

# WEST LAKE (Now BAY COUNTRY ESTATES) FEMA STUDY

36-87189-

10-1-87 MJB

I. Started with G&O data from confluence of Main Branch & North Fork Calfskin Creek up to Maple

II. Thru B.C.E. used channel sections as shown on attached sheets.

III. Thru Rainbow Lakes Area used X-Sections shown based 1"=100' scale, 2' contour map of existing lakes

IV. In B.C.E., the flood way & floodplain lines are coincident. Note that the ineffective flow area in the north area of Big Lake was accomplished by using  $n=0.99$

V. Water surface elevations have been reduced.

## Questions

Can we massage lot lines somewhat to fit a revised site plan?

Can we back off the FEMA floodplain elevations to our own?

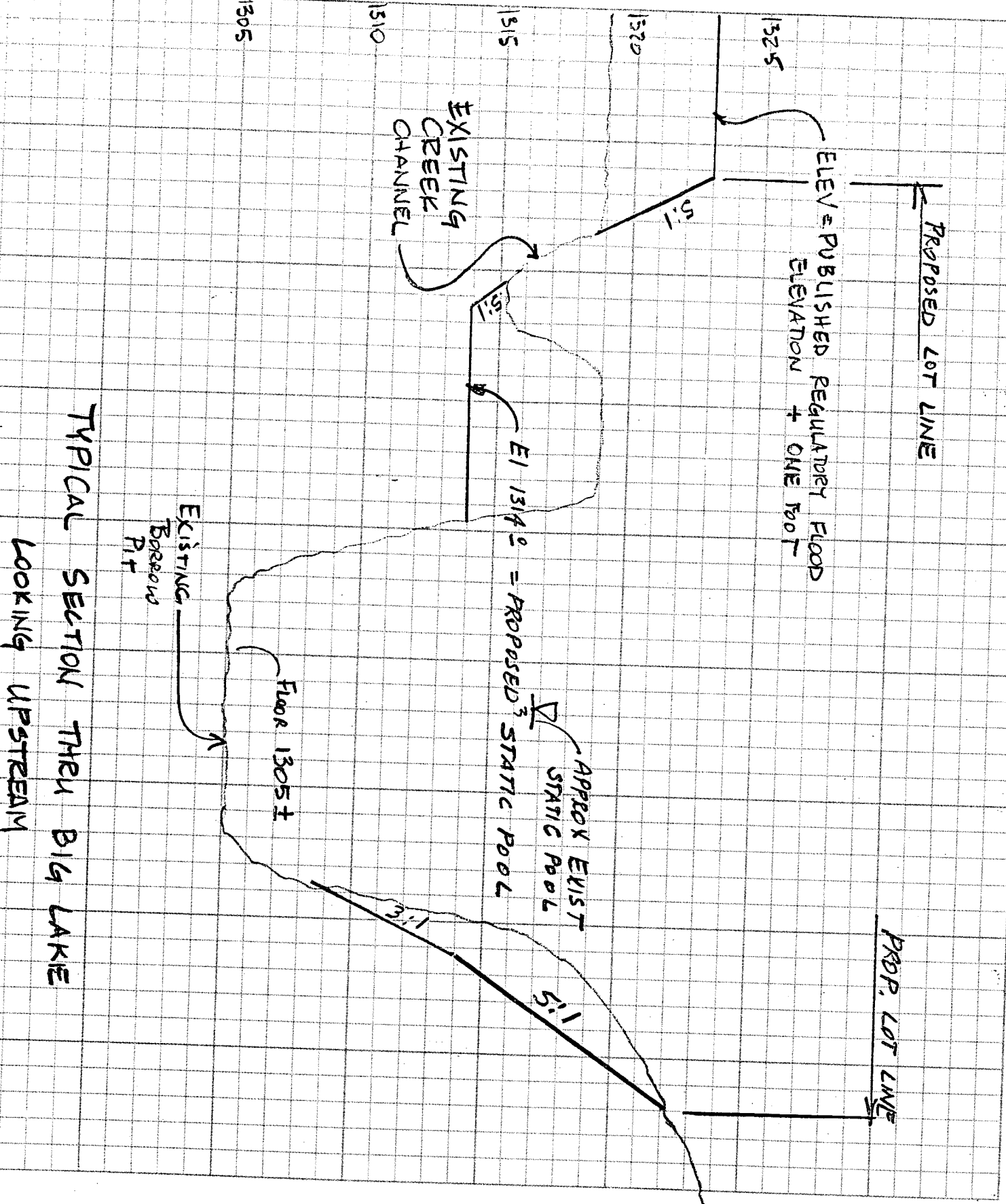
What do we do about a flood elevation discontinuity at the plot boundaries

