

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

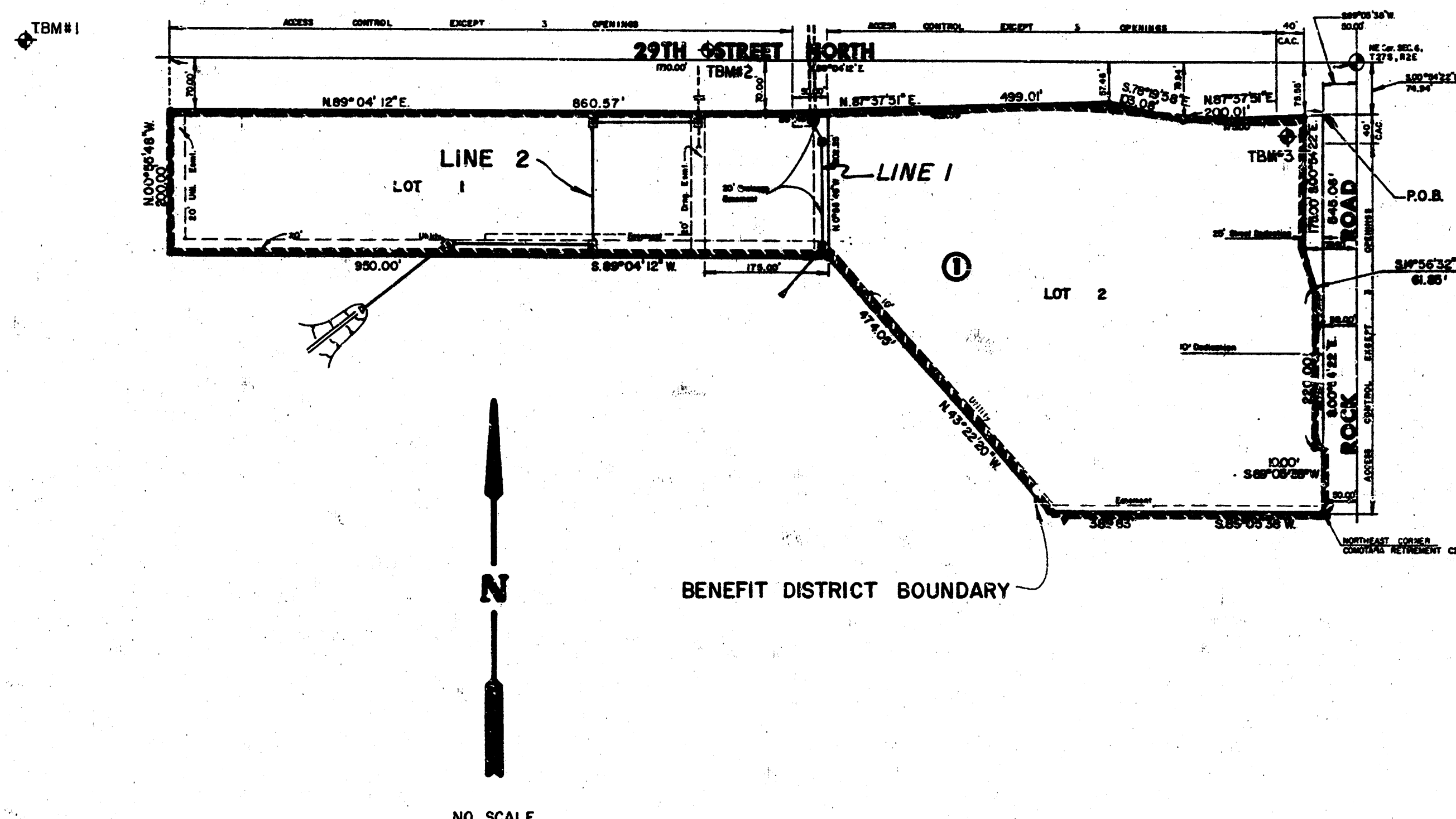
1. ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY TREES. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY TREES WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH TREES SHALL BE RE-ESTABLISHED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

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

CONTRACTOR SHALL CONTACT OWNER'S ENGINEER, MID-KANSAS ENGINEERING CONSULTANT AT 482-6561 FOR LOCATIONS OF STOCKPILED MATERIALS FOR USE IN FILLING OLD CHANNELS.

BENCH MARKS

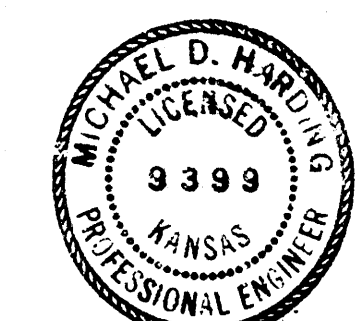
- TBM#1 S. rim of exist. manhole $\pm$ 125' north and 210' east of the N.W. corner of Jeff and Jay Addition.
Elev. = 194.36 city datum
- TBM#2 "X" cut on S.E. corner of inlet at west end of N.W. return at 29th and Longfellow.
Elev. = 196.22 city datum
- TBM#3 R.W. spike in N.E. face of power pole on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



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3-4	LINE 2 PLAN & PROFILE
5	DETAILS
6	DETAILS
7	FINAL PLAT - JEFF & JAY ADDITION
8	PRELIMINARY PLAT - JEFF & JAY SECOND ADDITION

AS BUILT
3/3/86
GREENE



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

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AVAILABLE COPY.....

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

LONGFELLOW

COMOTARA RET. CTR.

RES. FLOODWAY

LOT

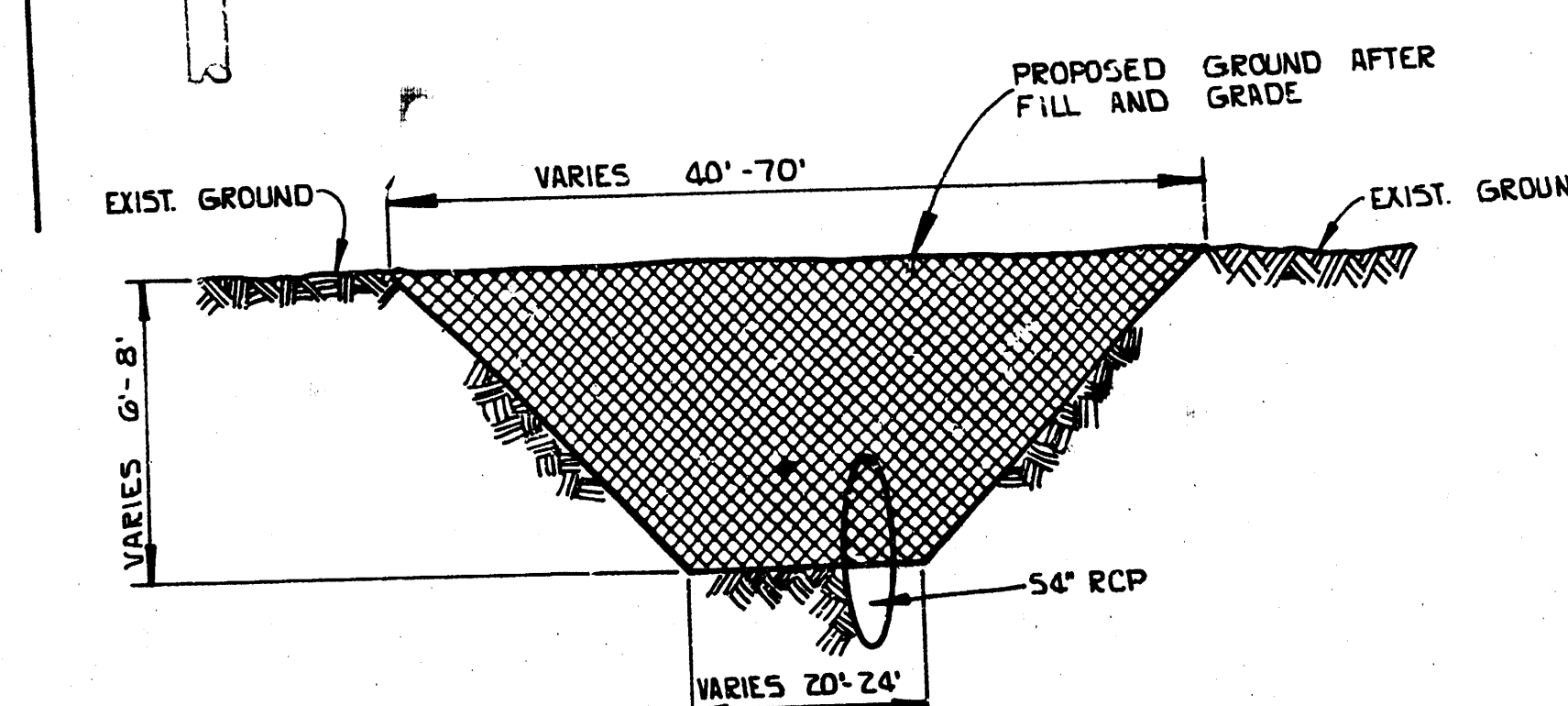
JEFF & JAY ADDN.

NO.

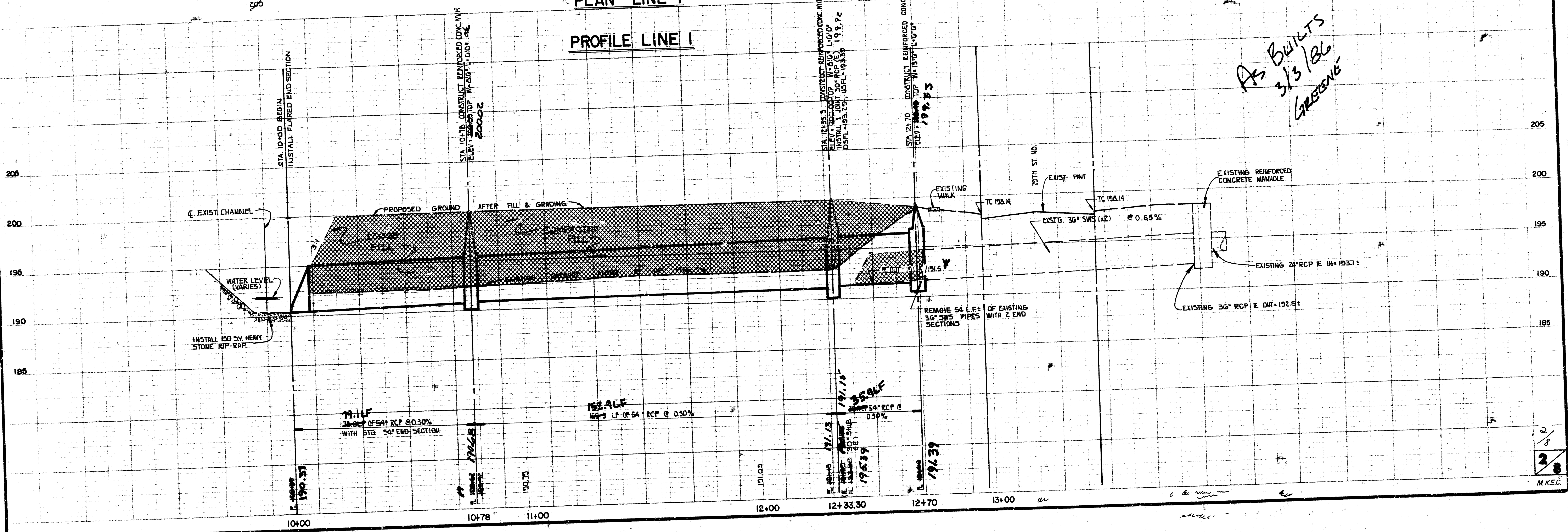
ST.

