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

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

· GENERAL NOTES ·

1. ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
3. EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
4. CONTRACTOR SHALL FILL EXISTING CHANNEL WITH MATERIAL LOCATED ON SITE. COST IS SUBSIDIARY TO PROJECT.
5. ALL WORK DONE TO BE DONE ACCORDING TO CITY OF WICHITA SPECIFICATIONS.
6. TREES TO BE REMOVED ARE MARKED ⊗. ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.
7. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

ARKALA GAS COMPANY	942-5350
BELL TELEPHONE	268-2256
CABLEVISION	268-3340
GAS SERVICE COMPANY	263-7811
KANSAS GAS & ELECTRIC	261-6375
KANSAS ONE-CALL	1-800-344-7233

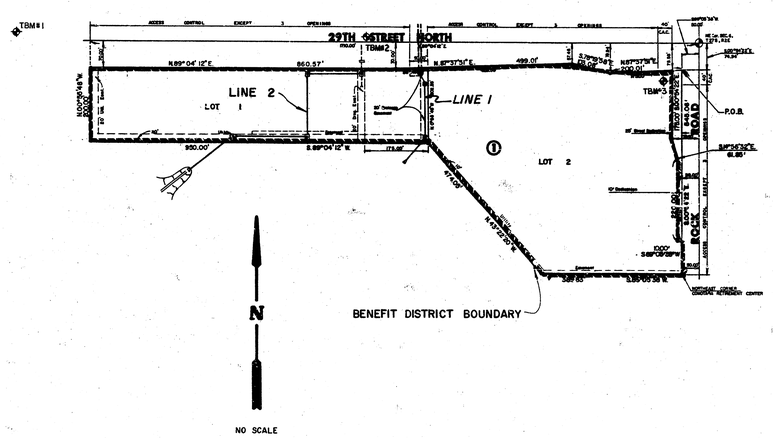
CONTRACTOR SHALL CONTACT OWNER'S ENGINEER, MID-KANSAS ENGINEERING CONSULTANT AT 682-6561 FOR LOCATIONS OF STOCKPILED MATERIALS FOR USE IN FILLING OLD CHANNELS.

BENCH MARKS

TBM#1 S. rim of exist. manhole ±125' north and 210' east of the N.W. corner of Jeff and Jay Addition.
Elev. = 194.36 city datum

TBM#2 "□" cut on S.E. corner of inlet at west end of N.W. return at 29th and Longfellow.
Elev. = 196.22 city datum

TBM#3 R.R. spike in N.E. face of power pole on S.W. corner of 29th and Rock. (Spike is under ground)
Elev. = 213.70 city datum



INDEX TO DRAWINGS

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

As Builts
3/3/86
GREENE

MICHAEL D. HARDING LICENSED 9399 KANSAS PROFESSIONAL ENGINEER

JEFF & JAY ADDITION STORM WATER SEWER PLANS

Design
Drawn by
Checked by ERB
Date JULY, 1985
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226 682-6561

Sheet 1 of 8

JEFF AND JAY ADDITION STORM WATER SEWER

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

COMOTARA RET. CTR.

EXISTING CHANNEL ℄

STA 10+00 (LINE 1) INSTALL FLARED END SECTION

INSTALL 150 D.S.Y. HEAVY - STONE RIP-RAP SEE SHT 6 FOR RIP-RAP DETAIL

RES. "A" FLOODWAY

LOT 1 BLOCK 2 JEFF & JAY ADDN.

FILL AND COMPACT EXIST. DITCH OVER PIPE

EXIST. DITCH (FILL & REGRADE)

REMOVE EXISTING RIP-RAP

20' DRAINAGE EASEMENT

54" RCP SWS PIPE

202.25'

EXIST. WALK

REMOVE 54 L.F.± OF EXISTING 36" SWS PIPES WITH 2 END SECTIONS.

PROP. DEGEL LANE

EXIST. PAVMT.

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

29TH ST. NO.

LONGFELLOW

EXIST 30" RCP

N

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

EXIST. GROUND — PROPOSED GROUND AFTER FILL AND GRADE — VARIES 40'-70' — EXIST. GROUND

VARIES 6'-8'

54" RCP

VARIES 20'-24'

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

STA. 10+78 (LINE 1) CONST. REINF. CONC. M.H. W=8'-6" L=6'-0" TOP = ~~208.00~~ 200.00

STA. 12+33.3 (LINE 1) CONSTR. REINF. CONC. M.H. TOP OF MH= ~~200.00~~ 199.92 W=8'-6" L=6'-0" INSTALL 1 JOINT 30" RCP (E) DSFL=193.29, USFL=193.39

STA. 12+70 (LINE 1) CONST. REINF. CONC. M.H. W/ 2 RINGS AND COVERS W= 15'-6" L= 6'-6" TOP= ~~198.00~~ 199.39

N.E. COR. SEC. 6 T. 27 S., R. 2 E.

