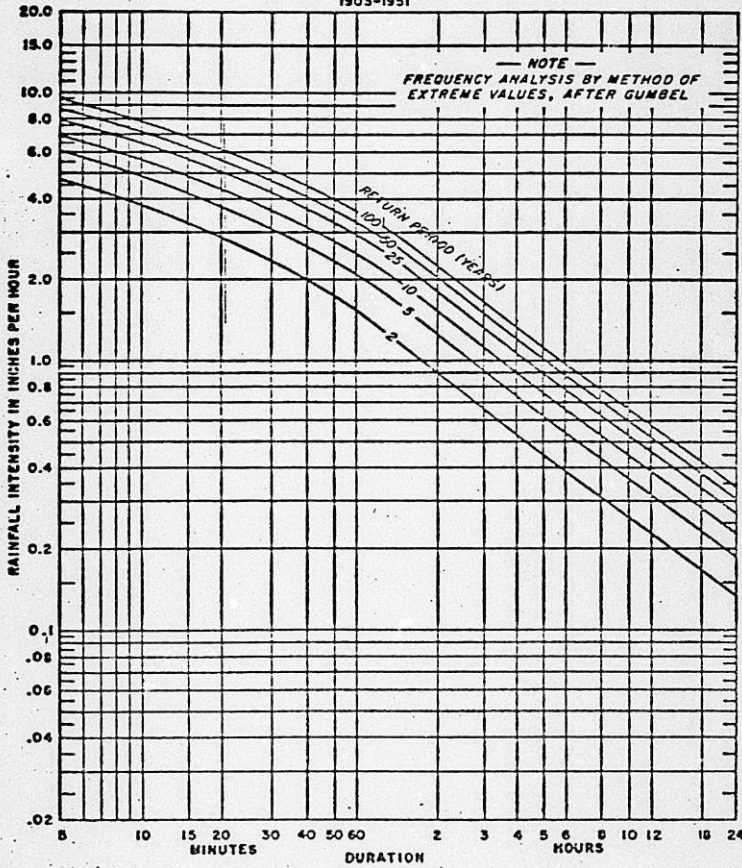


Figure 3

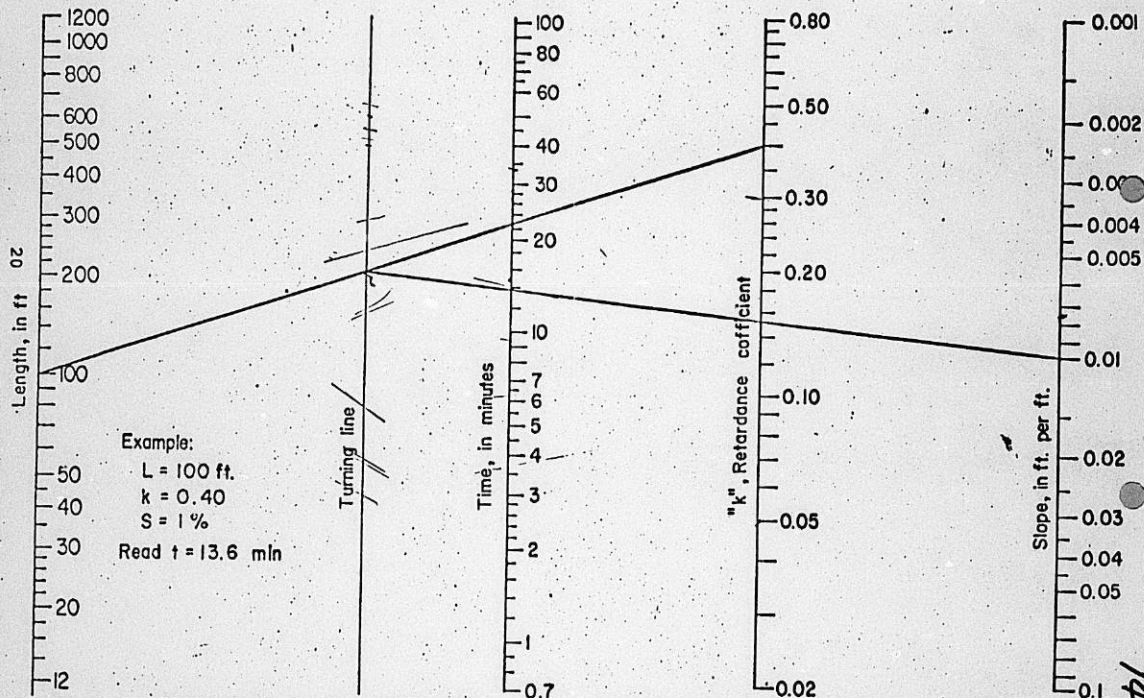
12 of 15

Table 2

Description of Area	Runoff Coefficients
Business:	
Downtown	0.70 to 0.95
Neighborhood	0.50 to 0.70
Residential:	
Single-family	0.30 to 0.50
Multi-units, detached	0.40 to 0.60
Multi-units, attached	0.60 to 0.75
Residential: (suburban)	0.25 to 0.40
Apartment	0.50 to 0.70
Industrial:	
Light	0.50 to 0.80
Heavy	0.60 to 0.90
Parks, cemeteries	0.10 to 0.25
Playgrounds	0.20 to 0.35
Railroad yard	0.20 to 0.35
Unimproved	0.10 to 0.30

13 of 15

Recommended Values for Horton's k	
Smooth pavements	0.02
Bare packed soil free of stone	0.10
Poor grass cover or moderately rough bare surface	0.30
Average grass cover	0.40
Dense grass cover	0.80