N

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



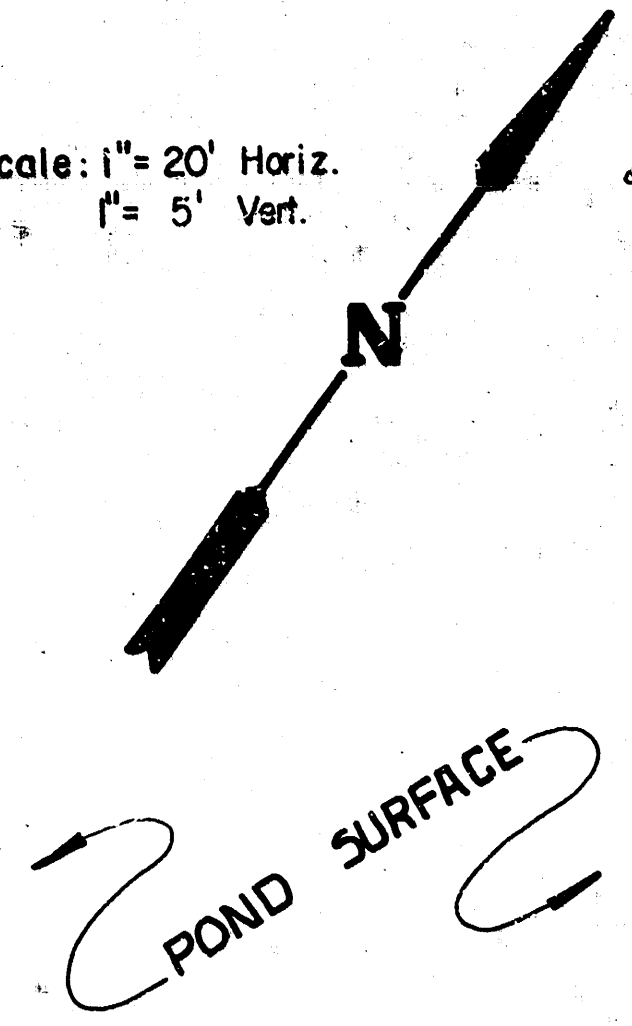
PLAN LINE 1
PROFILE LINE 1



As BUILT
3/3/86
GREENE

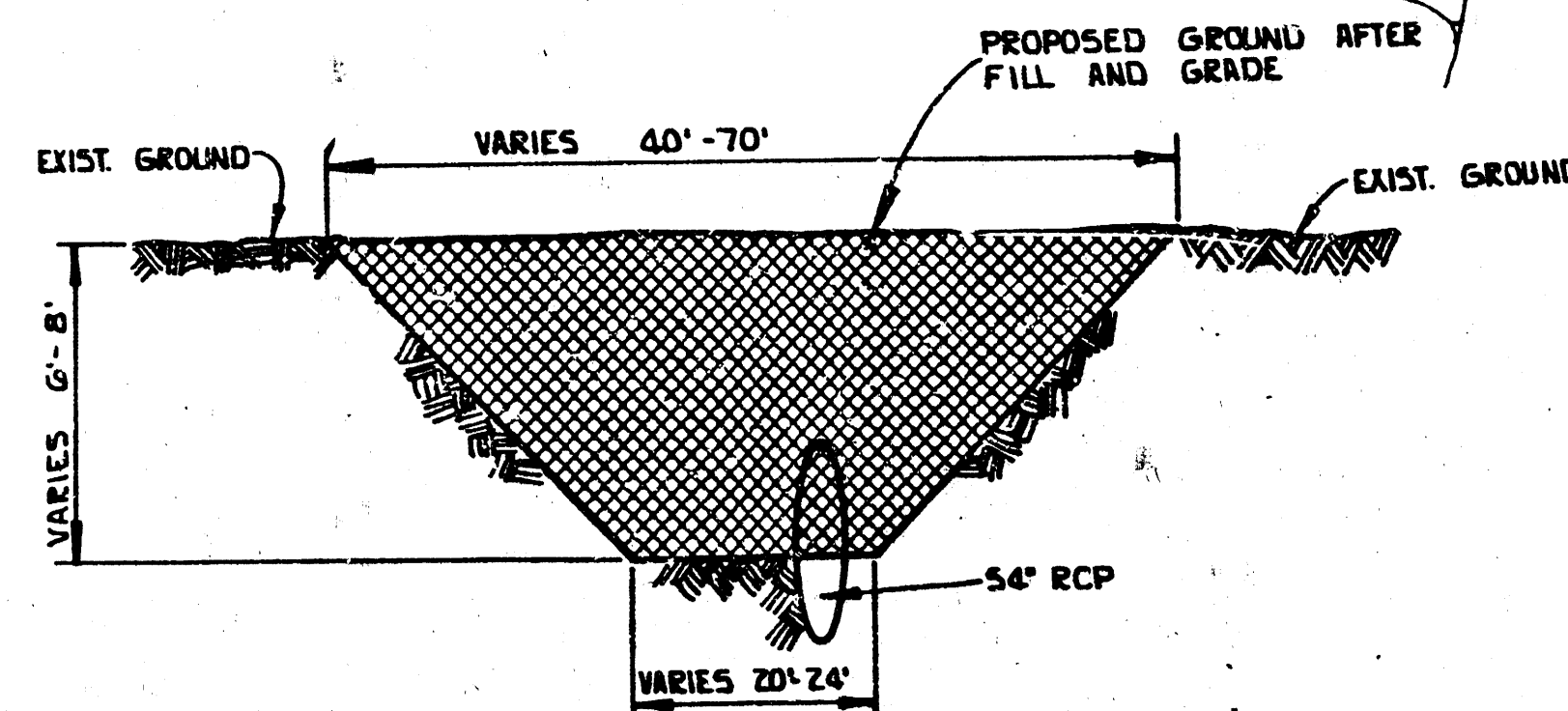
JEFF & JAY ADDITION
STORM WATER SEWER NO. 291
PROJ. NO. 468-76-245-81469-000-000-001

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

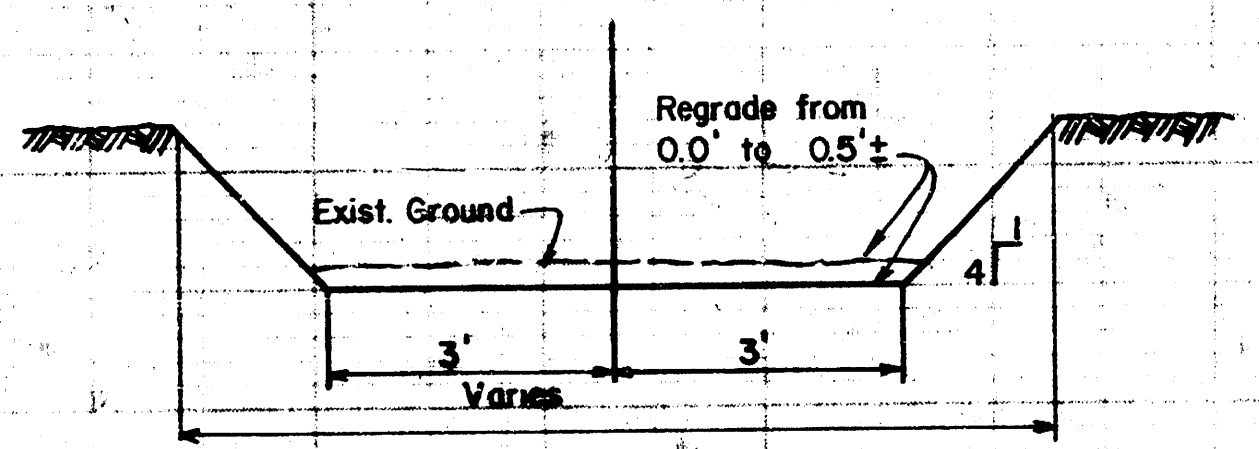


NOTE: CONTRACTOR TO INSTALL DITCH CHECK DURING CONSTRUCTION. COST TO BE SUBSIDIARY TO PROJECT.

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



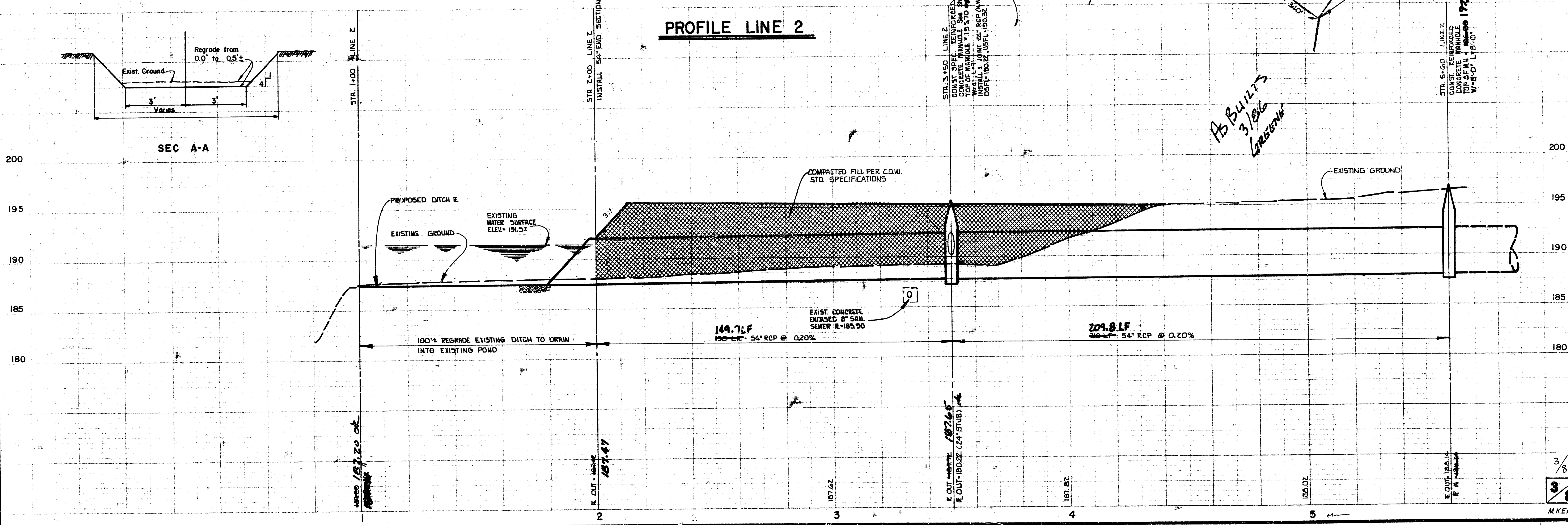
APPROX. TYP. SECTION OF EXIST. CHANNEL TO BE FILLED
NOT TO SCALE



