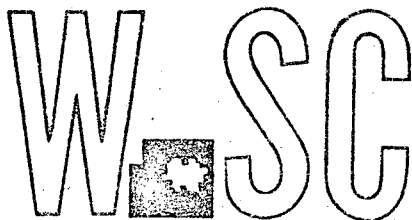
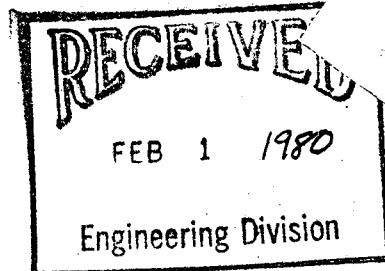


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



February 1, 1980

Professional Engineering Consultants
1440 E. English
Wichita, Ks. 67211

Re: S/D 79-9 - Final plat of Bo-Mar First Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 31, 1980, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 25, 1980, except that item H was changed to read:

- H. Adjacent to the 20-foot drainage and sanitary sewer easement along the east side of Block 9, there shall be added a 15-foot maintenance easement on Lots 1-4 and an 8-foot maintenance easement on Lots 7-9. West of this maintenance easement shall be added a 5-foot utility easement.

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:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all taxes due and payable for 1979 and prior years have been paid.

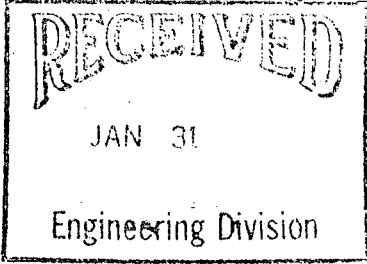
Please call if you have any questions.

Very truly yours,

Louise Olivarez
Louise Olivarez
Senior Planner

cc: James A. Catron, 3246 N.
Clarence, 67204

Bo-Mar Addition



SCREENING COMMITTEE MEETING

(Selection of Consultants for Engineering Services)

Minutes of the Meeting of January 30, 1980, 11:00 a.m.

PRESENT: Ray Bruggeman, Director of Public Works, Chairman
Ray Trail, Executive Assistant, rep. the City Manager
Doug Moshier, Assistant City Attorney
Donald C. Gisick, City Clerk, Secretary

ALSO PRESENT: John Wynkoop, Director of Water
Dean Sellers, Acting City Engineer

The Staff Screening and Selection Committee met to consider selection of firms to provide engineering services on two new development projects which appear at this time would create a work over-load on engineering staff.

(1) Bo-Mar Addition - Phase I (55th St. So. and Hydraulic) --
The Water Department reviewed the project needs relative to water engineering work and noted that the firm of Professional Engineering Consultants (PEC) was doing the plat work, were available and could adequately provide the services needed, and recommended that PEC be selected to be contracted for in the event Water Engineering could not perform the work.

Public Works/Engineering reviewed the project needs relative to streets and storm water sewer design and it was recommended that PEC be selected for this work also, to be contracted for in the event the City Engineering Division could not perform the work.

Bruggeman moved that PEC be selected to perform the engineering services needed for water lines, streets and storm water sewer for Bo-Mar Addition - Phase I, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work, and subject to the Engineering Division and Water Engineering certifying that they do not have engineering staff available to perform the work. Motion carried unanimously.

(2) Pawnee Mesa Addition (north of Pawnee, west of Lark Lane) --
Public Works/Engineering reviewed the project needs relative to street, sewer and storm water sewer design and noted that the firm of Van Doren-Hazzard-Stallings was previously selected for water engineering work and recommended that they be selected for this

Screening Committee Meeting

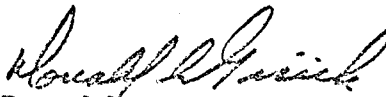
January 30, 1980

Page Two

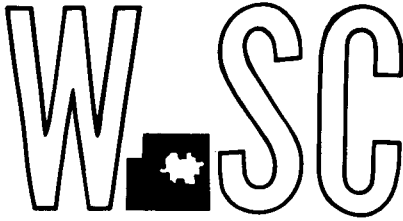
work also, to be contracted for in the event the City Engineering Division could not perform the work.

Bruggeman moved that Van Doren-Hazzard-Stallings be selected to perform the engineering services needed for street, sewer, and storm water sewer design for Pawnee Mesa Addition, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work. Motion carried unanimously.