Nomograph for determining time of concentration for overland flow. Figure 2

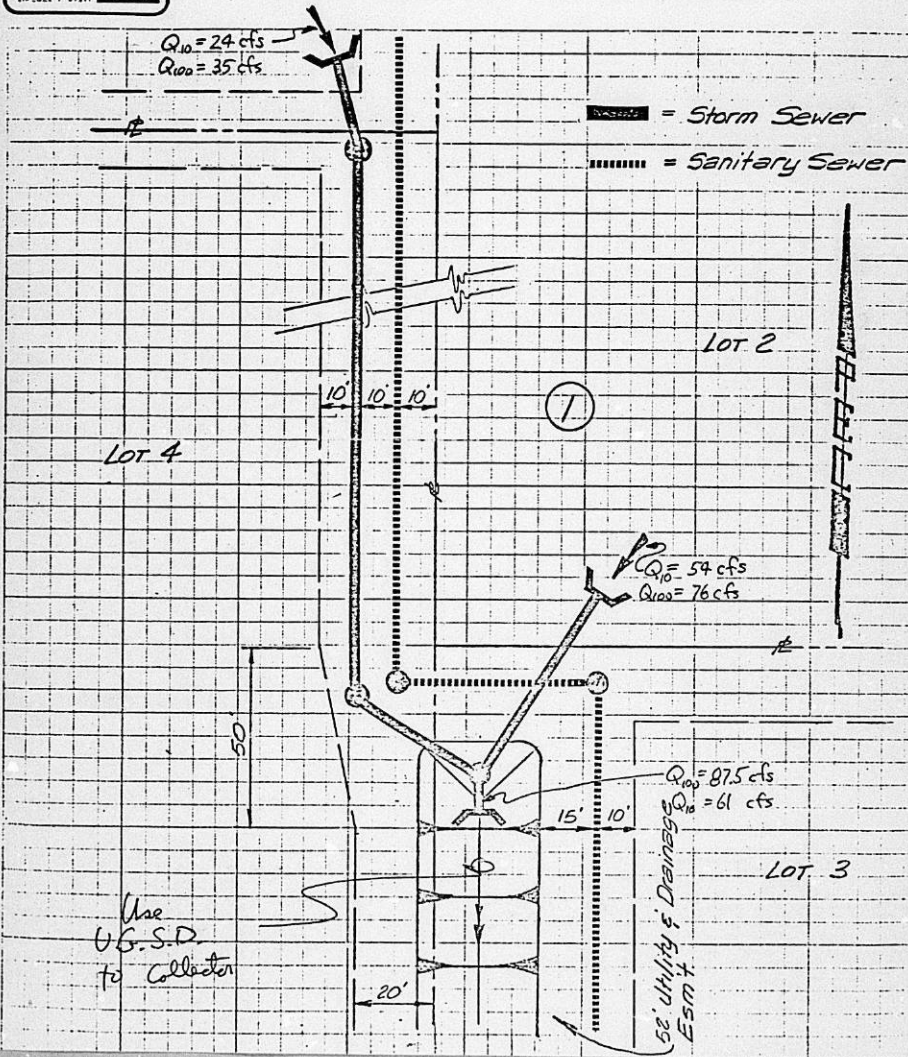
14 of 15



Date 4-25-74 Page 15 of 15

Project E.E. JABES ADDITION

Item _____





G. E. WARFEL
Chief Engineer

Received MAY 1974

ST. LOUIS - SAN FRANCISCO RAILWAY COMPANY
3253 East Trafficway - Springfield, Missouri 65802 - (417) 862-2722

May 6, 1974-B

R/W: Drainage: Wichita:
Rock Hill Road

Mr. W. H. Keltner, P.E., Vice Pres.
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Dear Sir:

Reference your letter of April 10, 1974, in connection E. E. Jabes Plat, additional drainage, your file PEC No. 30-74052-409.

We have no objections to the additional 48" pipes under our track at our Mile Post F-499+19 and we will allow the drainage ditch on the north side of our right-of-way for approximately 1200 ft. from the pipes to the west; however, approval is given with the following conditions:

1. All cost for material and labor to install pipes and construct ditch will be at the expense of others (the Developer or the City of Wichita). *OK*
2. We will require that a contract be made to cover the proposed work. Who will contract be made with? Our contract will also state that Railway Company will be held harmless and will not assume any liability for damages created by the water either above or below our property. *Contract w/city?*
3. The 1200 ft. parallel ditch will be as close to our north right-of-way line as possible and ditch will be so constructed as to prevent erosion. Future maintenance of the ditch to be by others. Final approval of the ditch will not be given until review of your design. *City will not maintain*
4. The 48" pipes will be 10 ga., asbestos bonded and coated, 2 2/3" x 1/2" corrugated metal pipes. *OK*
5. Grouted rip-rap shall be placed at both ends of pipes for embankment protection and to prevent scour. *OK*

From the information you have furnished the 3 - 48" pipes you have proposed should carry the water without the use of our present 2.5' x 3' stone box. To reduce the cost of the pipe installation we can allow the 3 - 48" pipes to be installed by open cut provided the existing stone box is removed at the time of installing the pipes. Work to be done between the hours of 6:00 AM and 4:00 PM and removal and replacement of track to be by Frisco forces at expense of others. Will you please review the drainage and advise if the opening provided by the 3 - 48" will be adequate without the opening of the box.

ok?

?

It is noted that the flow from the 3 - 48" pipes will go through a 4 x 4 box under Rock Road just downstream from the pipes. The 4' x 4' affords an opening of 16 sq. ft. while the pipes will have 37.5 sq. ft. Are there any plans to provide more opening under Rock Road?

Not yet, but no reason additional waterway cannot be provided when needed.

Yours very truly,

G E Warfel
Chief Engineer

cc: Mr. I. Planchon

MAY 8 1974



KANSAS STATE BOARD OF AGRICULTURE

ROY FREELAND
Secretary

DIVISION OF WATER RESOURCES
GUY E. GIBSON, Chief Engineer
10TH FLOOR, STATE OFFICE BUILDING
TOPEKA, KANSAS 66612

April 10, 1974

Mr. Michael D. Schomaker, P.E.
Project Engineer
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Dear Mr. Schomaker:

This will acknowledge receipt of your letter of April 5, 1974, relating to a small existing dam located in the NE $\frac{1}{4}$ of Section 7, Township 27 South, Range 2 East, Sedgwick County, Kansas.

There is enclosed for your information a copy of K.S.A. 82a-301 to 305, which is the state law relating to the construction of dams. The exception section is 82a-304. You will note one of the requirements for a dam to be exempt from the requirements of the first section is that it is to be located on a purely private stream. While this phrase has not been defined by the courts an administrative definition has been that such a purely private stream would be one where the entire drainage area above the dam in question is owned by the owner of the dam itself. You have furnished us with a contour map of the NE $\frac{1}{4}$ of said Section 7, which shows the drainage area above a dam, which is presumed to be the dam in question. The drainage area is indicated to be 381 acres which appears to be in error. It would appear to be more nearly 38.1 acres and we are wondering if this is a graphical error.

According to the administrative definition of a purely private stream, if this drainage area above the structure is owned by the owner of the dam, it would meet the one requirement indicated in K.S.A. 82a-304.

We would be glad to have you contact us if you have further questions on this matter.

Very truly yours,

Duane G. Jehlik
Associate Engineer

DGJ:sa
enc.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-9 Name: E. E. JABES ADDITION
Application & Sketch Filed: 1-29-74
Preliminary Plat Filed: 4-29-74 Approved by S/D: 2-7-74
Final Plat Filed: Approved by S/D: 4-4-74
Approved by Metropolitan Area Planning Commission: 4-11-74

DESCRIPTION

General Location: Southwest corner of 21st Street
North and Rock Road

Surveyor or Engineer: Professional Engineering Consultants
Owner: E. E. Jabes
Address: RFD #1, Derby, Kansas

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>157.6</u> | 6. Access Control |
| 2. Number of Lots: | St. 21st St. No. No. Openings <u>6</u> |
| Residential <u>7</u> | St. Rock Road No. Openings <u>8</u> |
| Commercial <u>2</u> | St. No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other <u>1</u> | St. Paving <u>X</u> Water <u>X</u> |
| Total No. of Lots: <u>10</u> | Sidewalk <u>X</u> Drainage <u>X</u> |
| 3. Minimum Lot Area: <u>0.9</u> Acres | Sewer <u>X</u> Other _____ |
| 4. Existing Zoning: <u>"AA" & "LC"</u> | |
| 5. Special Problems Discussed _____ | |

Valid petitions have been submitted guaranteeing the paving of all interior streets, paving of accel-decel lanes along 21st Street North and Rock Road, installation of sidewalks adjacent to all streets, extension of sanitary sewer to serve all lots, and installation of a storm water sewer. A certificate has been submitted certifying the petitions. Irrevocable letters of credit have been submitted guaranteeing extension of City water, extension of sanitary sewer and installation of a sanitary sewer lift station.