SEC A-A

PLAN LINE 2

PROFILE LINE 2



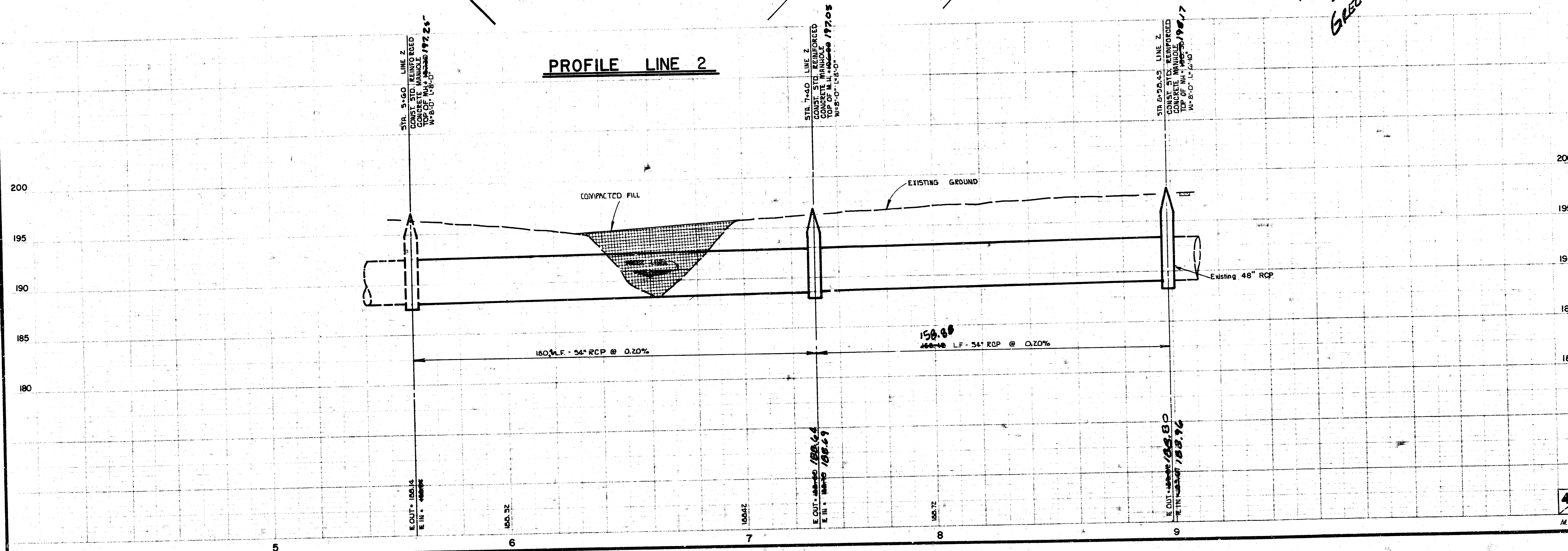
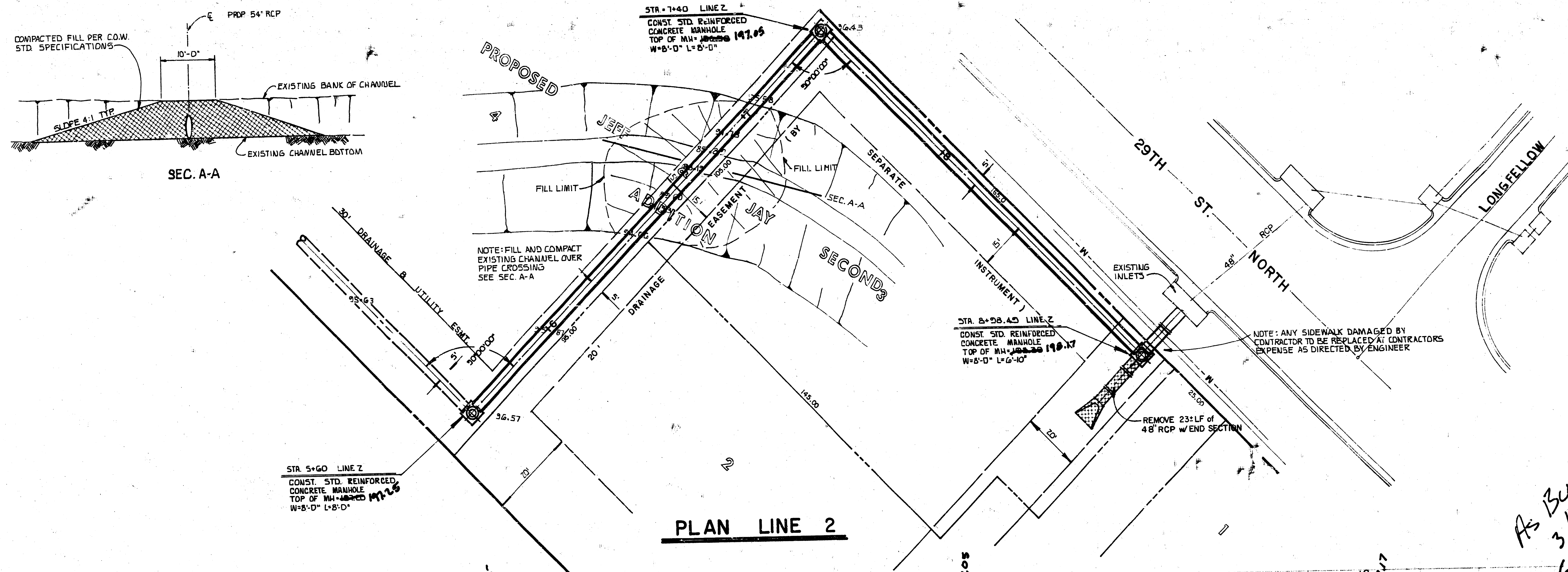
UNPLATTED

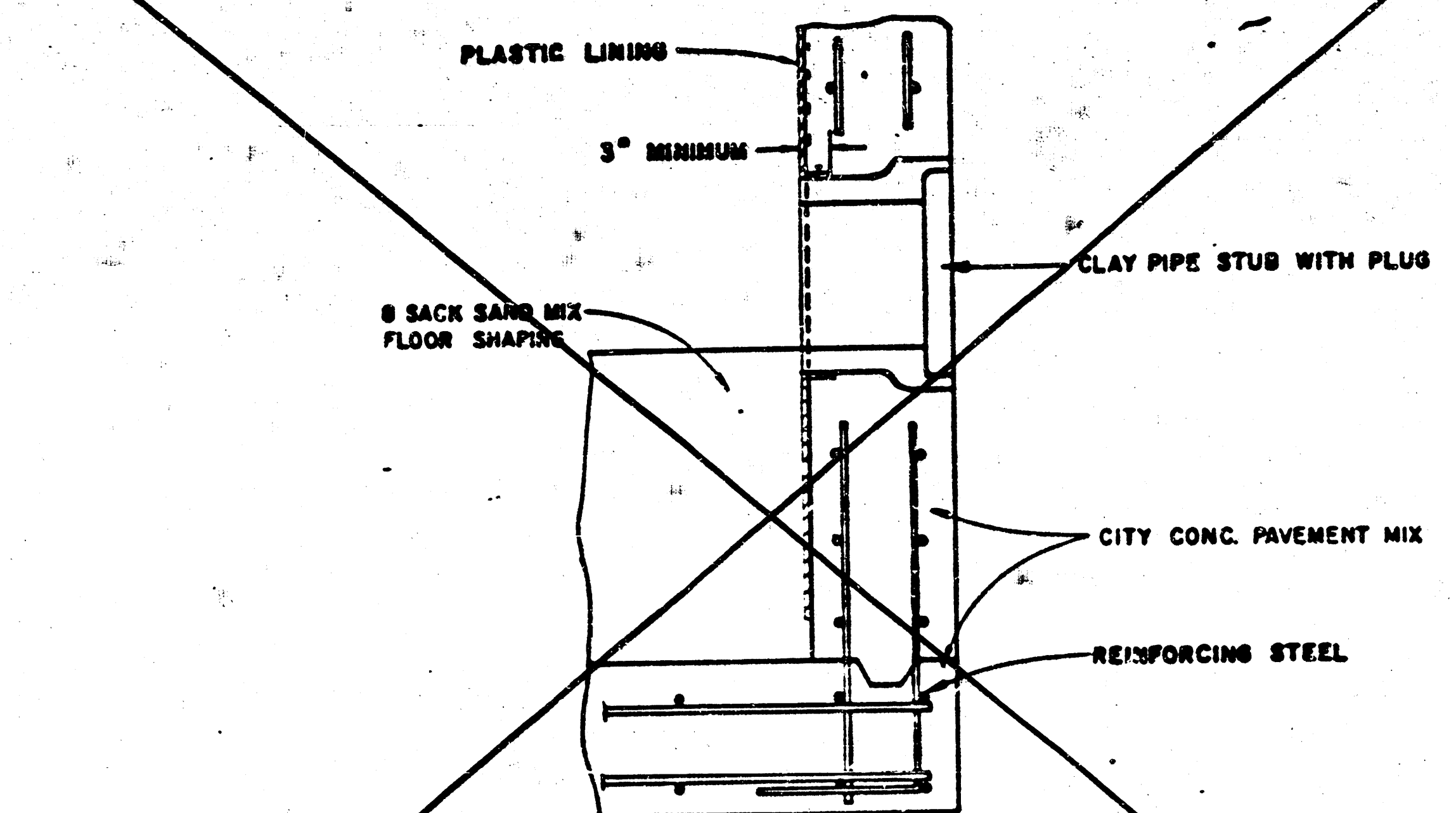
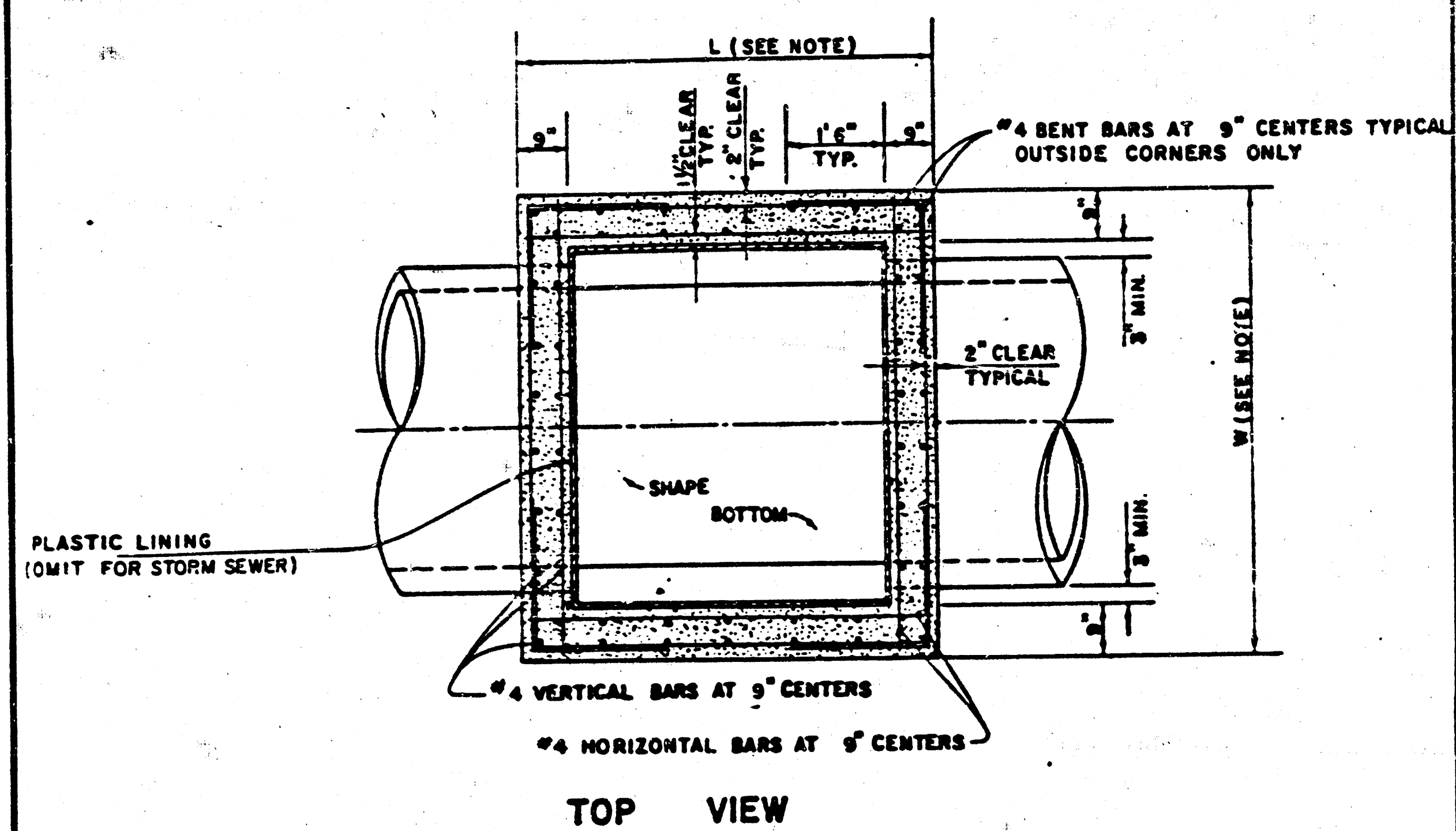
COMATARA RET. CENTER RES. 'A'