The meeting adjourned at 11:08 a.m.


Donald C. Gisick
Secretary

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

January 25, 1980

Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211

Re: S/D 79-9 - Final plat of Bo-Mar First Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 24, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's drainage plan has been approved subject to:
1. Providing a 15-foot access easement on the east side of Lots 1 thru 4, Block 9 and a 7-foot access easement on the east side of Lots 7 and 8, Block 9.
 2. Extending the length of the proposed structures through the levee;
 3. Working out the correct placement of the ditch at the new structure site;
 4. Indicating on the drainage plans that the proposed ditches will have 4:1 slopes;
 5. Securing necessary approvals for drainage work adjacent to and through the levee;
 6. Providing sufficient guarantees for drainage and protection requirements plus seeding and mulching the proposed channel.
- B. The applicant shall file a zone change request from "LC" to a residential classification on the southwest corner of the plat prior to recording this plat.

P. E. C.
January 25, 1980
Page 2


- C. A covenant which provides for four off-street parking spaces per dwelling unit will be required for Lots 7, 8, 9 and 10, Block 9.
- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- F. The applicant shall guarantee the paving of all interior streets to City of Wichita standards.
- G. Sidewalks are required on one side of Lockwood and one side of Campus. These streets are continuous streets with more than 48 dwelling units abutting both sides and they each intersect with an arterial (Hydraulic).
- H. Prior to the Planning Commission meeting of January 31, 1980, the applicant's engineer shall meet with the Public Works Department, Water & Water Pollution Control Department, and K.G. & E. to determine the location of easements on the north end of Lot 1, Block 9 as well as along the east side of Block 9.
- I. A 10-foot utility easement shall be added between Lots 6 and 7, Block 3.
- J. Fifteen foot side yard setbacks shall be platted adjacent to Hydraulic on Lot 1, Block 1 and Lot 1, Block 12.
- K. The 15-foot building setbacks on the following lots shall be labeled on the final plat tracing: Lot 10, Block 3; Lot 1, Block 6; Lots 10 and 11, Block 8; Lots 20 and 21, Block 10; and Lot 19, Block 13.
- L. 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 January 31, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

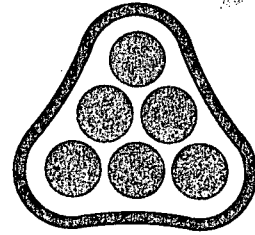

Louise Olivarez
Senior Planner

P.E.C.
January 25, 1980
Page 3

cc: James A. Catron, 3246 N. Clarence, 67204
X Dean Sellers, Acting City Engineer

DIRECTORS

C. O. KNOP, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
K. R. HORNER, P.E.
D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



January 2, 1980

Mr. Paul Johnston
Flood Control Engineer
Flood Control and Landfill Division
City Hall - 7th Floor
455 North Man
Wichita, Kansas 67202

Re: Bo-Mar Addition
Final Drainage Plan
PEC File 30-78416-561

Dear Paul:

With reference to your letter to this firm dated December 17, 1979, addressing the Drainage Plan for Bo-Mar Addition which had been submitted for review on December 5, 1979, we have made the following changes and have comments as also follow:

1. The proposed ditch along the east line of the plat does now maintain at least 15 feet between the toe of the levee and the top of ditch slope; note that the cross-section at Sta. 4+25 has been revised to achieve this minimum clearance.
2. The topography of that area lying between the Flood Control Levee and the edge of the Arkansas River is shown on Sheet 1 of the Drainage Plan with the profile of the proposed outfall ditch shown on Sheet 2. A typical cross-section has been added to Sheet 2 for further clarification.
3. Those of your comments which detail the Corps of Engineers and Flood Control requirements for approval and construction of the structure through the levee should be directed toward the City of Wichita Engineering Department which will be responsible for the design of said structure as a portion of the petitioned improvements.