PLAN LINE 1

PROFILE LINE 1

STA. 10+00 BEGIN INSTALL FLARED END SECTION

STA. 10+78 CONSTRUCT REINFORCED CONC. M.H. (LOW) W=8'-6" TOP W=8'-6" L=6'-0" ~~200.00~~ 200.02

STA. 12+33.3 CONSTRUCT REINFORCED CONC. M.H. W=8'-6" L=6'-0" INSTALL 1 JOINT 30" RCP (E) DSFL=193.29, USFL=193.39 199.92

STA. 12+70 CONSTRUCT REINFORCED CONC. M.H. W=15'-6" L=6'-6" TOP ~~198.00~~ 199.53

As Builts 3/3/86 GREENE

℄ EXIST. CHANNEL

PROPOSED GROUND AFTER FILL & GRADING

EXISTING WALK

TC 198.14

25TH ST. NO.

EXIST. PAVT

EXISTING REINFORCED CONCRETE MANHOLE

EXISTG. 36" SWS (±) @ 0.65%

EXISTING 24" RCP E IN= 193.1±

EXISTING 36" RCP E OUT= 192.9±

WATER LEVEL (VARIES)

INSTALL 150 SY. HEAVY STONE RIP-RAP

REMOVE 54 L.F.± OF EXISTING 36" SWS PIPES WITH 2 END SECTIONS

79.1 L.F. ~~28.0~~ OF 54" RCP @ 0.30% WITH STD. 54" END SECTION

152.9 L.F. ~~154.3~~ L.F. OF 54" RCP @ 0.50%

35.8 L.F. ~~40.0~~ 54" RCP @ 0.50%

10+00 10+78 11+00 12+00 12+33.30 12+70 13+00

205 200 195 190 185

2/8

JEFF AND JAY ADDITION
STORM WATER SEWER

M.K.E.C.

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

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

N

POND SURFACE

POND

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

SEC A-A

INSTALL 1000 SY. HEAVY STONE RIP-RAP

UNPLATTED

FILL AND COMPACT EXISTING CHANNEL OVER PIPE

20' UTILITY ESMT.

LIMIT OF FILL OF EXISTING CHANNEL

71°00'00"

35°00'00"

PROPOSED JEFF & JAY SECOND ADDITION

E 20' DRNG. ESMT. BY SEPARATE INSTRUMENT

CAUTION: EXIST. SAN. SEWER SEE PROFILE

SEE SHT. 6 FOR RIP-RAP DETAILS

STA. 2+00 LINE Z
INSTALL 54" END SECTION

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

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

STA. 3+50 LINE Z
CONST. SPEC. REINFORCED CONC. MANHOLE SEE SH. NO. 6
TOP OF MH= 195.70
W=4', L=7'
INSTALL 1 JOINT 24" RCP (N.W)
DSFL= 190.22, USFL= 190.32

NOTE: RESERVE 'A' IS PLATTED FOR CONSTRUCTION & MAINTENANCE OF PUBLIC UTILITIES & DRAINAGE.

COMATARA RET. CENTER RES. 'A'

FLOODWAY LIMITS

STA. 5+60 LINE Z
CONST. STD. REINFORCED CONCRETE MANHOLE
TOP OF MH= 197.25
W=8'-0" L=8'-0"

S.E. COR. LOT 1, BLOCK 1

PLAN LINE 2

PROFILE LINE 2

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

EXIST. GROUND
VARIES 40'-70'
PROPOSED GROUND AFTER FILL AND GRADE
EXIST. GROUND
VARIES 6'-8'
54" RCP
VARIES 20'-24'

SEC A-A

Regrade from 0.0' to 0.5'±
Exist. Ground
4:1
3'
3'
Varies

STA. 1+00 LINE Z

STA. 2+00 LINE Z
INSTALL 54" END SECTION

STA. 3+50 LINE Z
CONST. SPEC. REINFORCED CONCRETE MANHOLE
TOP OF MH= 195.70
W=4', L=7'
INSTALL 1 JOINT 24" RCP (N.W)
DSFL= 190.22, USFL= 190.32

STA. 5+60 LINE Z
CONST. STD. REINFORCED CONCRETE MANHOLE
TOP OF MH= 197.25
W=8'-0" L=8'-0"