Planning Commission Recommendation:

That this plat be approved subject to:

- ok* The applicant shall obtain and submit a copy of a State Board of Water Resources permit for the lake on subject property.
- B. The applicant's engineer shall submit to and obtain approval of a site drainage from the Maintenance-Flood Control Office.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Gragert moved, Kamen seconded and it carried unanimously. (Arnholz, Blakey, Gardenhire and Rising absent.)

NOTE: Associated cases Z-1592 zone change from "AA" to "BB", "R-5" and "LC", and DP-62, Community Unit Plan, were approved by the Board of City Commissioners on January 29, 1974 subject to platting.

ACTION: Receive and file the irrevocable letters of credit, approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission, authorize the Mayor to sign, and instruct the Planning Department to withhold release of the plat for recording until all conditions of approval have been completed.

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK

(Name of bank)

Date: May 7, 1974

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$40,000.00 for the account of Thomas M. Vickers

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 11, 1976

(Insert date two years from MAPC approval of plat)

1. Sanitary Sewage Pump Station and related force main.
- 2.
- 3.

in E. E. Jakes Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____

Boulevard State Bank, Credit No. 2-V, dated 5-7-74
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before May 7, 1979.

Very truly yours,

BOULEVARD STATE BANK
(Name of bank)

By: Richard McEachern
(Name of bank) (Signature) (Title)

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK

(Name of bank)

Date: May 7, 1974

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 6,500.00 for the account of Thomas M. Vickers

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 11, 1976

(Insert date two years from MAPC approval of plat)

1. Oversize Requirements of the Sanitary Sewage Line to accommodate a force main connection.
- 2.
- 3.

in E. E. Jabes Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____

Boulevard State Bank, Credit No. 3-V, dated 5-7-74.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before May 7, 1979.

Very truly yours,

BOULEVARD STATE BANK
(Name of bank)

By: Robert M. Smith
(Authorized Signatory) President

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT

BOULEVARD STATE BANK

(Name of bank)

Date: May 7, 1974

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 60,400.00 for the account of Thomas M. Vickers

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 11, 1976

(Insert date two years from MAPC approval of plat)

1. Provide Water line to Rock Rd. from 1092.6 feet north of 13th to 1680 feet south of 21st, Rockhill from Rock Rd. to Broadmoor, & Broadmoor from Rockhill to 21st Street
- 2.
- 3.

in E.E. Jabes Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____

Boulevard State Bank, Credit No. 1-V, dated 5-7-74
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentation of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before May 7, 1979

Very truly yours,

BOULEVARD STATE BANK
(Name of bank)

By: Robert W. McGrath
Robert W. McGrath, (President)

(CORPORATE SEAL)

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, E. E. Jabes, owner and plat-
tor of E. E. Jabes Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas;

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

SEE ATTACHED LIST

As a result of the above-mentioned petitions for im-
provements, lots within E. E. Jabes Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 7th day of May, 1974.

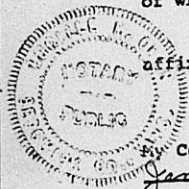
E. E. Jabes

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 7th day of May,
1974, before me, a notary public in and for said County and State,
came E. E. Jabes, to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Lucille M. Owen
Notary Public



Commission Expires:

Jan 22, 1974

ATTACHMENT TO CERTIFICATE FOR E. E. JABES ADDITION

1. Paving - Broadmoor
2. Paving - Rockhill and Broadmoor
3. Paving - South Side 21st Street
4. Paving - West Side Rock Road
5. Sidewalk - Each Side Rockhill
6. Sidewalk - Each Side Broadmoor
7. Sidewalk - West Side Rock Road
8. Sidewalk - South Side 21st Street
9. Sanitary Sewer - Lots 4 and 5, Block 2
10. Sanitary Sewer - Lot 3, Block 2
11. Sanitary Sewer - Lots 1, 2, and 5, Block 1
12. Sanitary Sewer - Lots 3 and 4, Block 1
13. Sanitary Sewer - Lots 1 and 2, Block 2
14. Storm Water Sewer

LAW OFFICES OF
MARTIN, PRINGLE, SCHELL & FAIR

320 PAGE COURT
WICHITA, KANSAS 67202
AREA CODE 316
265-9311

ROBERT MARTIN
K.W. PRINGLE, JR.
WILLIAM F. SCHELL
DALE FAIR
WILLIAM L. OLIVER, JR.
THOMAS C. TRIPLETT
WAYNE W. WALLACE
JOHN P. WOOLF
DOUGLAS K. DUSENBURY
PAUL B. SWARTZ
DWIGHT D. WALLACE
THOMAS P. GARRETSON
J. TAYLOR NEUSCHWANDER



April 19, 1974

Mr. Thomas M. Vickers
200 West Douglas
Wichita, Kansas

*MAPD Received
5-8-74 Newby*

Re: The Northeast Quarter of
Section 7, Township 27 South,
Range 2 East of the Sixth
Principal Meridian, Sedgwick
County, Kansas
Our File No. 789-01

Dear Tom:

Pursuant to the request of Tom Triplett, I have examined an Abstract of Title covering the above captioned property, prepared by the Security Abstract and Title Company, Inc., and certified from the United States Government to April 16, 1974 at 7:00 a.m. In addition to the period of time covered by the Abstract of Title forming the basis of my opinion to you of September 19, 1973 on the above captioned property, this Abstract of Title has now been extended from August 23, 1973 at 7:00 a.m. to April 16, 1974 at 7:00 a.m.

As there are no entries included in the Abstract in addition to those which were in the previous abstract which I examined and gave you an opinion concerning on September 19, 1973, this law firm's opinion concerning the title of the above captioned property remains the same as was given in said prior opinion. I do wish to point out that the abstractor's certificate does indicate that the taxes for the year 1973 have been paid in full.

Yours very truly,

MARTIN, PRINGLE, SCHELL & FAIR

Wayne W. Wallace
By: Wayne W Wallace

WW:jh

LAW OFFICES OF
MARTIN, PRINGLE, SCHELL & FAIR

320 PAGE COURT
WICHITA, KANSAS 67202
AREA CODE 316
265-9311

789-01
~~629-81~~
WILLIAM PORTER
OF COUNSEL

ROBERT MARTIN
A. W. PRINGLE, JR.
WILLIAM F. SCHELL
DALE FAIR
WILLIAM L. OLIVER, JR.
THOMAS C. TRIPLETT
WAYNE W. WALLACE
JOHN P. WOOLF
DOUGLAS K. DUSENBURY
PAUL B. SWARTZ
DWIGHT D. WALLACE
THOMAS P. GARRETSON

September 19, 1973

Mr. Thomas M. Vickers
200 West Douglas
Wichita, Kansas

Re: The Northeast Quarter of
Section 7, Township 27 South,
Range 2 East of the Sixth
Principal Meridian, Sedgwick
County, Kansas.

Dear Tom:

Pursuant to the request of Tom Triplett, I have examined an Abstract of Title covering the above-captioned property, prepared by The Security Abstract and Title Co., Inc., and certified from the United States Government to August 23, 1973 at 7:00 a.m.