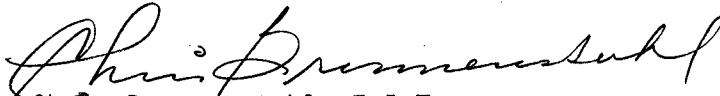
Paul Johnston
Jan. 2, 1980
Page two

4. As shown on Sheet 1 of the Drainage Plan, the routing of the 100-year storm runoff does not allow the entire plat to overland drain to the structure through the levee. The total 2-year flow and only a portion of the 100-year reaches this structure.
5. The additional details on the realignment and replacement of the 10" sanitary sewer, the 8" sludge line, and the 4" water line are now shown on Sheet 2 as per the request of the Water Department.

Should you have any additional questions, please contact me.

Cordially,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.



Chris Brennenstuhl, E.I.T.
Project Manager
Land Development Section

cc: Louise Olivarez
Dean Sellers
John Wynkoop
James Catron

xxxxx 268-4591

December 17, 1979

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Attn: Chris Brennanstahl

Subject: Bo-Mar Addn. S/D 79-9

Dear Chris:

Reference is made to the Revised Drainage Plan submitted to this office Dec. 5, 1979 for subject Addition for review. In reviewing subject drainage plan, I submit the following comments.

- 1) Addressing the proposed ditch to be constructed along the east edge within Flood Control right-of-way, a minimum distance of 15' must be maintained between the toe of the levee and any cut area. The cross sections submitted in the Revised Drainage Plan received 12-5-79 indicates that the ditch may have to be moved west approximately 3.5 - 4'. Necessary changes and appropriate foot notes should be added to address same.
- 2) Request topo and cross section information on the proposed outfall ditch from the flap gates to the edge of the Arkansas River.
- 3) Approval by the Corps of Engineers is required on the proposed sluice and flap gates prior to installation.
- 4) The Flood Control Office is to be contacted at least three working days prior to commencing any work within the Flood Control right-of-way.
- 5) Specifications, as may be required by the Corps of Engineers, should be obtained from the Flood Control Office prior to doing any work within the right-of-way belonging to Flood Control.

Inspection of the project within Flood Control right-of-way is to be in conjunction with authorized Flood Control representatives to help insure that specifications as may be required by the Corps of Engineers are complied with.

RECEIVED

DEC 18 1979

Engineering Division

December 17, 1979

- 7) Questions exist as to whether the structures through the levee is adequately sized to pass the 100 year storm. On the calculation sheets, figures were provided for the 2 year storm, 6 acre back lot drainage for Q100, then excess overland flow (Q100-Q2). The latter addresses only 16.2 acre versus 62.5-6 or 56.5 acre. An explanation or justification is requested.
- 8) At the location of the siphon on the 66" transmission line, the proposed storm sewer will interfere with an existing 8" pvc sludge line and a small water line going to Plant 2. These should be indicated on the plans along with the proposed method and manner or realignment.
- 9) A portion of the sanitary sewer easement for the existing 10" Jayhawk line is still required at the north edge of the abandoned Jayhawk Treatment Plant located at the southeast corner of Bo-Mar Addition.
- 10) Encasement will be necessary between the proposed storm water sewer and the existing 10" sanitary sewer and 66" transmission line.

If there are any questions or if discussion is desired, please advise.

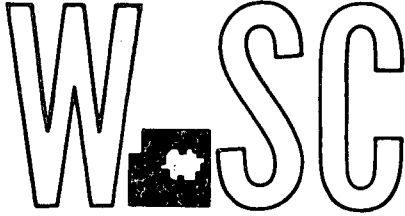
Yours truly,

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/gim

cc: Bo-Mar Addn. Plat File
Louise Olivarez/MAPD
Yash Desai/City Engineering
Darrell Brewer/Sewer Maint./Water Dept.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

August 27, 1979

Professional Engineering Consultants
Attention: Gary Wiley
1440 E. English
Wichita, Kansas 67211

Re: S/D 79-9 - Revised preliminary plat - Bo-Mar First
Addition

Gentlemen:


At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 23, 1979, the revised preliminary plat of Bo-Mar First Addition was reviewed. This revised plat was approved subject to the conditions outlined in our letter of April 5, 1979, plus the following conditions:

- A. Revised street names and additional utility easements as shown on the engineer's "marked" copy of the revised preliminary plat shall be shown on the final plat.
- B. The applicant's engineer shall contact Paul Johnston, Flood Control Engineer, regarding the appropriate labeling of several easements along the east side of the plat.