PROPOSED JAY & JEFF SECOND ADDITION

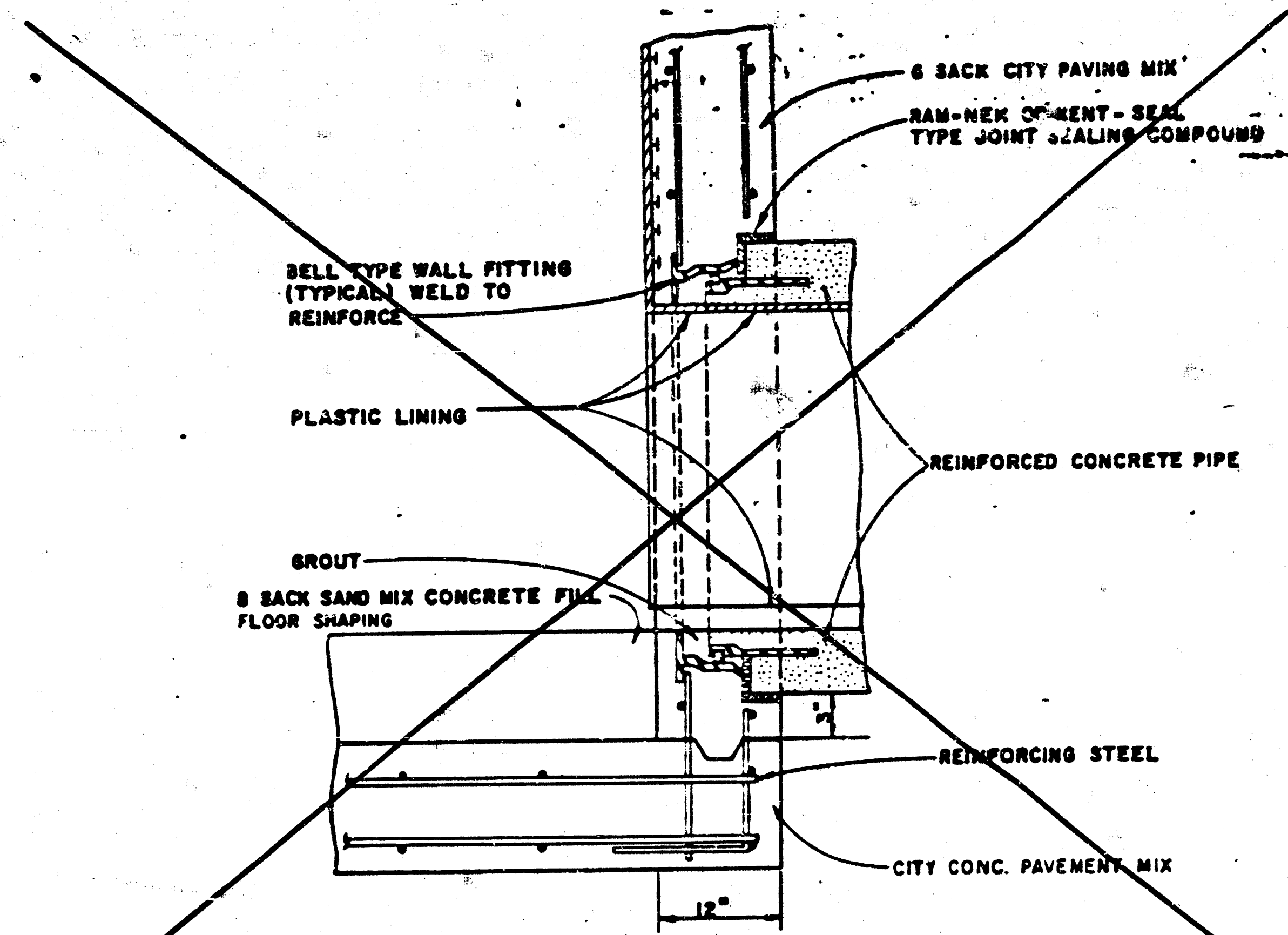
15 BUILTS 3/8/86

JEFF & JAY ADDITION
STORM WATER SEWER NO. 291
PROJ. NO. 46876-245-81469-000-000-001

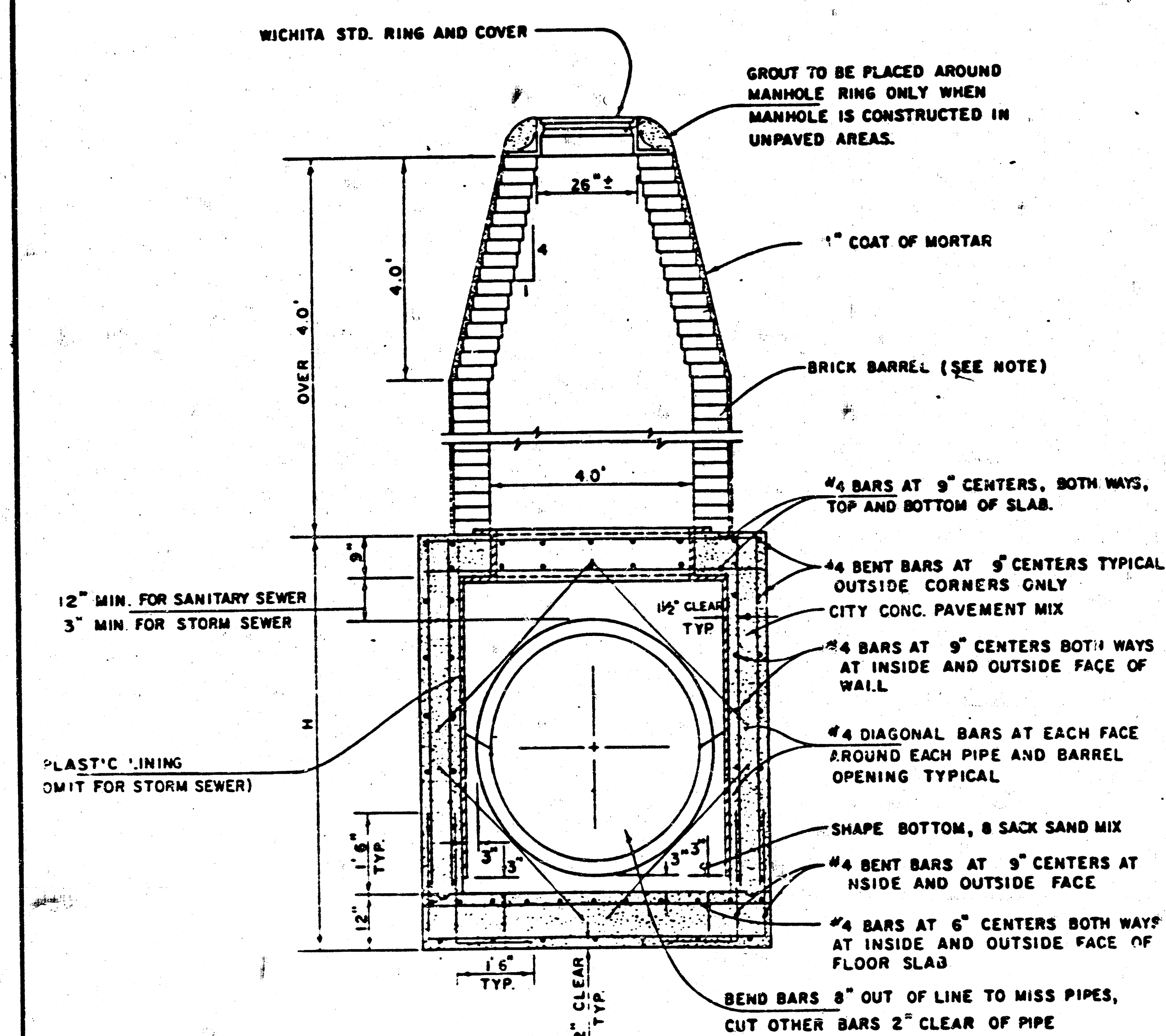




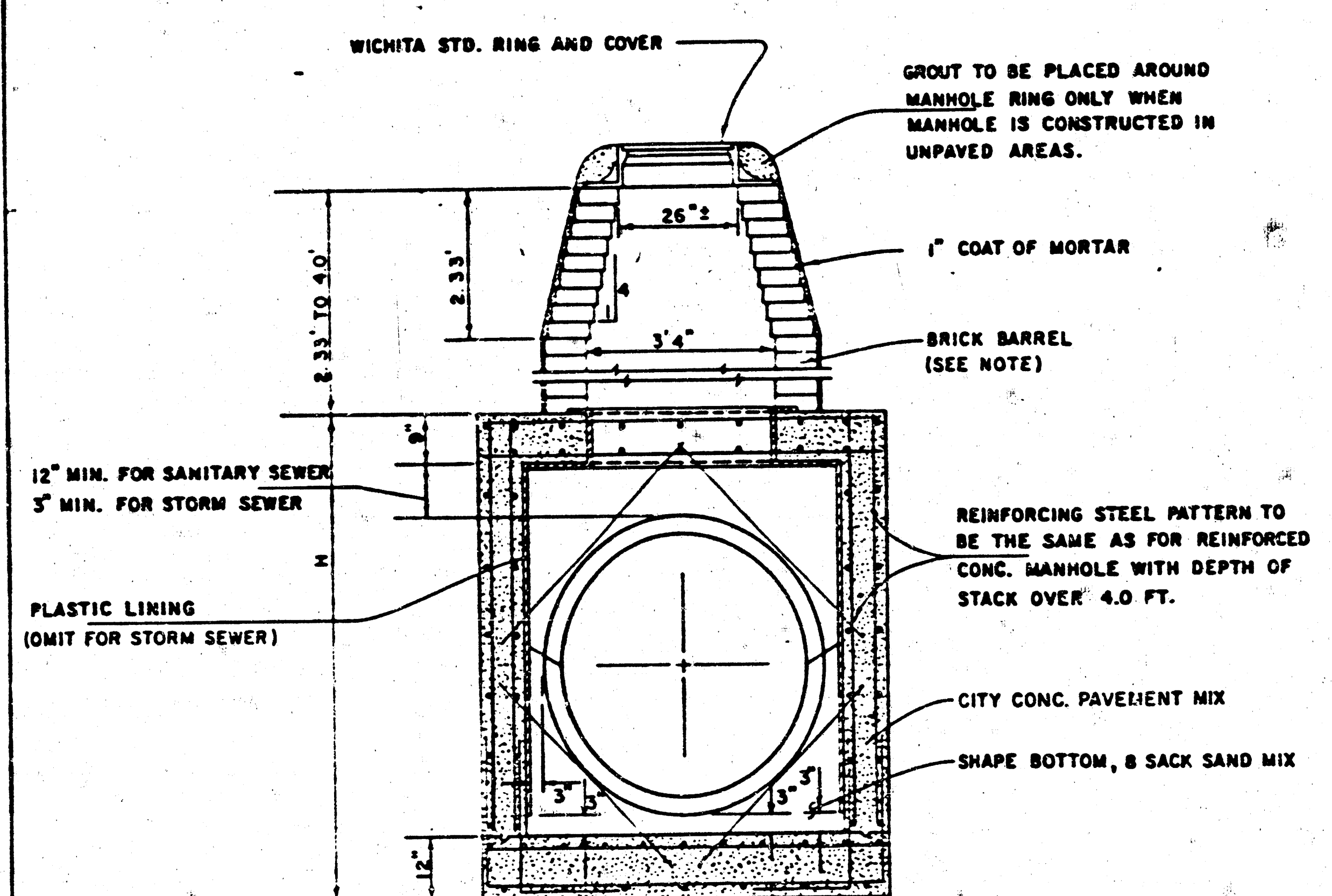
V.C.P. CONNECTION DETAIL
SANITARY SEWER ONLY