Based upon our examination of this Abstract, it is our opinion that title to the above-captioned property is vested as follows:

**SURFACE, MINERALS AND
ROYALTIES:**

E. E. Jabes

MORTGAGES:

Mortgage from E. E. Jabes and Clara M. Jabes, his wife, to The Kansas State Bank of Wichita, dated August 2, 1957, recorded in Book 1254 at Page 150, covering the NE/4 of 7-27S-2E.

Consideration \$25,000.00

Real Estate Mortgage from E. E. Jabes and Clara M. Jabes, his wife, to The Kansas State Bank of Wichita, dated April 29, 1966, recorded in Book 1564 at Page 77, covering the NE/4 of 7-27S-2E.

Consideration \$18,000.00

**JUDGMENTS, UNPAID TAXES,
AND/OR OTHER LIENS:**

Taxes for the year 1972 (\$1,306.37) and prior years are shown paid in full.

RIGHTS OF WAY

Entry No. 43 shows a Right of Way easement in favor of Kansas Gas and Electric Company, over and across the NE/4 Section 7 Township 27S Range 2E. Pole line to enter on the south line of the above property at a point approximately 1320 ft. west of the east line of aforesaid Section 7 and proceed east parallel to and 6 ft. north of the north right of way line of the Frisco Railroad to the east line of aforesaid Section 7.

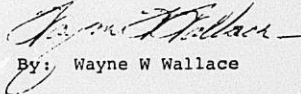
Entry No. 46 shows a Right of Way easement in favor of Kansas Gas and Electric Company, covering the South One Hundred (100) feet of the North-east Quarter of Section 7, Township 27 South, Range 2 East.

The above is subject to the following comments and requirements:

1. Requirement: You should make sure that the above-mentioned rights of way do not interfere with the intended usage you have of the above-captioned property.
2. Requirement: You should obtain an Affidavit of Possession from any person or persons who are occupying the above-captioned land for agricultural purposes or otherwise.

Yours very truly,

MARTIN, PRINGLE, SCHELL & FAIR



By: Wayne W Wallace

WWW:jh

cc: T. C. Triplett



G. E. WARFEL
Chief Engineer

ST. LOUIS - SAN FRANCISCO RAILWAY COMPANY
3253 East Trafficway - Springfield, Missouri 65802 - (417) 862-2722

May 6, 1974-B

R/W: Drainage: Wichita:
Rock Hill Road

Mr. W. H. Keltner, P.E., Vice Pres.
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Dear Sir:

Reference your letter of April 10, 1974, in connection E. E. Jabes Plat, additional drainage, your file PEC No. 30-74052-409.

We have no objections to the additional 48" pipes under our track at our Mile Post F-499+19 and we will allow the drainage ditch on the north side of our right-of-way for approximately 1200 ft. from the pipes to the west; however, approval is given with the following conditions:

1. All cost for material and labor to install pipes and construct ditch will be at the expense of others (the Developer or the City of Wichita).
2. We will require that a contract be made to cover the proposed work. Who will contract be made with? Our contract will also state that Railway Company will be held harmless and will not assume any liability for damages created by the water either above or below our property.
3. The 1200 ft. parallel ditch will be as close to our north right-of-way line as possible and ditch will be so constructed as to prevent erosion. Future maintenance of the ditch to be by others. Final approval of the ditch will not be given until review of your design.
4. The 48" pipes will be 10 ga., asbestos bonded and coated, 2 2/3" x 1/2" corrugated metal pipes.
5. Grouted rip-rap shall be placed at both ends of pipes for embankment protection and to prevent scour.

- 2 -

From the information you have furnished the 3 - 48" pipes you have proposed should carry the water without the use of our present 2.5' x 3' stone box. To reduce the cost of the pipe installation we can allow the 3 - 48" pipes to be installed by open cut provided the existing stone box is removed at the time of installing the pipes. Work to be done between the hours of 6:00 AM and 4:00 PM and removal and replacement of track to be by Frisco forces at expense of others. Will you please review the drainage and advise if the opening provided by the 3 - 48" will be adequate without the opening of the box.

It is noted that the flow from the 3 - 48" pipes will go through a 4 x 4 box under Rock Road just downstream from the pipes. The 4' x 4' affords an opening of 16 sq. ft. while the pipes will have 37.5 sq. ft. Are there any plans to provide more opening under Rock Road?

Yours very truly,

G E Warfel
Chief Engineer

cc: Mr. I. Planchon

April 12, 1974

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 74-9 - Final Plat of
E. E. JABES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 11, 1974, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 8, 1974.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration.

- Compliance with the requirements of the Metropolitan Area Planning Commission.
- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the platlor.
- Certification that all taxes due and payable for 1973 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: E. E. Jabes, RFD #1, Derby, Kansas 67037
Thomas M. Vickers, 140 Page Court 67202
Dean Sellers, Assistant City Engineer

Note:

4-18-74 - Brewer - Eng.
called to state that
letters of credit are
required as follows:

1. Sewage lift station - force
main - \$40,000.
2. Cost difference between sizing
of 8" & 12" Jay sewer pipe
\$6,500

IMPORTANT MESSAGE

FOR Curt

DATE _____ TIME 8:25 A.M.
P.M.

WHILE YOU WERE AWAY

MR. Nicklaus

OF Bell telephons

PHONE No. _____

TELEPHONED	PLEASE CALL HIM
CALLLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RETURNED YOUR CALL

MESSAGE EESABS Addition
lot 2 - Block 2

They have no objections to delete
utility easement on south-

SIGNED W

FORM 000-017

5/1/74

Leonard Bowers Frisco
called this date and
stated that proposed
drainage improvements
associated with EE Jobs
Addition have been
approved by them in principle.

from: _____ date: _____

genl.	adv. plans	com. dev.	social	graphics
<input type="checkbox"/> labin	<input type="checkbox"/> stockwell	<input type="checkbox"/> conraim	<input type="checkbox"/> mitchell	<input type="checkbox"/> parce
<input type="checkbox"/> dobson	<input type="checkbox"/> looney	<input type="checkbox"/> lytle	<input type="checkbox"/> forlough	<input type="checkbox"/> barber
<input type="checkbox"/> falke	<input type="checkbox"/> young, don	<input type="checkbox"/> young, bob	<input type="checkbox"/> cole	<input type="checkbox"/> garland
<input type="checkbox"/> subank	<input type="checkbox"/> shan	<input type="checkbox"/> moel	<input type="checkbox"/> kather	<input type="checkbox"/> king
<input type="checkbox"/> heiler	<input type="checkbox"/> coleman	<input type="checkbox"/> shirkey	<input type="checkbox"/> gibson	<input type="checkbox"/> pale
<input type="checkbox"/> wagner	<input type="checkbox"/> hawwaker	<input checked="" type="checkbox"/> newby	<input type="checkbox"/> bolson	<input type="checkbox"/> brown
<input type="checkbox"/> irison	<input type="checkbox"/> darrow	<input type="checkbox"/> richter	<input type="checkbox"/> litzner	<input type="checkbox"/> creek
	<input type="checkbox"/> houston	<input type="checkbox"/> mc-murry	<input type="checkbox"/> azim	<input type="checkbox"/> livesay
	<input type="checkbox"/> curiman			<input type="checkbox"/> fess
	<input type="checkbox"/> mathews			
	<input type="checkbox"/> pales			
	<input type="checkbox"/> lynch			
	<input type="checkbox"/> maxwell			
<input type="checkbox"/> nelson, v	<input type="checkbox"/> pahn			
<input type="checkbox"/> ringwald	<input type="checkbox"/> nelson, p			
<input type="checkbox"/> siegfroid	<input type="checkbox"/> dire			

<input type="radio"/> all staff	<input type="radio"/> information
<input type="radio"/> comment	<input type="radio"/> files
<input type="radio"/> note & return	<input type="radio"/> signature
<input type="radio"/> handle	<input type="radio"/> library

remarks: _____

1945

DIRECTORS

L. K. BAXTER, JR. P.E.
C. O. KNOP, P.E.
E. E. RYSON, P.E.
R. S. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. FLETCHER, P.E.
P. D. MIDDLETON, JR. P.E.