The close proximity of this plat to the sewage treatment plat was again discussed with the Health Department pointing out the potential problem with filter flies as well as odor. It was mentioned that, perhaps, in the final platting of this property, the plattor will be asked to file some type of recordable document stating that he and future owners of the property will hold the City harmless of any problems resulting from the flies and odors.

If you have any questions regarding approval of this revised preliminary plat or requirements for submission of a final plat, please call. The enclosed "marked" copy of the revised preliminary plat is for your files.

Sincerely,


Louise Olivarez
Senior Planner

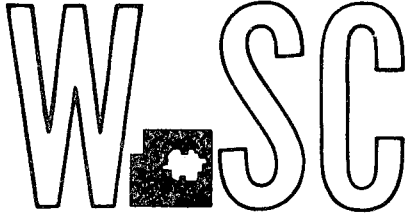
P.E.C., P.A.

8-27-79

Page 2

cc: James A. Catron, 3246 N. Clarence, 67204
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202
April 5, 1979
(316) 268-4561

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Kansas 67211

Re: S/D 79-9 - Preliminary plat of Southwind Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 5, 1979, 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. The applicant shall guarantee the extension of City water to serve all lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.
- C. The applicant shall guarantee the paving of all interior streets.
- D. Sidewalks will be required adjacent to both sides of all interior streets. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- E. "Complete access control" to Hydraulic from all lots shall be indicated on the plat.
- F. The proposed use for the area west of the levee which is not being platted into lots shall be labeled on the final plat.
- G. The right-of-way for Ash and Minnesota north of Green Meadows shall be 60 feet in order to provide correct alignment with these existing streets in the Mona Kay Matlock Addition.

- H. Prior to submission of any final plats, the applicant's engineer shall contact Roberta Mendenhall in the City Public Works Department regarding the appropriate street names to be shown on the final plat.
- I. Prior to submission of any final plat, the applicant's engineer shall meet with representatives of the City Engineer's Office and the Flood Control Office to discuss the drainage problems and solutions for the site. An approved drainage plan will be required prior to approval of any final plat.
- J. Four off-street parking spaces will be required on all lots which abut a 58-foot street.
- K. Several lots have inappropriate width-to-depth ratios (e.g., Lot 38, Block 18) or buildable area within the platted setbacks (e.g., Lot 10, Block 3, and Lot 15, Block 13). The applicant's engineer shall contact the Planning Staff regarding these matters.
- L. A zone change from "LC" to a residential classification will be required prior to any final plat being forwarded to the City Commission.
- M. 10-foot utility easements as requested by Southwestern Bell and shown on the "marked" engineer's copy of the preliminary plat shall be added to the final plat.
- N. Prior to submission of a final plat, the applicant's engineer shall contact K. G. and E., regarding the location of side-lot utility easements.
- O. No final plat shall be submitted prior to June 4, 1979. On or after June 4th, a final plat may be submitted on the north half of this property.

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,


Louise Olivarez
Junior Planner

LO:bh

cc: James A. Catron, 3246 N. Clarence, 67204
Dean Sellers, Assistant City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-9 Name Bo-Mar First Addition
Date Application Rec'd. 1-24-79 Preliminary Approval 4-5-79
Scheduled S/D Meeting 1-24-80

DESCRIPTION

General Location Both sides of 55th St. South on the east side of Hydraulic

Owner James A. Catron
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, Ks. 67211 Phone 262-2691

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>69.32</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>246</u> | b. <u>64</u> R/W <u>10.581</u> ft. |
| Commercial <u> </u> | c. <u>58</u> R/W <u>960</u> ft. |
| Industrial <u> </u> | d. <u>60</u> R/W <u>232</u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>246</u> | TOTAL <u>11.773</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u> </u> no |
| 4. Minimum Lot Area <u>7280</u> ft. | |
| 5. Existing Zoning <u>"AA" and "LC"</u> | |
| 6. Proposed Zoning <u>"AA"</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>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The representatives of City Engineering and Flood Control shall be prepared to comment on the drainage plan for this plat and state what drainage improvement guarantees are needed.
- B. A zone change from "LC" to a residential classification on the southwest corner of this plat (600 feet x 600 feet) will be required to be processed through the Planning Commission before this plat can be scheduled for City Commission approval.
- C. A covenant which provides for four off-street parking spaces per dwelling unit will be required for Lots 7, 8, 9 and 10, Block 9.
- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- F. The applicant shall guarantee the paving of all interior streets to City of Wichita standards.
- G. Sidewalks are required on one side of Lockwood and one side of Campus. These streets are continuous streets with more than 48 dwelling units abutting both sides and they each intersect with an arterial (Hydraulic).
- H. It should be noted that approximately the north half of Lot 1, Block 9 is a drainage easement and about half of the balance of the lot is taken up by other easements. This leaves very little buildable area on Lot 1 even though the lot is about 33,000 square feet in size. It is recommended that the extent of the large drainage easement on Lot 1 be more clearly defined on the face of the plat.