200
195
190
185
180

PROPOSED DITCH EL.
EXISTING GROUND
EXISTING WATER SURFACE ELEV.= 191.5±
3:1
COMPACTED FILL PER C.D.W. STD. SPECIFICATIONS
EXISTING GROUND
EXIST. CONCRETE ENCASED 8" SAN. SEWER EL.=185.50
100'± REGRADE EXISTING DITCH TO DRAIN INTO EXISTING POND
149.7± L.F. 54" RCP @ 0.20%
209.8 L.F. 54" RCP @ 0.20%

187.20 ok
187.47
187.62
187.62
135.02

E. OUT = 185.14
E. IN = 180.34

2
3
4
5

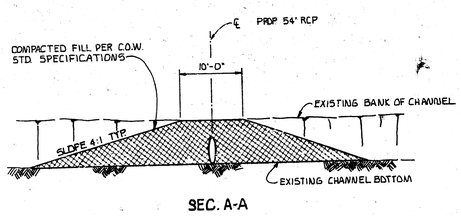
A. Bullis 3/86 Larsens

3/8
3
8

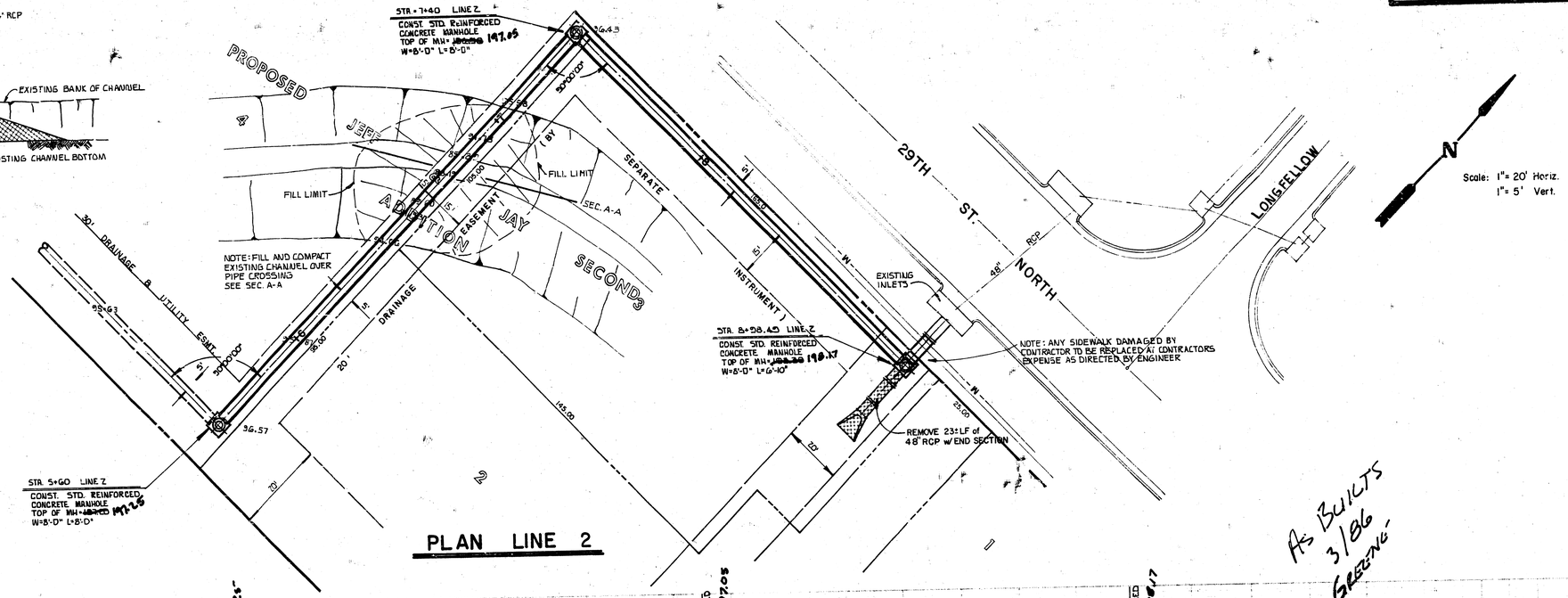
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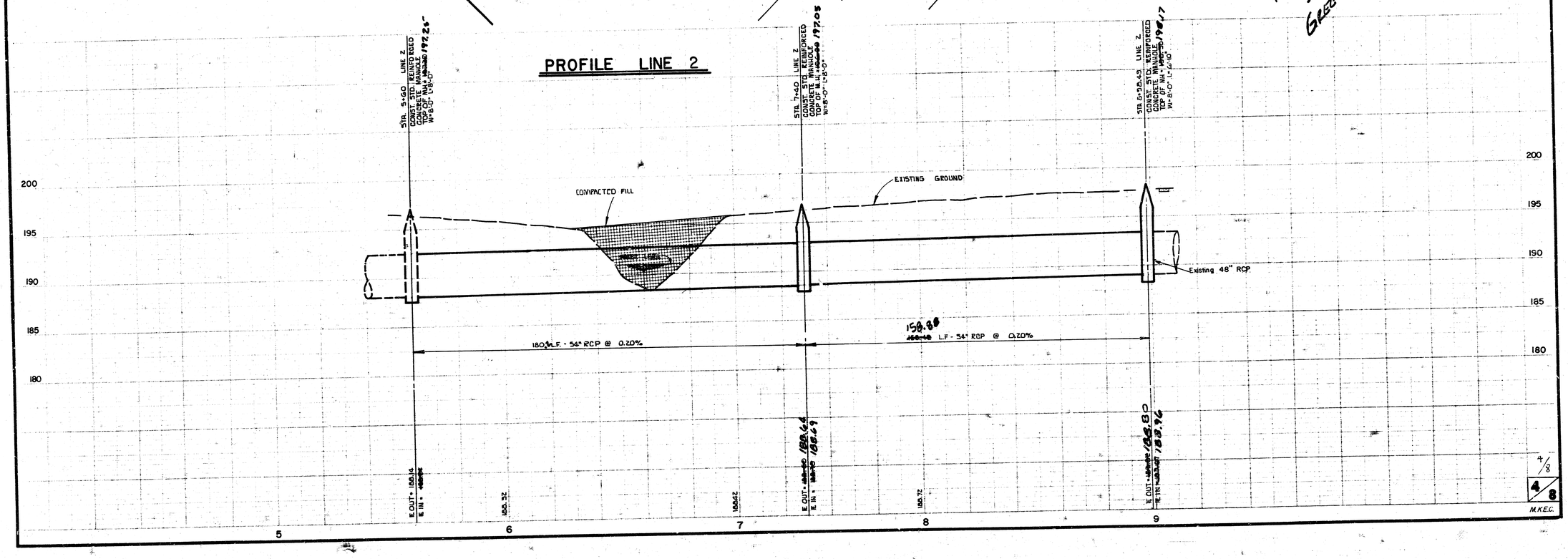
JEFF & JAY ADDITION
STORM WATER SEWER NO. 291
PROJ.NO. 468-76-245-81469-000-000-001