R.C.P. CONNECTION DETAIL
SANITARY SEWER ONLY

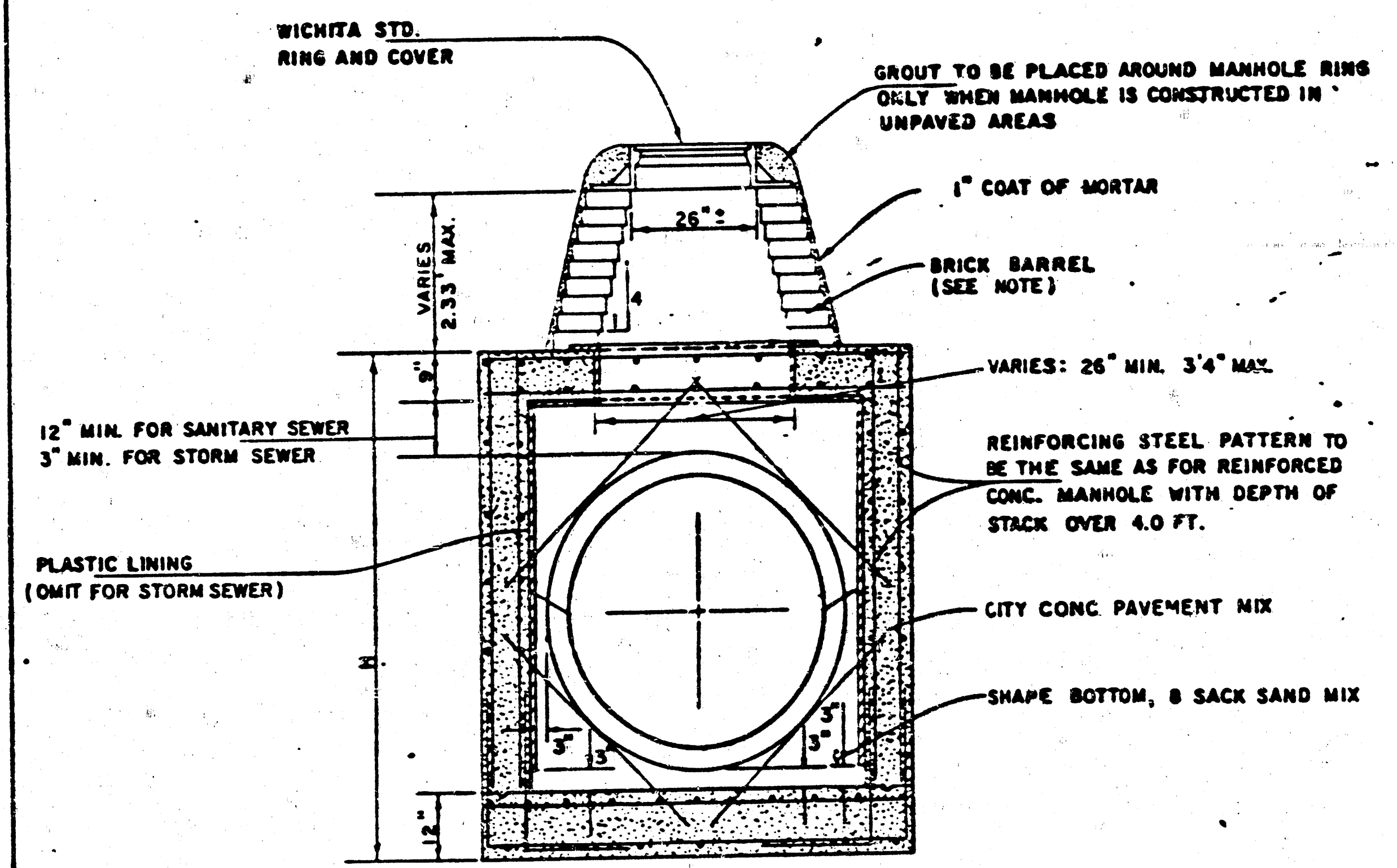


REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: OVER 4.0'
SCALE 1" = 2'



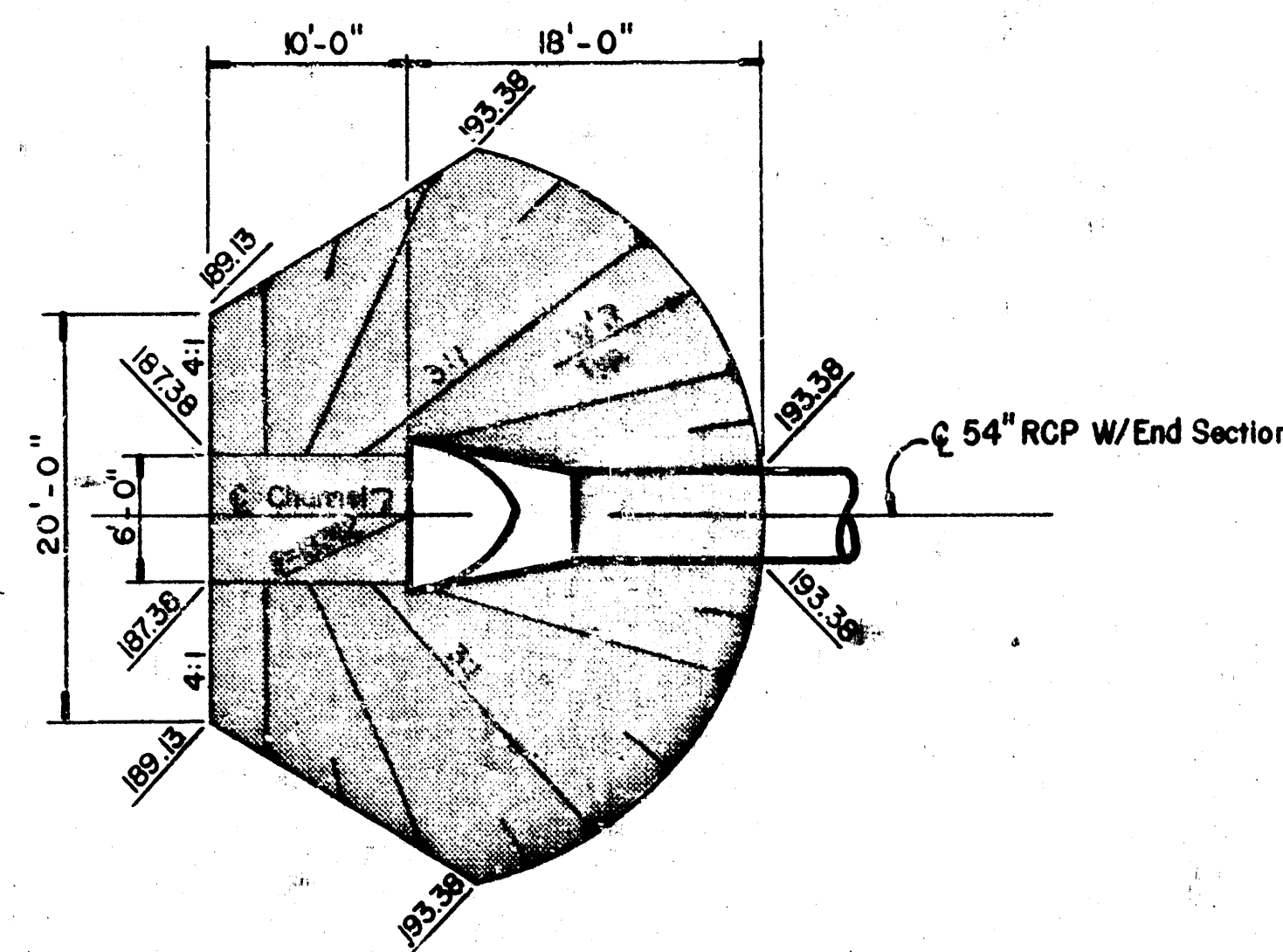
REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: 2.33' TO 4.0'
SCALE 1" = 2'