April 11, 1974

Mr. M. S. Mitchell
Flood Control Supervisor
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: E. E. Jabes Plat
Existing Dam Structure
PEC File No. 30-74052-409

Dear Mr. Mitchell:

Enclosed please find copies of the following correspondence in reference to the existing Dam located within the boundaries of the proposed Jabes Plat:

1. Letter and Attachments sent by PEC to the Division of Water Resources.
2. Letter received by PEC sent by the Division of Water Resources.

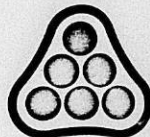
If any additional information is required by your office in regard to the above matter please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

Michael D. Schomaker
Michael D. Schomaker, P. E.
Project Engineer

cc: Jack Galbraith
Tom Vickers
Jim Clancy



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION



1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691



KANSAS STATE BOARD OF AGRICULTURE

DIVISION OF WATER RESOURCES
GUY E. GIBSON, Chief Engineer
10TH FLOOR, STATE OFFICE BUILDING
TOPEKA, KANSAS 66612

ROY FREELAND
Secretary

April 10, 1974

Mr. Michael D. Schomaker, P.E.
Project Engineer
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Dear Mr. Schomaker:

This will acknowledge receipt of your letter of April 5, 1974, relating to a small existing dam located in the NE $\frac{1}{4}$ of Section 7, Township 27 South, Range 2 East, Sedgwick County, Kansas.

There is enclosed for your information a copy of K.S.A. 82a-301 to 305, which is the state law relating to the construction of dams. The exception section is 82a-304. You will note one of the requirements for a dam to be exempt from the requirements of the first section is that it is to be located on a purely private stream. While this phrase has not been defined by the courts an administrative definition has been that such a purely private stream would be one where the entire drainage area above the dam in question is owned by the owner of the dam itself. You have furnished us with a contour map of the NE $\frac{1}{4}$ of said Section 7, which shows the drainage area above a dam, which is presumed to be the dam in question. The drainage area is indicated to be 381 acres which appears to be in error. It would appear to be more nearly 38.1 acres and we are wondering if this is a graphical error.

According to the administrative definition of a purely private stream, if this drainage area above the structure is owned by the owner of the dam, it would meet the one requirement indicated in K.S.A. 82a-304.

We would be glad to have you contact us if you have further questions on this matter.

Very truly yours,

Duane G. Jehlik
Duane G. Jehlik
Associate Engineer

DGJ:sa
enc.

82a-301. Permit of chief engineer to make dam or embankment or change watercourse. From and after the passage of this act, it shall be unlawful for any person or persons, partnership, association, corporation, county, city, town, or township to construct any dam or other water obstruction; or to make or construct or permit to be made or constructed, any change therein or addition thereto, or to make, or permit to be made, any change in or addition to any existing water obstruction; or in any manner to change or diminish the course, current, or cross section of any stream within this state without the consent or permit of the chief engineer of the division of water resources, in writing, previously obtained, upon written application to said chief engineer therefor; Provided, that jetties or revetments placed for the purpose (of) stabilizing a caving bank shall not be construed as obstructions to this act providing such jetties and revetments are properly placed. (L. 1929, ch. 203, Sec. 1; May 26.)

82a-302. Same; maps, plans, profiles and specifications to accompany application. Each application for the consent or permit required by the first section of this act shall be accompanied by complete maps, plans, profiles, and specifications of such water obstruction, or of the said changes or additions proposed to be made, and such other data and information as the chief engineer, division of water resources, may require. (L. 1929, ch. 203, Sec. 2; May 28.)

82a-303. Same; conditions, rules and regulations. The chief engineer of the division of water resources shall have power to grant or withhold such consent or permit or may incorporate in and make a part of said consent or permit such conditions, regulations, and restrictions as may be deemed by him advisable. It shall be unlawful to construct or begin the construction of any such water obstruction, or to make or begin any change or addition aforesaid, except in accordance with the terms, conditions, regulations, and restrictions of such consent or permit, and such rules and regulations, with regard to said obstructions, changes, or additions, as may be prescribed by the chief engineer of the division of water resources. (L. 1929, ch. 203, Sec. 3; May 28.)

82a-304. Same; exceptions. The provisions of this act shall not prohibit the placing in any purely private stream of any dam not more than ten feet high and not impounding more than fifteen (15) acre-feet of water. (L. 1929, ch. 203, Sec. 4; L. 1933, ch. 330, Sec. 1; June 5.)

82a-305. Same; penalty; injunction, when. Any person, firm, association or corporation, or any officer of such corporation or of any county, city or township, or other political subdivision, who shall violate any of the provisions of section 82a-301 and 82a-303 of this act shall be deemed guilty of a misdemeanor, and upon conviction shall be fined in any sum not exceeding one thousand dollars. In the event that any obstruction or structure is about to be constructed or created, or is constructed, created or maintained, or any change or diminution of the course, current, or flow of the river or stream or any change in the cross section of the bed or channel of any river or stream is created or caused to be created by any such person, firm, association or corporation, without the approval of plans by the chief engineer, then upon petition of the state of Kansas on relation of the attorney general, the construction or creation of any such obstruction or structure shall be enjoined by any court of competent jurisdiction and such court in its discretion may by mandatory injunction require the removal or modification of any such structure or obstruction. (L. 1929, ch. 203, Sec. 5; L. 1945, ch. 389, Sec. 1; June 28.)

April 5, 1974

Division of Water Resources
Room 1026 S
State Office Building
Topeka, Kansas 66612

Attention: Duane Jehlik

Re: E. E. Jabes Addition
Project No. 30-74052-409

Gentlemen:

This letter is to confirm our telephone conversation of April 5, 1974, with Mr. Duane Jehlik of your office concerning the certification of a small dam in the NE 1/4, Sec. 7, T27S, R2E, lying within Sedgwick County, Kansas. The following information was provided verbally to this office.

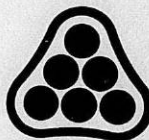
1. All small dams or impoundments and their certification must be in accordance with KSA 82A-301 through KSA 82A-305.
2. KSA 82A-304 provides an exception clause which excludes small impoundments which
 - a. have a dam structure less than 10 feet in height;
 - b. impound less than 15 Ac-Ft. of water; and
 - c. have their drainage area located on purely privately owned ground.