SEC. A-A



PLAN LINE 2



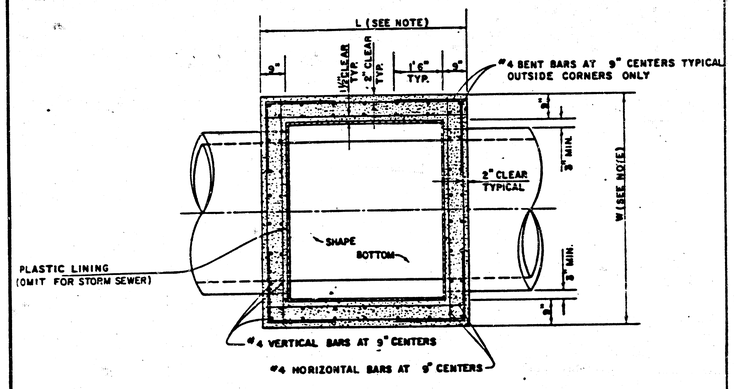
PROFILE LINE 2

As Builts 3/86 GREENE

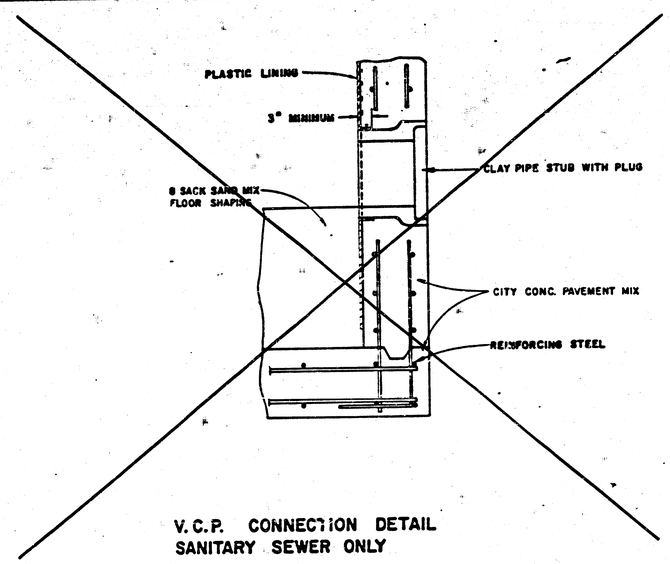
4/8

M.K.E.C.