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

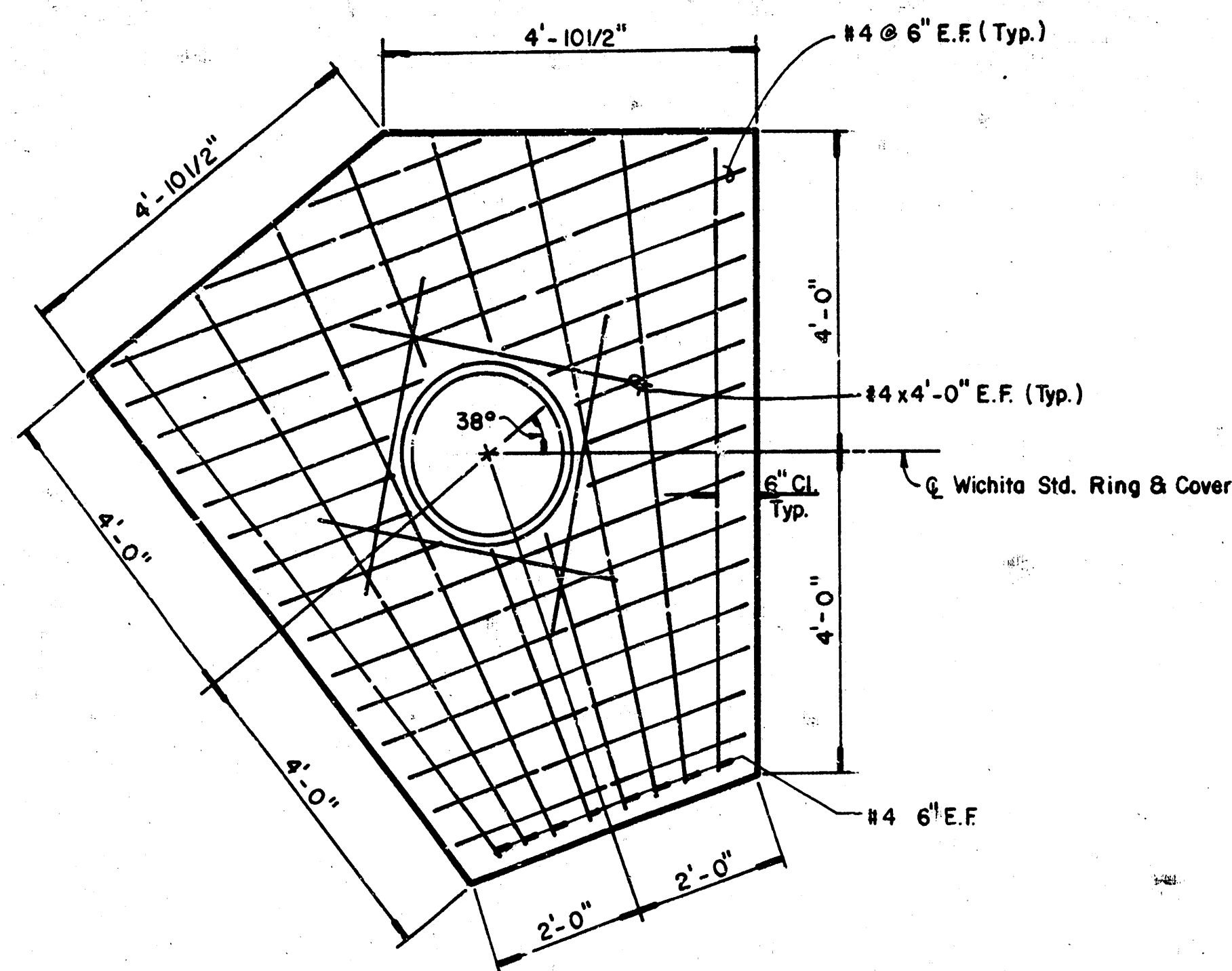


REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: 0' TO 2.33'
SCALE 1" = 2'

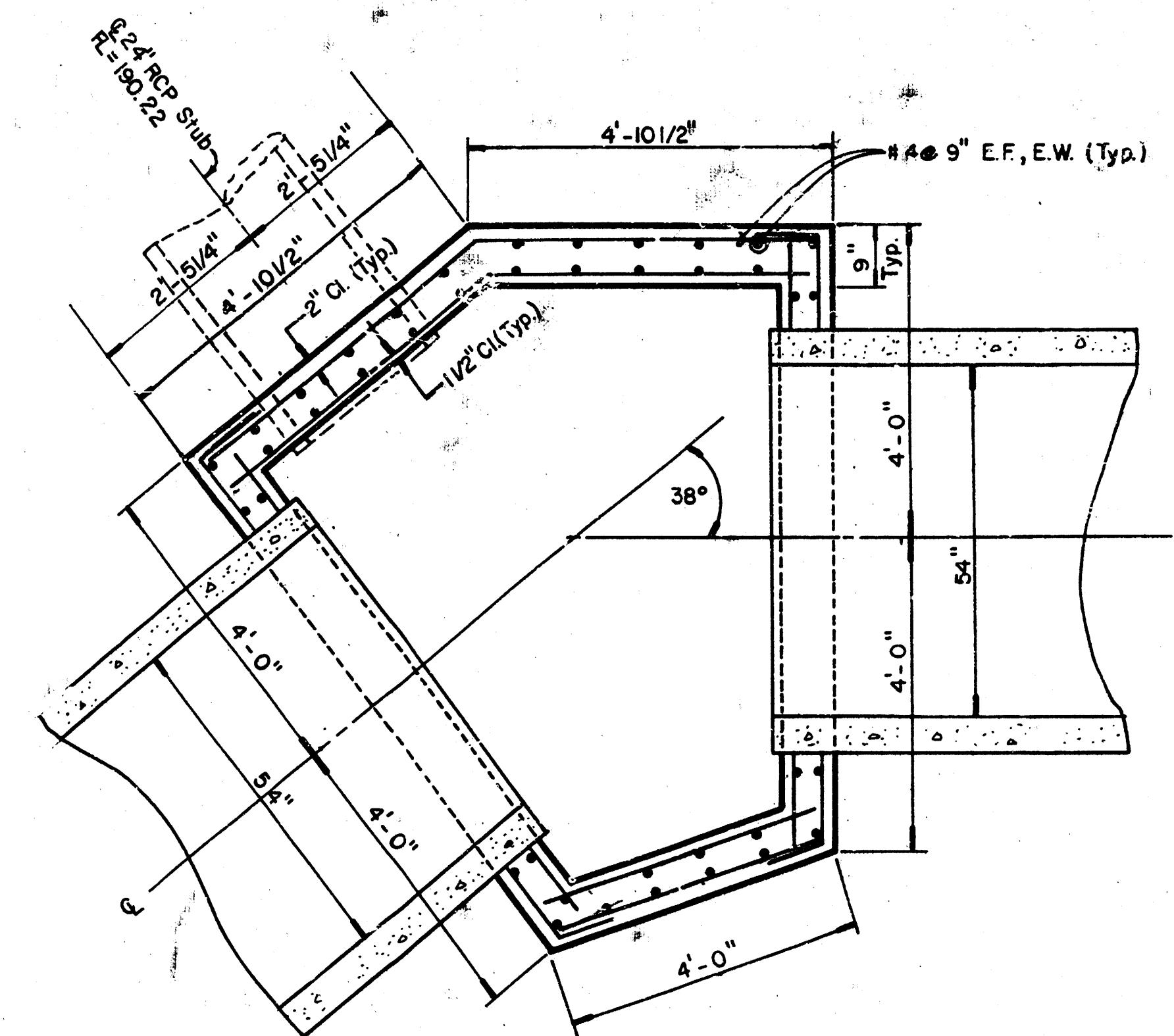
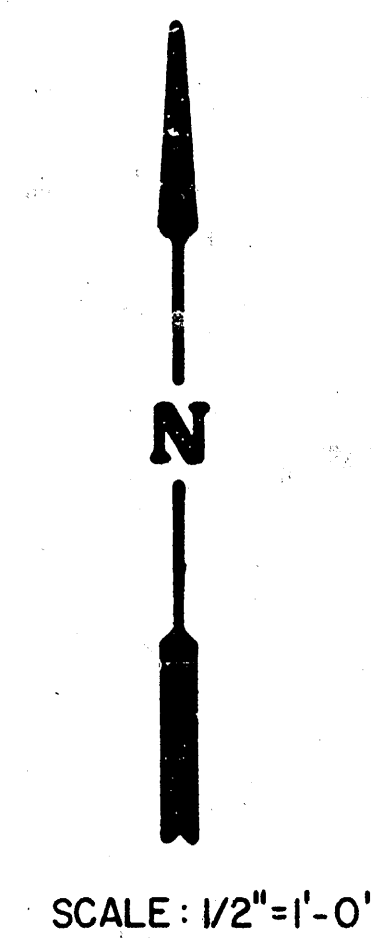
STANDARD DETAILS
REINFORCED CONCRETE MANHOLES
CITY OF WICHITA
FEBRUARY 1984