The above referenced Jabes Addition is now being platted in Sedgwick County, Kansas, and has a small existing dam lying within the platted boundary. This impoundment structure is an earthen dam approximately 5 feet in height on the downstream side; impounds less than 6 Ac-Ft. of water; and has a drainage area completely confined to privately owned ground. Therefore, it is our opinion that this impoundment falls within the criteria of the Kansas Statute exception.

To facilitate your review in this matter we are enclosing a print of an aerial photograph for this proposed addition and a print of a contour map made for this ground.

-continued-

April 10, 1974



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION

Mr. E. F. Paschal
Asst. Principal Engineer
Frisco Railway
3253 E. Trafficway
Springfield, Mo. 65802

Re: E. E. Jabes Plat
Drainage Improvement at the Frisco Tracks
PEC File No. 30-74052-409

Dear Mr. Paschal:

Enclosed please find two prints each of the following:

1. Final Plat for E.E. Jabes Addition to Wichita, Kansas.
2. Drainage Proposal for Improvements to Culvert Under Frisco Railroad Tracks.
3. Drainage Concept, Chelsea Station (E.E. Jabes Plat).

Our firm represents a client who has applied for approval of a plat for the above noted property. The Wichita-Sedgwick County Metropolitan Area Planning Commission has required that the applicant "make satisfactory arrangements with the Frisco Railway relative to constructing a storm sewer to cross their property". These "arrangements" must be made prior to the forwarding the plat document to the Board of City Commissioners for Approval, which is scheduled for Wednesday April 17, 1974. Our firm has determined that "satisfactory arrangements" is defined as documentation of the Frisco Railways intent to cooperate in the design, approval, and construction of the culvert improvements indicated on the Attachment No. 2 noted above. This cooperation would be subject to the conditions imposed by Frisco Railway and/or negotiated between the City of Wichita Department of Public Works and the Frisco Railway. Telephone conversation between the undersigned and Mr. Alan Kuhn on April 5, 1974, indicated that one of the prime conditions to be specified by Frisco is that the initial cost of such approved construction would be provided by others.

What we would like to obtain at this point is a letter from the Frisco Railway to the Wichita-Sedgwick County Metropolitan Area Planning Department stating that you agree with the general drainage concept and that certain persons,

-continued-

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

Mr. E. F. Paschal
April 10, 1974
Page 2

departments, etc. of the Railway would cooperate with the City of Wichita Department of Public Works to provide an acceptable improvement to pass the 100 year storm. Please note that we do not need agreement on details at this time, only acceptance of the general concept.

The general concept which we are discussing is shown on the attachments. Please note that the basic concept is broken into two (2) general items. Item A, the main Double - 48" diam. S.D. to be constructed in the drainage easement between Lots 1 and 2 (see final plat) of Block 2. This is shown in more detail on enclosure No. 2 noted above.

Item B is a supplementary item concerning the direct runoff from that eleven (11) + acres that is immediately north of the Frisco Right-of-Way, and is shown as sub areas A thru C on enclosure 3. Areas A, B, and C would most efficiently be drained by small individual storm drain networks from the sub areas noted directly into the existing ditch along the north side of the Frisco tracks on Railroad right-of-way. Areas D and E are proposed to be drained on the applicants property to the existing natural waterway at the culvert. The approximate slope of the existing ditch south of sub areas A, B, and C is about 1%, which can be considered a bit steep for earth channel flow. The alternate to use of the existing Frisco drainage ditch would of course be a parallel ditch on the applicants property to the north. We feel that the money our client would expend for initial construction of a parallel ditch, would perhaps be better spent as improvement (regrading, ditch checks, etc.) to the existing ditch, rather than construction of a parallel system. Local design criteria is the 100 year storm, as determined by the rational formula.

As noted above, we are attempting to determine the Frisco's acceptance of the general concept at this time, so that the plat can be released for filing. If the above information is sufficient to warrant your acceptance we would appreciate your forwarding a short letter stating your general conditions for future negotiations with the City of Wichita.

I apologize for contacting you at this late date in our schedule, but many of the boundary conditions were just recently established. We appreciate your review of this data and I will attempt to contact your office by phone on Monday April 15, 1974, to discuss the problems involved.

-continued

Mr. E. F. Paschal
April 10, 1974
Page 3

Thank you again for your considerations.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

W. H. Keltner, P.E.
Vice President

Is

cc: Jack Galbraith, Chief Planner
Metropolitan Area Planning Department
City Building Annex
104 S. Main
Wichita, Kansas 67202

M. S. Mitchell, Maintenance - Flood Control
R. W. Linn, P.E., City Engineer
Tom Vickers
Jim Clancy

THE CITY OF WICHITA
OFFICE OF CITY TRAFFIC ENGINEER

DATE April 15, 1974

*Newly
File*



ON SAFETY
PHASE II

TO Darrell Brewer, Right-of-Way and Estimating Engineer
FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT E. E. Jabes Addition

On this date, Mr. Keltner, Mr. Wylie, Mr. Richter, and I discussed the requirement of acceleration and deceleration lanes with regard to E. E. Jabes Addition. It was mutually agreed that the client should be required to guarantee or petition an accel/decel lane of 400 feet in length with tapers for Parcel 7 along 21st Street North. Also along Parcel 7 a 200-foot decel lane would be required for the proposed collector street. A continuous accel/decel lane would be required for the 21st Street and Rock Road frontage of Parcel 1 and 2, and the final requirement for an accel/decel lane would be along Rock Road 200 feet either side of the proposed collector.

If you have any questions regarding this matter, please advise.

William G. McKinley

William G. McKinley
Assistant Traffic Engineer

WGM:c5

cc: Bill Keltner - PEC
Gary Wylie - O&S
Jack Galbraith - Planning ✓



April 8, 1974

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 74-9 - Final Plat of
E. E. JABES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 4, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A 20-foot utility easement shall be indicated along the west line of Lots 3, 4, and 5, Block 2.
- Access control as approved on the associated CUP shall be labeled on the face of the plat.
- The applicant shall contact all utility companies relative to providing proper easements for their respective facilities. Letters from the utility companies stating that satisfactory arrangements have been made shall be submitted to the Planning Department.
- A site development plan shall be submitted to R. R. McClintock of the Wichita Fire Department prior to the issuing of any building permits on subject property.
- petition*
The applicant shall install or guarantee the installation of accel-decel lanes adjacent to the south side of 21st Street and the west side of Rock Road.
- letter of credit*
The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- not required based on reply from Board to MWH*
The applicant shall obtain a permit for the proposed lake from the State Board of Water Resources. A copy of the permit shall be submitted to the Maintenance-Flood Control Office.