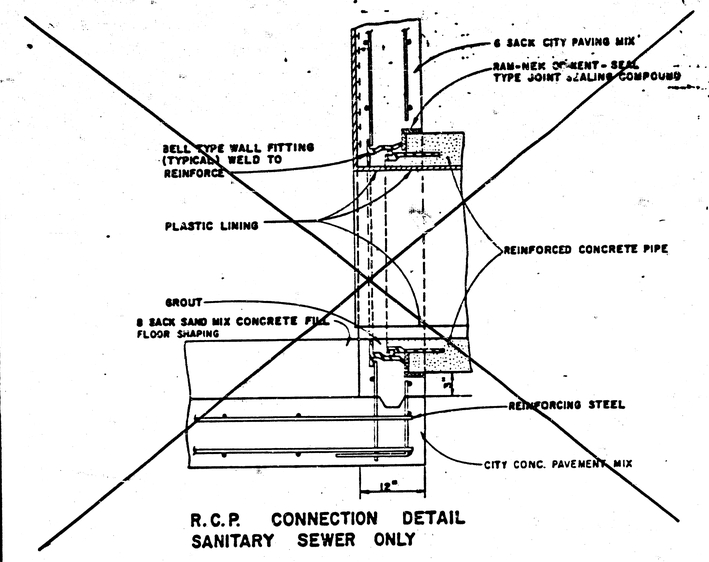
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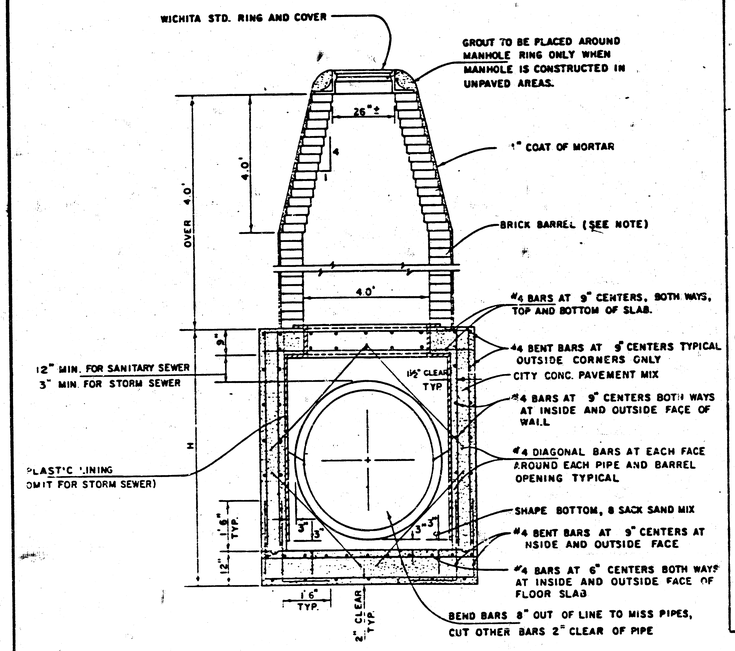
TOP VIEW



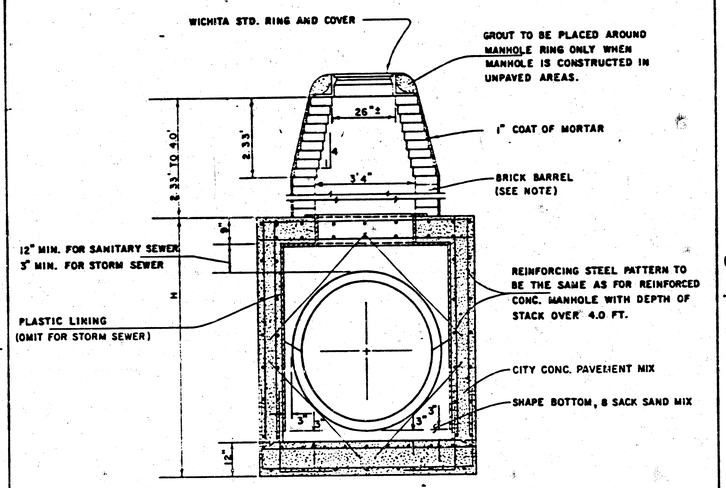
V.C.P. CONNECTION DETAIL
SANITARY SEWER ONLY