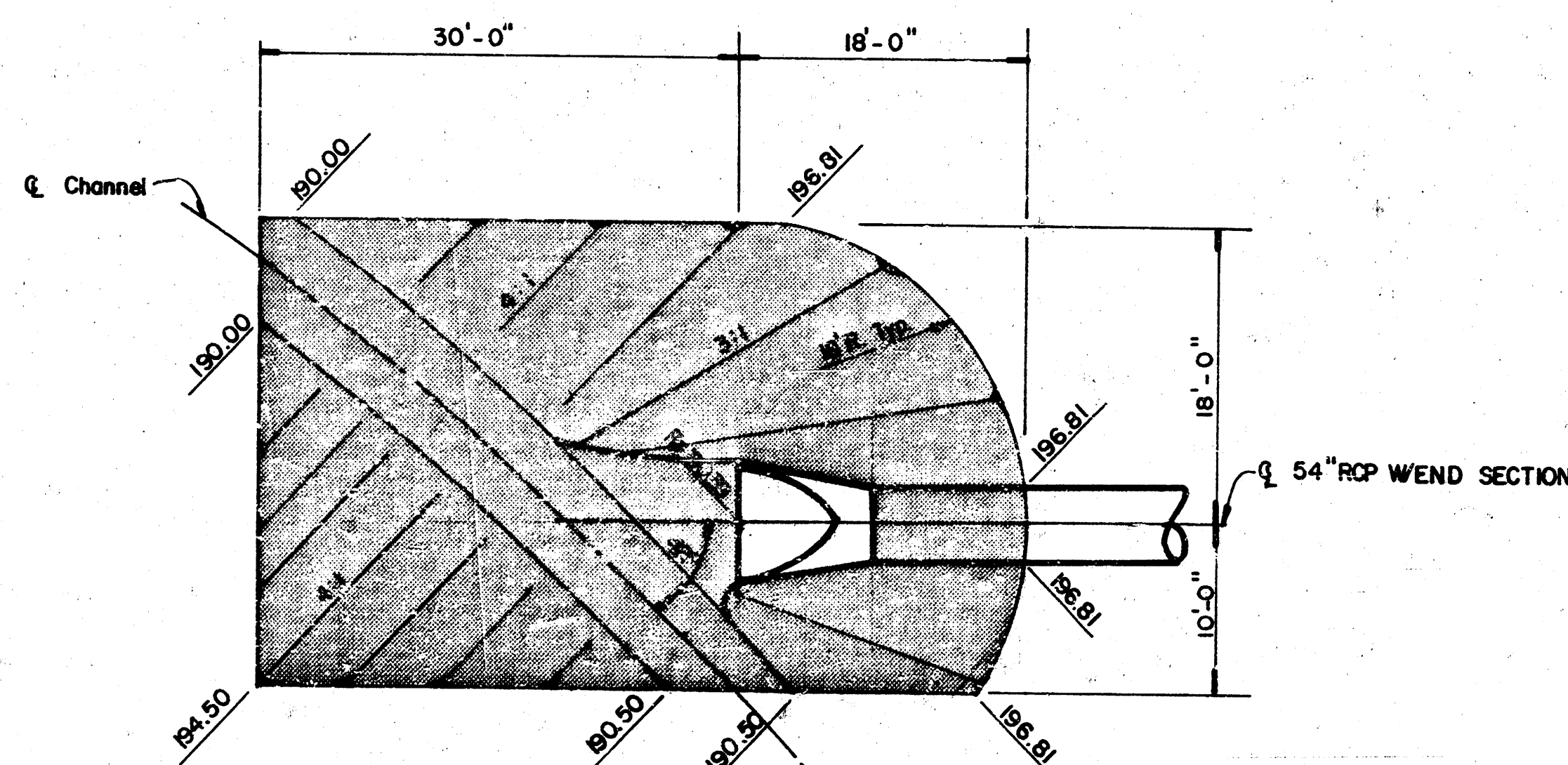
**RIP-RAP PLAN
LINE 2**



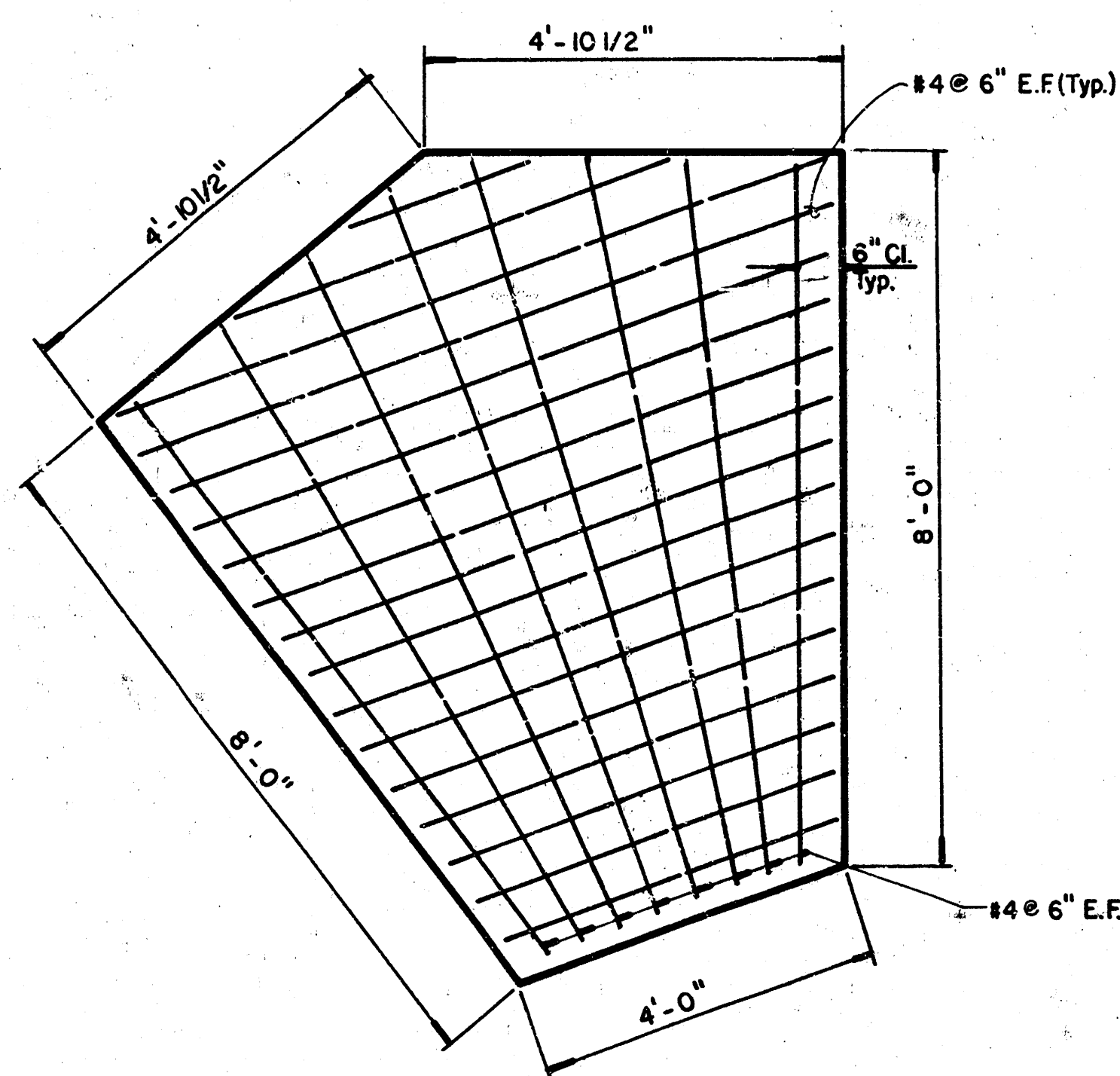
TOP SLAB PLAN



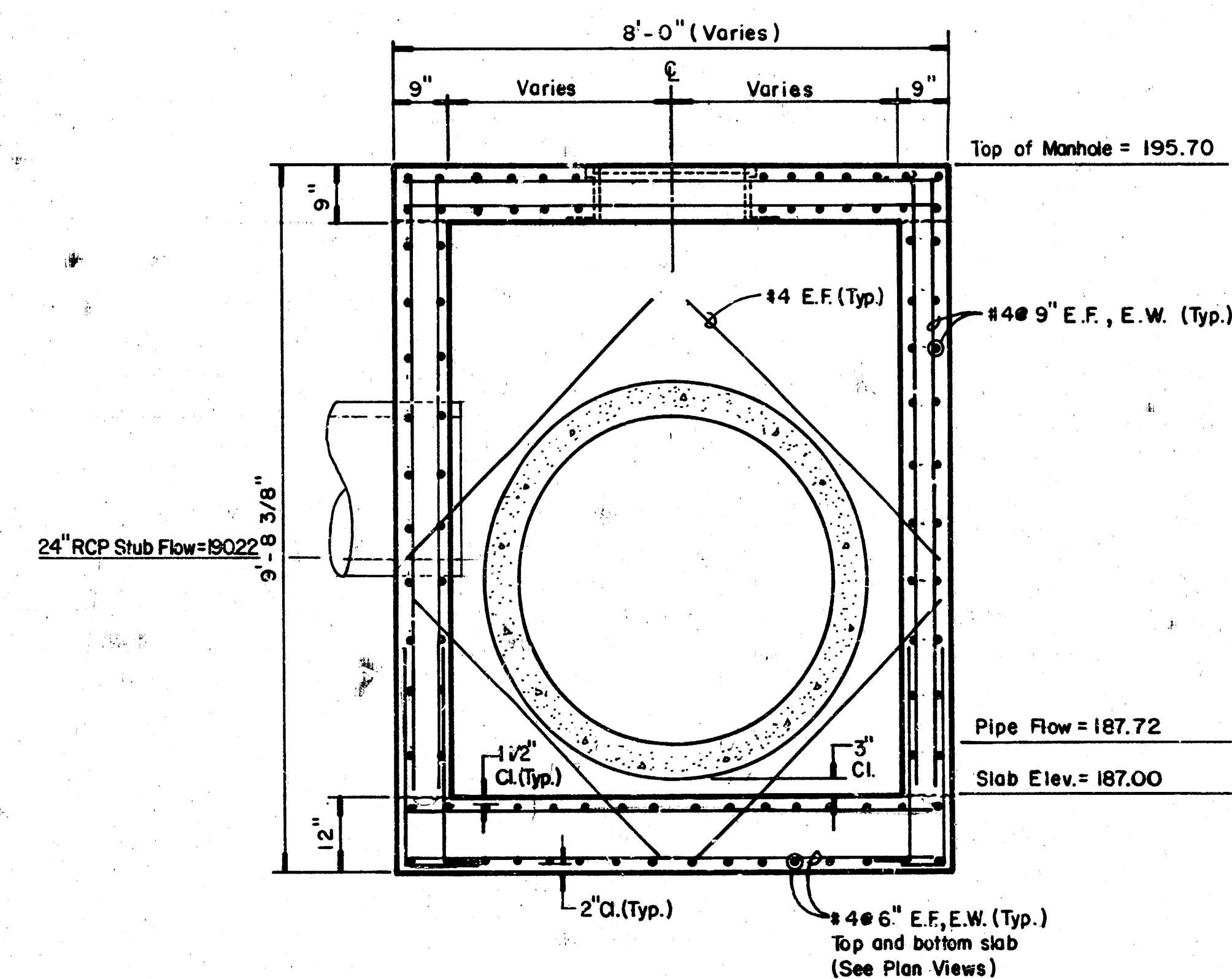
TYPICAL HORIZONTAL SECTION



**RIP-RAP PLAN
LINE 1**



BOTTOM SLAB PLAN



TYPICAL VERTICAL SECTION

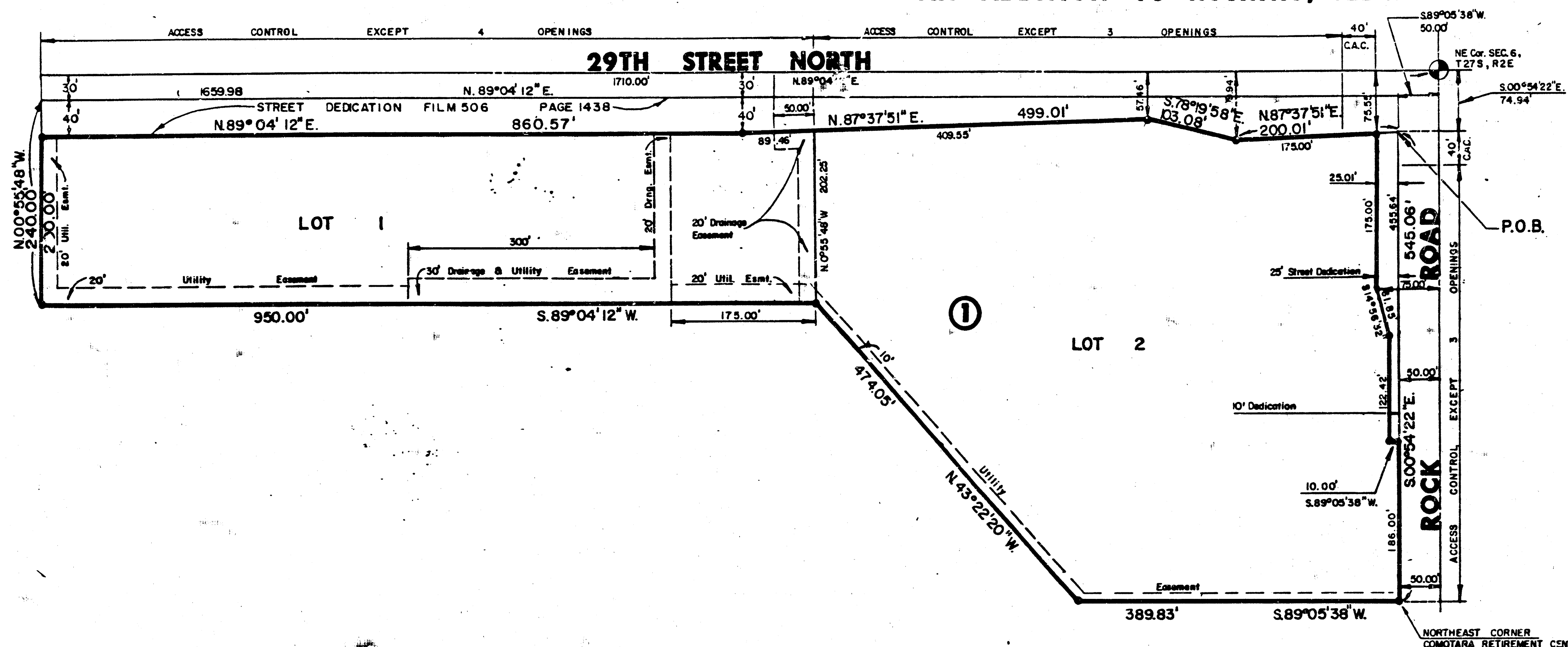
NOTE: See Std. details, City of Wichita, for pipe connection details.

	REINFORCED CONCRETE MANHOLE DETAIL	Design
	RIP-RAP DETAIL	Drawn by Patterson
		Checked by
		Date
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #500 WICHITA, KANSAS 67226		Job no. Sheet 6 of 8

M-2 4-2

FINAL PLAT OF JEFF AND JAY ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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

Scale: 1" = 100'

LEGEND

• = Iron
CAC = Complete Access Control

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

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

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 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



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

Woodlawn Development Company,
a Partnership

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

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

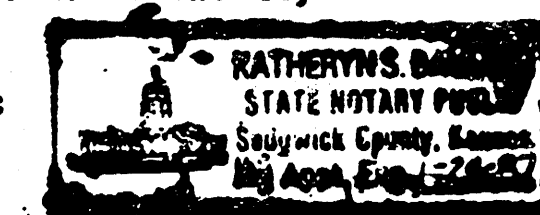
THE FIRST NATIONAL BANK OF ST. PAUL

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

STATE OF KANSAS
COUNTY OF SEDGWICK