Final Plat of E. E. JABES
ADDITION
April 8, 1974
Page 2

*ok. Frisco Railroad called on 5/11/74 to say they
are agreeable to drainage plan.*

The applicant's engineer shall make satisfactory arrangements with the Frisco Railway relative to constructing a storm sewer to cross their property. Verification shall be made to the Planning Department that satisfactory arrangements have been made.

ok The applicant's engineer shall submit a site drainage plan to N. S. Mitchell of the Maintenance-Flood Control Office. A letter from Mr. Mitchell stating his approval of said plan shall be submitted to the Planning Department.

ok The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of 21st Street, the west side of Rock Road, and both sides of Broadmoor and Rockhill.

ok The location of the east-west 20-foot utility easement indicated on the south portion of Lots 1, 2 and 3, Block 2, shall be adjusted so as not to overlap the 100-foot KGSE easement indicated on the plat.

ok Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 11, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: E. E. Jabes, RFD #1, Derby, Kansas 67037
Thomas M. Vickers, 140 Page Court, 67202
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-9 Name E. E. JABES ADDITION
Date Application Rec'd. 1-28-74 Preliminary Approval 2-7-74
Scheduled S/D Meeting 4-4-74

DESCRIPTION

General Location At the southwest corner of 21st Street North
and Rock Road

Owner E. E. Jabes
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>157.6</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>2,980</u> ft. |
| Residential <u>7</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>2</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>1</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>10</u> | TOTAL <u>2,980</u> ft. |
| 3. Minimum Lot Frontage <u>200</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>40,085</u> sq. ft. | streets? <u>X</u> yes <u> </u> no |
| 5. Existing Zoning <u>AA & LC</u> | |
| 6. Proposed Zoning <u>LC/BB & R-5</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The applicant shall install or guarantee the installation of accel-decel lanes adjacent to the south side of 21st Street and the west side of Rock Road.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- C. The applicant shall obtain a permit for the proposed lake from the State Board of Water Resources. A copy of the permit shall be submitted to the Maintenance-Flood Control Office.
- D. The applicant's engineer shall make satisfactory arrangements with the Santa Fe Railway relative to constructing a storm sewer to cross their property.
- E. The applicant's engineer shall submit a site drainage plan to M. S. Mitchell of the Maintenance-Flood Control Office prior to submitting the final plat.
- F. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of 21st Street, the west side of Rock Road, and both sides of Broadmoor and Rockhill.
- G. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- H. The location of the east-west 20 foot utility easement indicated on the south portions of Lots 1, 2 and 3, Block 2; shall be adjusted so as not to overlap the 100 foot KG&E easement indicated on the plat.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.



KANSAS GAS AND ELECTRIC COMPANY

January 3, 1974

DENNIS EVANS
DIVISION MANAGER

RECEIVED

JAN 7 1974

OBLINGER & SMITH

*MAPS Received
2-5-74
Dawley*

Mr Gary Wiley
Oblinger-Smith Corporation
First National Bank Building
Wichita, Kansas 67202

Dear Gary:

We have looked at the map which you left me the other day and have the following observations about the proposed subdivision to the east of our Northeast Substation property and to the north of our right-of-way.

The proposed tennis court located approximately 530 feet east of the developments west property line will undoubtedly have a fence around the playing surface. If this is a metallic fence i.e. chain link, it should not exceed 15 feet in height and the metal fabric should be grounded on all four (4) sides of the enclosure using #4 solid copper wire and 1/2 inch by 8 feet ground rods. Attached is a modified drawing of our standard substation fence grounding procedure. Since the tennis court will be a permanent structure we feel that we should have a hold harmless agreement with the developer as well as any additional umbrella coverage that our legal counsel feels would be advisable. These items would be drawn up by our legal counsel.

The access drive and associated parking is acceptable and should not present any problem. We did notice that a drive is shown very close to the second structure east of the west property line. If any earth work is required for the drive it should be with our prior approval. We don't want any excavation near our pole.

It is imperative that the buildings do not encroach upon our easement and under no conditions are we authorizing the owner to construct a building upon our easement.

Mr Gary Wiley

page 2

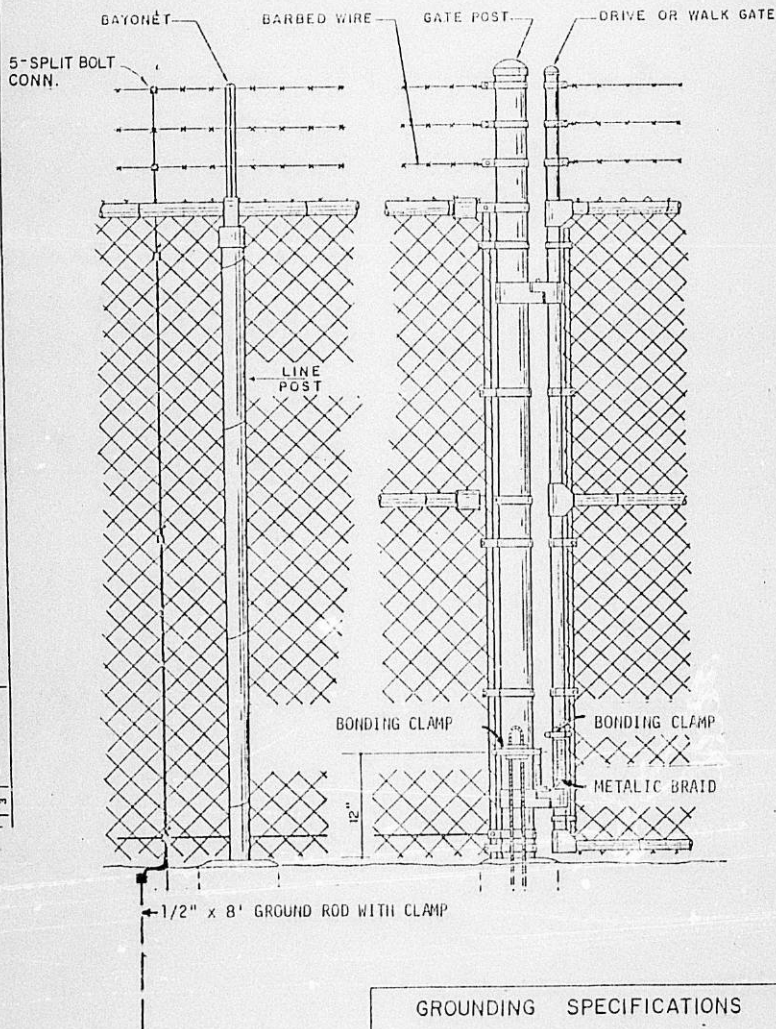
January 3, 1974

We have calculated all clearances based upon the drawing designated as DP-62 and dated 5/10/73. Any changes in location of the tennis court or roadway would make null and void the permission and clearances set forth in this letter.

Sincerely,

Dennis Evans

DLE/jh
enclosure



GROUNDING SPECIFICATIONS

Fence and Gate Grounds

INVENTORY & EVALUATION

* { INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

U.S. DEPARTMENT OF AGRICULTURE

DATE 3/1/74

REFERENCE SLIP

TO Jack Galbraith

From: Guy Moorefield
District Conservationist

RE: E. E. Jabes Addition

- ACTION NOTE AND RETURN
- APPROVAL PER PHONE CALL
- AS REQUESTED RECOMMENDATION
- FOR COMMENT REPLY FOR SIGNATURE OF
- FOR INFORMATION RETURNED
- INITIALS SEE ME
- NOTE AND FILE YOUR SIGNATURE

REMARKS:

*John note
5 file*

FROM

Guy Moorefield

164 07-742-059

FORM AD-514 (8-64)

REQUESTED BY Wichita-Sedg. Co. Metropolitan LOCATION 21st & Rock Rd.
Planning Commission

ASSISTED BY Guy Moorefield, District Conservationist DATE 2/26/74

SITUATION: A quarter section of land. Soils are heavy clay that present severe limitations for septic tank sewage disposal systems.