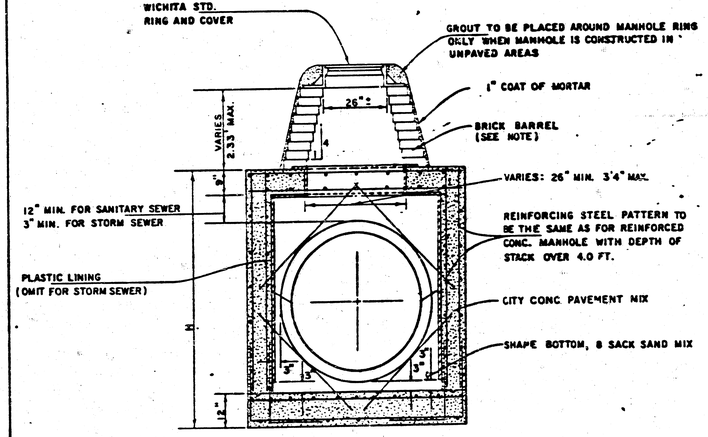
R.C.P. CONNECTION DETAIL
SANITARY SEWER ONLY



REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: OVER 4.0'
SCALE 1" = 2'



REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: 2.33' TO 4.0'
SCALE 1" = 2'



REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: 0' TO 2.33'
SCALE 1" = 2'

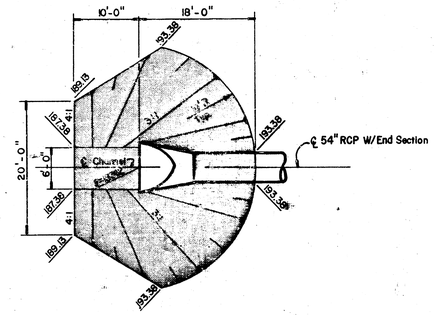
NOTE :
BRICK BARRELS LESS THEN 16' DEEP SHALL HAVE 8" WALLS EXCEPT WHEN LOCATED WITHIN PUBLIC STREET OR ALLEY PAVEMENT THEN THE WALL SHALL BE 12". BRICK BARRELS MORE THEN 16' DEEP SHALL HAVE 12" WALLS. THE "L" AND "W" DIMENSIONS SHALL BE A MINIMUM OF 5'6" FOR BRICK BARRELS WITH 8" WALLS AND 6'2" FOR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

STANDARD DETAILS
REINFORCED CONCRETE MANHOLES
CITY OF WICHITA

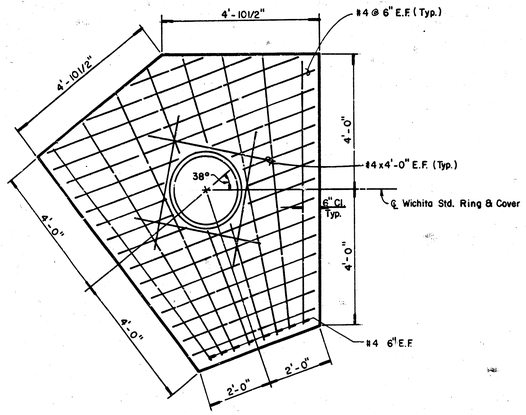
FEBRUARY 1984

5/8

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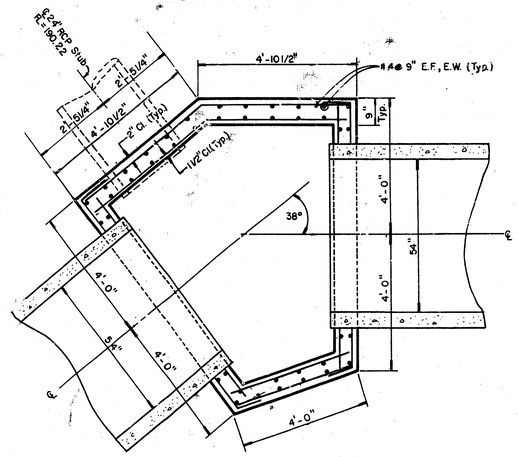
RIP-RAP PLAN
LINE 2