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

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



STATE OF KANSAS
COUNTY OF SEDGWICK

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

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

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

Dated this 21st day of March, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson
James C. Wilson, Chairman

Robert A. Lakin
Robert A. Lakin, Secretary

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

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

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

Don Wright
Don Wright, County Clerk

STATE OF KANSAS
COUNTY OF SEDGWICK

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

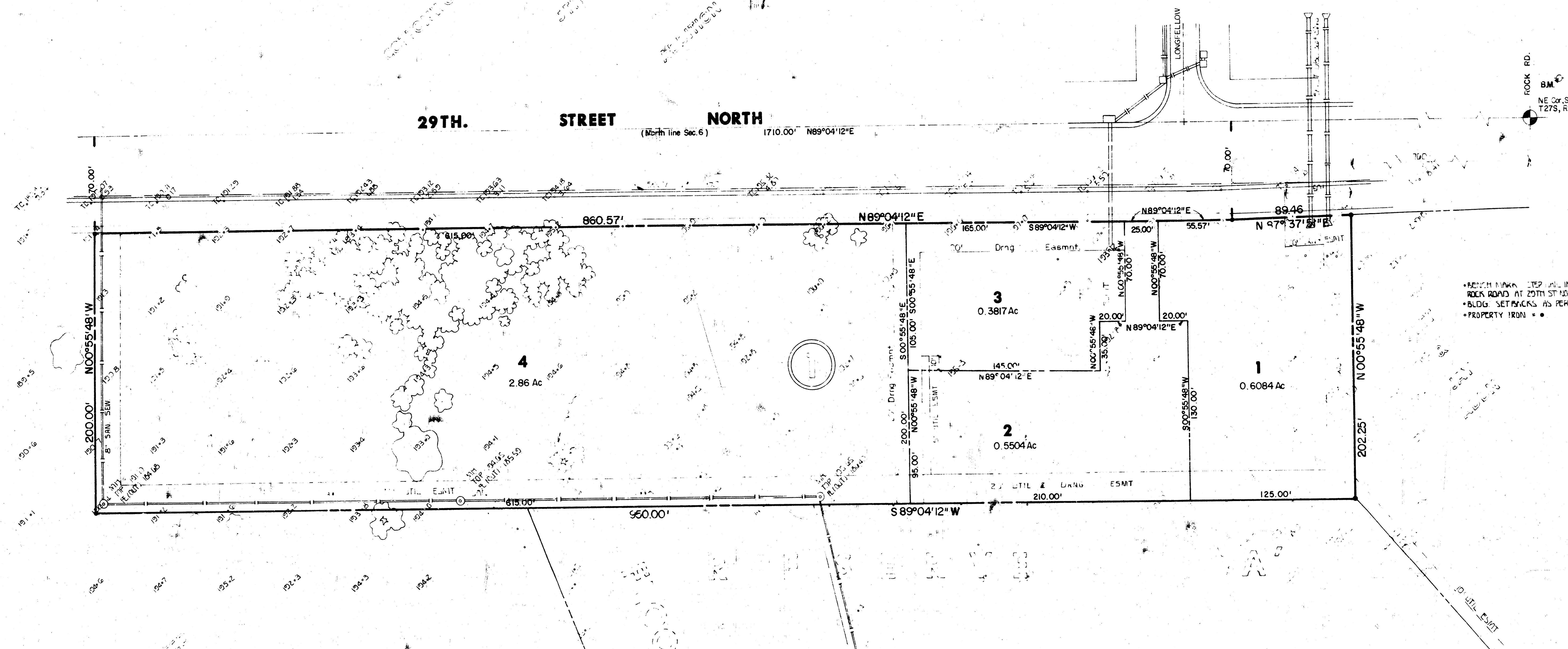
Pat Kettler
Pat Kettler, Register of Deeds

Ed Resa
Ed Resa, Deputy



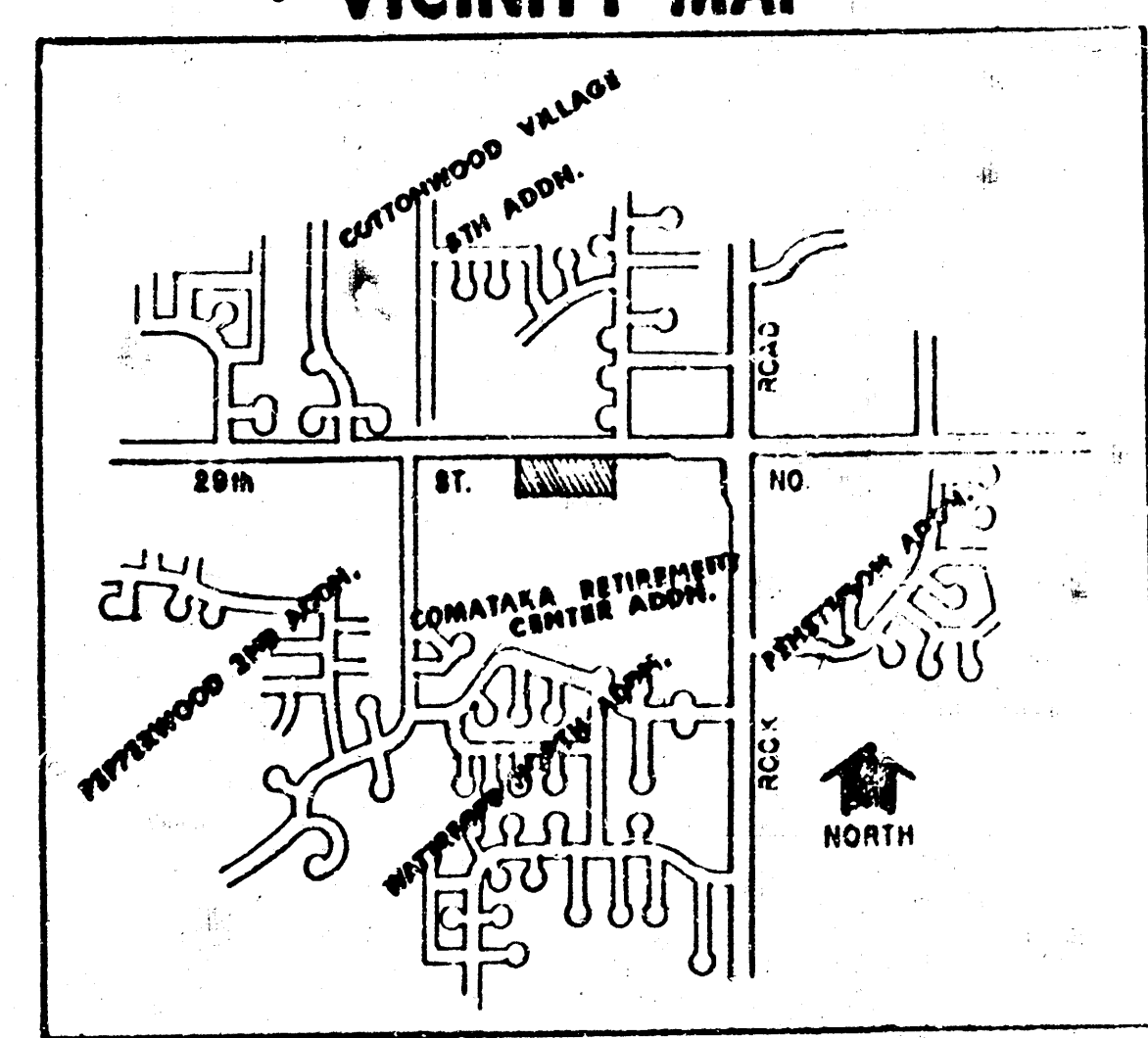
M-2 4-23

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

• VICINITY MAP •



PRELIMINARY PLAT OF
JEFF AND JAY SECOND ADDITION

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

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

AUGUST, 1985

TOPOGRAPHIC SURVEY CONDUCTED BY MKEC



PRELIMINARY PLAT
OF
JEFF & JAY
SECOND ADDITION

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

Design	
Drawn by	
Checked by	
Date	8-8-85
Job no.	
Sheet	38/8