The cropland has been terraced. The terraces should be leveled out, restoring the original natural drainage before streets or drives are constructed.

SOLUTIONS: 1. Disturb only the area needed for construction.

2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.

3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.

4. Disturbing as small an area as possible, install streets, curbs,

SUGGESTED SOLUTIONS:

water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.

5. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to Sedgwick County

* Circle appropriate category.

INVENTORY & EVALUATION

* { INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

REQUESTED BY _____ LOCATION _____

ASSISTED BY _____ DATE _____

SOLUTIONS CON'T
~~SITUATION~~ Conservation District standards and specifications. Adapted perennial grasses for seeding are native bluestem, tall fescue and brome grass at the following rate: Seed bluestem grasses at the rate of 1 pound per 1,000 square feet and fescue and brome at the rate of 3 pounds per 1,000 square feet. Fertilize fescue and brome at the rate of ~~2~~ ¹⁰⁰⁰ 2 pounds of nitrogen per square feet or have soil tested for plant nutrient needs and apply fertilizer accordingly. Adapted perennial grasses for sodding are Bermuda, zoysia and bluegrass species.

6. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.

7. Stabilize each lot within 3 months after work starts on home or other building construction.

8. Backfill, compact, seed, and mulch trenches within 30 days after they are opened.

9. After areas draining into them are stabilized, level diversion dikes, sediment basins, and silt traps. Establish permanent vegetation on these areas. Sediment basins that are to be retained for storm-water detention may be seeded to

* Circle appropriate category.

INVENTORY & EVALUATION

* { INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

REQUESTED BY _____ LOCATION _____

ASSISTED BY _____ DATE _____

SOLUTIONS CON'T

XXXXXXXX
SITUATION.

permanent vegetation soon after they are built.

10. Discharge water from outlet structures at nonerosive velocities.

11. Design and retain all debris basins as detention reservoirs so that peak runoff from the development areas no greater than that before the development was established.

12. Contact the Soil Conservation Service, 943-9471, if on site assistance is needed. A complete soil and water conservation plan with detailed soil descriptions, grass and woody plantings, is available by application to the Sedgwick County Conservation District, 4100 Maple.

SUGGESTED SOLUTION(S):

* Circle appropriate category.

February 8, 1974

Mr. Gary Wiley
Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Subject: S/D 74-9 - Preliminary
Plat of E. E. JABES ADDITION

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. An additional 10 feet of right-of-way shall be indicated adjacent to the west portion of Lot 5, Block 2 on 21st Street North.
- B. The applicant's surveyor shall contact Bob Vinson of the Department of Public Works relative to indicating only one name for the entire length of the collector street.
- C. The applicant's engineer shall make satisfactory arrangements with the Santa Fe Railway relative to constructing a storm sewer to cross their property.
- D. The applicant's engineer shall submit a site drainage plan to M. S. Mitchell of the Maintenance-Flood Control Office prior to submitting the final plat.
- E. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- F. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of 21st Street, the west side of Rock Road, and both sides of Broadmoor and Rockhill; the total estimated construction cost to be determined upon submission of the final plat.

Preliminary Plat of E. E. JABES ADDITION
February 8, 1974
Page 2

- G. The applicant shall install or guarantee the installation of accel-decel lanes adjacent to the south side of 21st Street and the west side of Rock Road.
- H. The 20 foot utility easements centered on the west and south lines of Lot 2, Block 1 shall be relocated so that all of said easements will be to the west and south of said Lot 2.
- I. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- J. The applicant shall obtain a permit for the proposed lake from the State Board of Water Resources. A copy of the permit shall be submitted to the Maintenance-Flood Control Office.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: E. E. Jabes
RFD #1, Derby, Kansas 67037

Thomas M. Vickers
140 Page Court, 67202

Dean Sellers, Assistant City-Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-9 Name E. E. JABES ADDITION
Date Application Rec'd. 1-28-74 Preliminary Approval
Scheduled S/D Meeting 2-7-74

DESCRIPTION

General Location At the southwest corner of 21st Street North
and Rock Road

Owner E. E. Jabes

Surveyor/Engineer Oblinger-Smith Corporation

Address 625 First National Bank Bldg. Phone 262-0451

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>157.6</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>2,980</u> ft. |
| Residential <u>7</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>2</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>1</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>10</u> | TOTAL <u>2,980</u> ft. |
| 3. Minimum Lot Frontage <u>200</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>40,085</u> sq. ft. | streets? <u>X</u> yes <u> </u> no |
| 5. Existing Zoning <u>AA & LC</u> | |
| 6. Proposed Zoning <u>LC/BB & R-5</u> | |
| 9. Public Water Supply Yes (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers Yes(Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The associated zone case Z-1592 from "AA" to "BB", "R-5" and "LC" and the associated Community Unit Plan DP-62 have been approved by the Board of City Commissioners subject to platting.
- B. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of 21st Street, the west side of Rock Road, and both sides of Broadmoor and Rockhill; the total estimated construction cost to be determined upon submission of the final plat.
- C. The applicant shall furnish to the Planning Department a letter from Kansas Gas & Electric Company stating that the applicant's proposed tennis court facilities which will encroach into the 100 foot wide electric utility easement is not objectionable.
- D. It is recommended that Rockhill and Broadmoor be designated as collector streets.
- E. The applicant shall install or guarantee the installation of accel-decel lanes adjacent to the south side of 21st Street and the west side of Rock Road.
- F. The 20 foot utility easements centered on the west and south lines of Lot 2, Block 1 shall be relocated so that all of said easements will be to the west and south of said Lot 2.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5949
Section No.: 7
Twp. No.: 27
Range: 2E

S/D No. 74-9

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Preliminary Plat "E. E. Jabes Addition"

General Location: Southwest Corner of 21st Street North and Reek Road

Name of Property Owner: E. E. Jabes
Address: RFD #1, Derby, Kansas 67037 Phone: 776-2488

Name of Subdivider: Thomas M. Vickers
Address: 140 Page Court Phone: 265-9341

Name of Agent/Surveyor: Oblinger - Smith Corporation (Gary L. Wiley)
Address: 625 First National Bank Bldg. Phone: 262-0451

Date of Application: January 28, 1974

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 157.6
2. Number of Lots:
 - Residential 7
 - Commercial 2
 - Industrial 0
 - Other 1 - Office
 - Total Number of Lots 10
3. Minimum Lot Frontage 200 ft.
4. Minimum Lot Area 40,085 sq. ft.
5. Existing Zoning AA & LC
6. Proposed Zoning LC/BB & R-5
7. Lineal Feet of New Streets:
 - a. 70 R/W 2,980 ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL 2,980 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name City of Wichita
10. Public Sanitary Sewers (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: *E. E. Jabes*
E. E. Jabes

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by
Date
Fee Submitted

T9-301B
(2-71)

*Improvement Guarantee Method - Petition to City of Wichita

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Subcontractor</i>	

Name

Address

Type

Due Date

Comments:

Date

BY