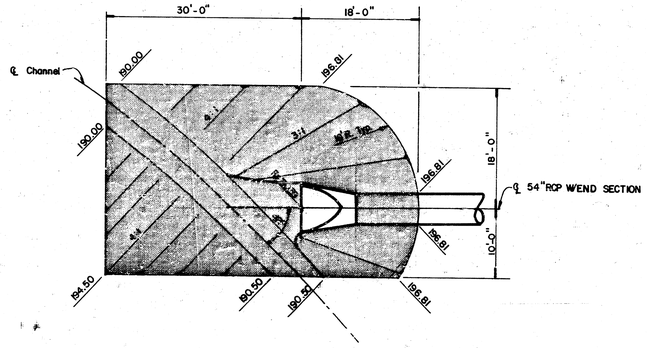
TOP SLAB PLAN



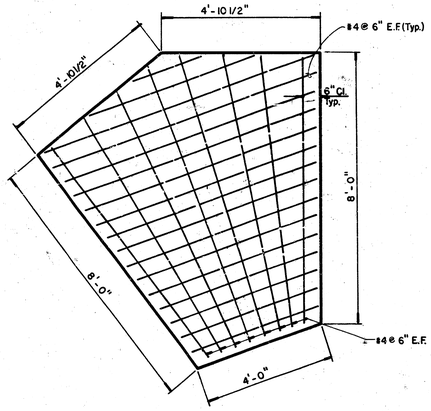
SCALE: 1/2"=1'-0"



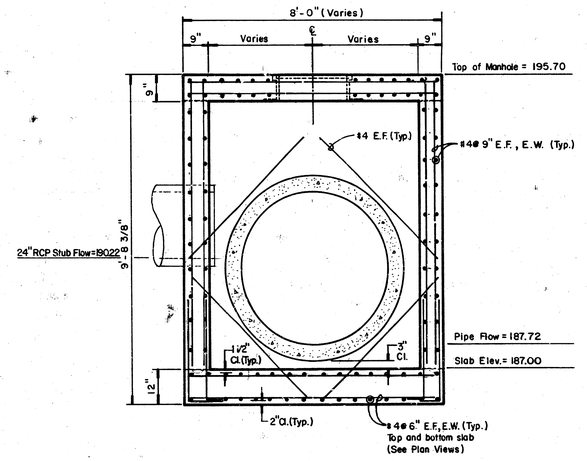
TYPICAL HORIZONTAL SECTION



RIP-RAP PLAN
LINE 1



BOTTOM SLAB PLAN



TYPICAL VERTICAL SECTION

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

MK EC	REINFORCED CONCRETE MANHOLE DETAIL
	RIP-RAP DETAIL

Design
Drawn by Pullen
Checked by
Date
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
682-6561

Sheet 6 of 8

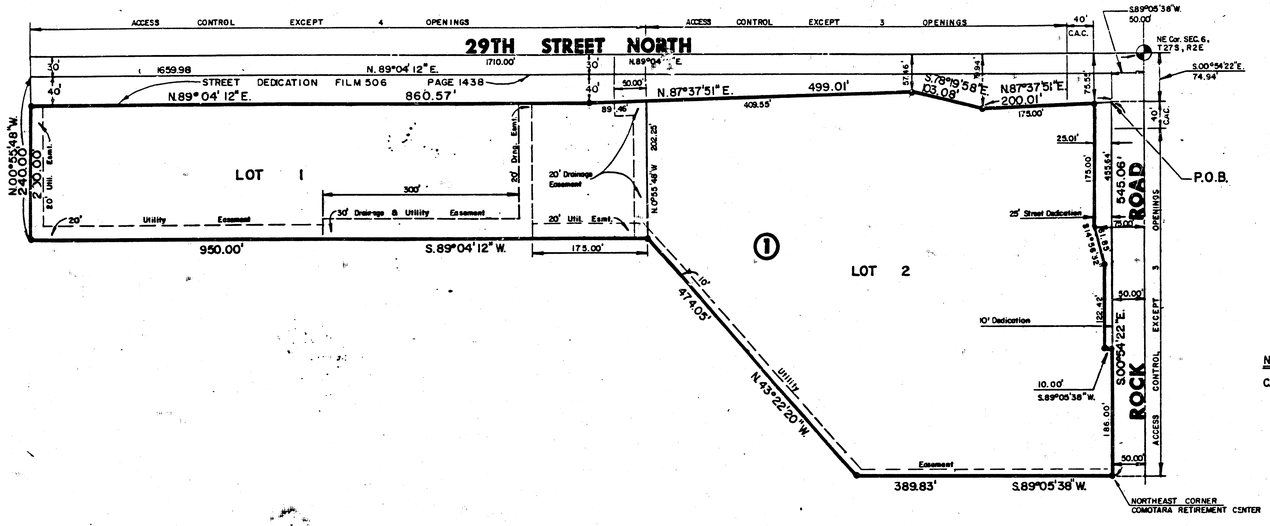
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M-2 4-23