- I. Fifteen foot side yard setbacks shall be platted adjacent to Hydraulic on Lot 1, Block 1 and Lot 1, Block 12.
- J. The 15-foot building setbacks on the following lots shall be labeled on the final plat tracing: Lot 10, Block 3; Lot 1, Block 6; Lots 10 and 11, Block 8; Lots 20 and 21, Block 10; and Lot 19, Block 13.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 79-9 Name Southwind Addition
Date Application Rec'd. 1-24-79 Preliminary Approval _____
Scheduled S/D Meeting 4-6-79

DESCRIPTION

General Location Both sides of 55th Street South on the east side of Hydraulic.

Owner James A. Catron
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, Ks. 67211 Phone 262-2691

- | | | |
|---|--|--|
| 1. Gross Acreage of Plat | <u>142+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>50</u> R/W <u>1210</u> ft. |
| Residential | <u>471</u> | b. <u>64</u> R/W <u>14,600</u> ft. |
| Commercial | _____ | c. <u>58</u> R/W <u>7350</u> ft. |
| Industrial | _____ | d. _____ R/W _____ ft. |
| Other | _____ | e. _____ R/W _____ ft. |
| Total Number of Lots | <u>471</u> | TOTAL <u>23,160</u> ft. |
| 3. Minimum Lot Frontage | <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <u>X</u> yes _____ no |
| 4. Minimum Lot Area | <u>7280</u> ft. | |
| 5. Existing Zoning | <u>"AA" and "LC"</u> | |
| 6. Proposed Zoning | <u>"AA"</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>N/A</u> (Yes-No) | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This property is located immediately north of the Sewage Treatment Plant No. 2 and, because of this location, is not considered suitable for residential development. The Department of Water and Water Pollution Control has asked the Board of City Commissioners to consider purchasing this property to assure that no further encroachment of the treatment plant facilities will occur. On March 20, 1979, the City Commission authorized that appraisals be obtained for this tract of land. It is recommended that consideration of this preliminary plat be deferred until the appraisal results are in and the City Commission has made a determination as to whether or not this property will be purchased.

However, if the Subdivision Committee wishes to proceed with the review and approval of this plat, the following conditions of approval are recommended:

- A. The applicant shall guarantee the extension of City water to serve all lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.
- C. The applicant shall guarantee the paving of all interior streets.
- D. Sidewalks will be required adjacent to both sides of all interior streets. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

- E. "Complete access control" to Hydraulic from all lots shall be indicated on the plat.
- F. The applicant's engineer shall be prepared to comment at the Subdivision Committee meeting about the proposed use of the property west of the levee which is not being platted into lots. Appropriate labeling of this area shall be added to the plat.
- G. The right-of-way for Ash and Minnesota north of Green Meadows shall be 60 feet in order to provide correct alignment with these existing streets in the Mona Kay Matlock Addition.
- H. The City Department of Public Works shall be prepared to comment on the appropriateness of the street names.
- I. The applicant's engineer has submitted a drainage concept. The City Engineer's representative shall be prepared to comment on this drainage concept at the Subdivision Committee meeting.
- J. Four off-street parking spaces will be required on all lots which abut a 58-foot street.
- K. Several lots have inappropriate width-to-depth ratios (e.g., Lot 38, Block 18) or buildable area within the platted setbacks (e.g., Lot 10, Block 3 and Lot 15, Block 13). The applicant's engineer shall contact the Planning staff regarding these matters.
- L. The existing "LC" zoning on the 600-foot square site at the northeast corner of Hydraulic and 55th Street should be changed to "AA" zoning if residential development is approved as proposed on this preliminary plat.