FINAL PLAT OF

JEFF AND JAY ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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

N

Scale: 1" = 100'

LEGEND

• = Iron
CAC = Complete Access Control

#745452

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

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

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

Kenneth H. Bengtson
Kenneth H. Bengtson
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
Wichita, KS 67226

KENNETH H. BENGTSON LICENSED 228 KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, a block, and a street, the same to be known as "JEFF AND JAY ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted to the City of Wichita. All abutters rights of access to or from the south right-of-way line of 29th Street North and the west right-of-way line of Rock Road are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 1 shall have access to 29th Street North at four locations, and Lot 2, Block 1 shall have access to 29th Street North at three locations and to Rock Road at three locations to be determined by the Engineer of the City of Wichita. Building setbacks are per the ABKO 1B and 1BA Community Unit Plan (DP-108) on file at the Wichita-Sedgwick County Planning Department office, 10th Floor, 455 N. Main, Wichita, Kansas.

Woodlawn Development Company,
a Partnership

By: Donald J. Ablah
Donald J. Ablah, attorney in fact for
Woodlawn Development Company

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

THE FIRST NATIONAL BANK OF ST PAUL

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

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this 17th day of April, 1985 befor me a Notary Public in and for said State and County came the First National Bank of St. Paul, by Phillip S. Frick, Attorney in Fact for First National Bank of St. Paul, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

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

KATHRYN S. BAUMAN STATE NOTARY PUBLIC Sedgwick County, Kansas My Appt. Expires 1-24-87

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this 17th day of April, 1985, before me, a Notary Public in and for said State and Count,, came Donald J. Ablah, attorney in fact for Woodlawn Development Company, on behalf of Woodlawn Development Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

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

KATHRYN S. BAUMAN STATE NOTARY PUBLIC Sedgwick County, Kansas My Appt. Expires 1-24-87

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

Dated this 21st day of March, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson, Chairman

Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 30th day of April, 1985.

Edward C. Brown, Mayor

Donald C. Gisick, City Clerk

Entered on transfer record this 13 day of May 1985.

Don Wright, County Clerk

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

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

Pat Kettler, Register of Deeds

Ed Resa, Deputy

20.00

Restrictive Covenant F 725 Pg 1459

7/8

M-2 4-23

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Scale: 1"=40'

29TH. STREET NORTH
(North line Sec.6) 1710.00' N89°04'12"E

ROCK RD.
B.M.
NE Cor. Sec 6
T27S, R2E

LONGFELLOW

70.00'

860.57'
N89°04'12"E
615.00'
960.00'
S 89°04'12" W
89.46
N 87° 37' 58" E
N89°04'12"E 25.00' 55.57'
S89°04'12"W 165.00'
210.00'
125.00'
202.25'
N 00°55'48" W

200.00'
N00°55'48"W
S00°55'48"E 105.00'
95.00'
S00°55'48"W 150.00'
N00°55'48"W 70.00'
N00°55'48"W 70.00'
N00°55'48"W 35.00'
20.00'
20.00'
N89°04'12"E
149.00'
N89°04'12"E

70' Drng Easmnt.

3
0.3817 Ac

4
2.86 Ac

1
0.6084 Ac

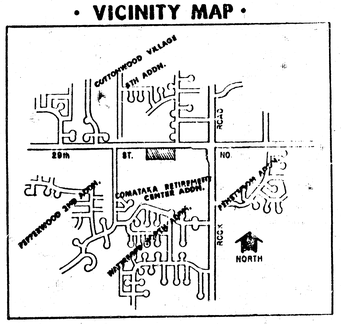
2
0.5504 Ac

20' UTIL & DRNG ESMT

UTIL ESMT

*BENCH MARK: STEEL PIN IN PIPE E.N.E CORNER ROCK ROAD AT 29TH ST. NORTH. Elev. = 1217.65
*BLDG. SETBACKS AS PER C.U.P. (DP 106)
*PROPERTY IRON = ●

• VICINITY MAP •



PRELIMINARY PLAT OF

JEFF AND JAY SECOND ADDITION

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

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

AUGUST , 1985

TOPOGRAPHIC SURVEY & PLAT BY MIKE

PRELIMINARY PLAT OF JEFF & JAY SECOND ADDITION

Design
Drawn by
Checked by
Date 8/19/85
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING 1800
WICHITA, KANSAS 67226 316 682-6561

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