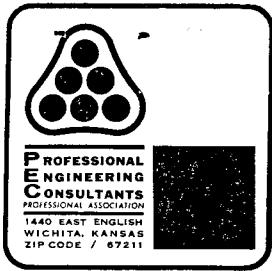
effect.  $Q$  = equal to G&O  $Q$ 's. No deduction for detention



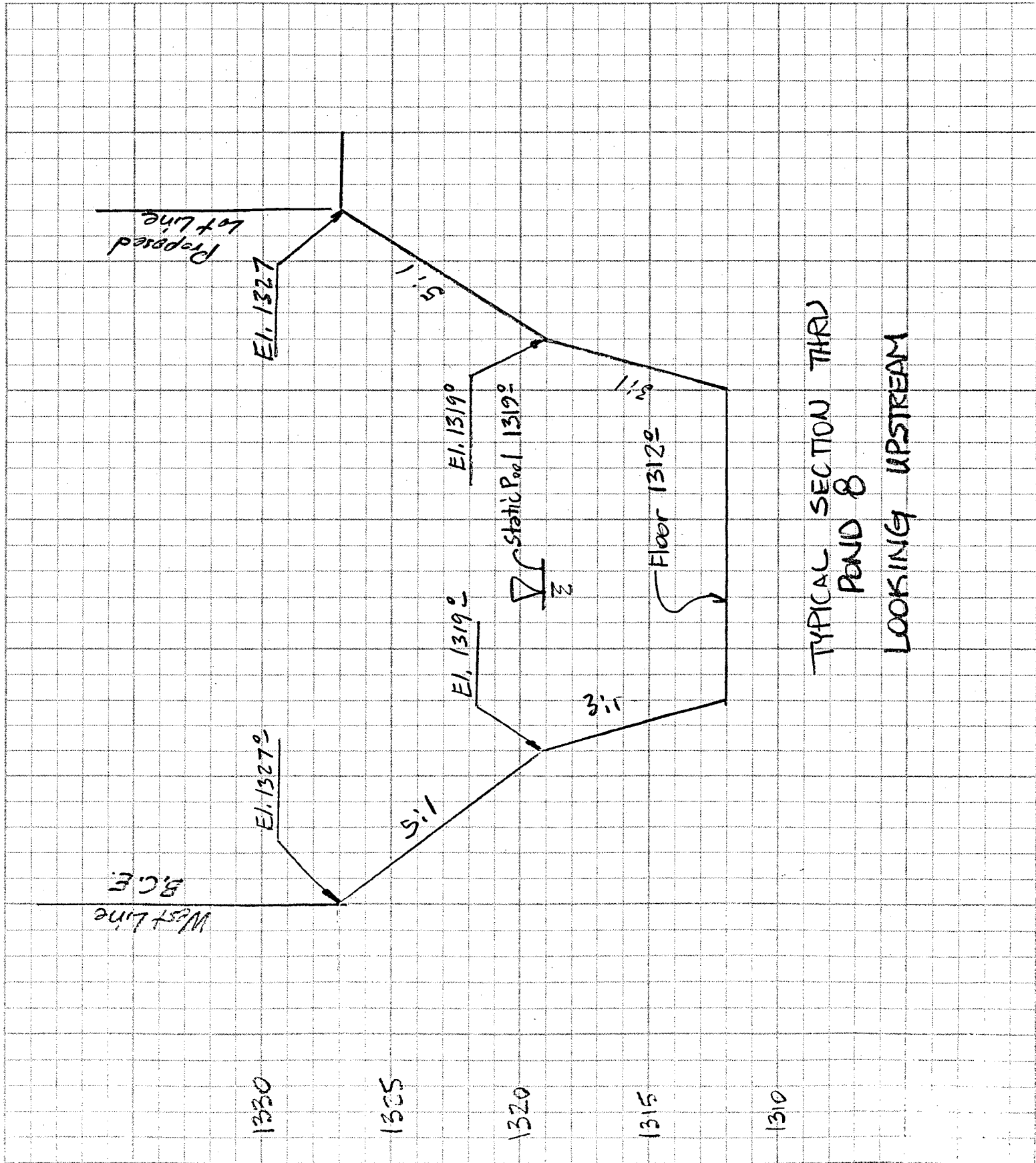
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 Project \_\_\_\_\_  
 Item \_\_\_\_\_

10/1/87 MIB  
 Page \_\_\_\_\_ of \_\_\_\_\_  
 WEST LAKE FEHA STUDY  
 TYPICAL SECTION THRU BIG LAKE





Date 10/1/87 MWB Page        of         
Project WEST LAKE FELIA STUDY  
Item TYPICAL SECTION THRU POND #8



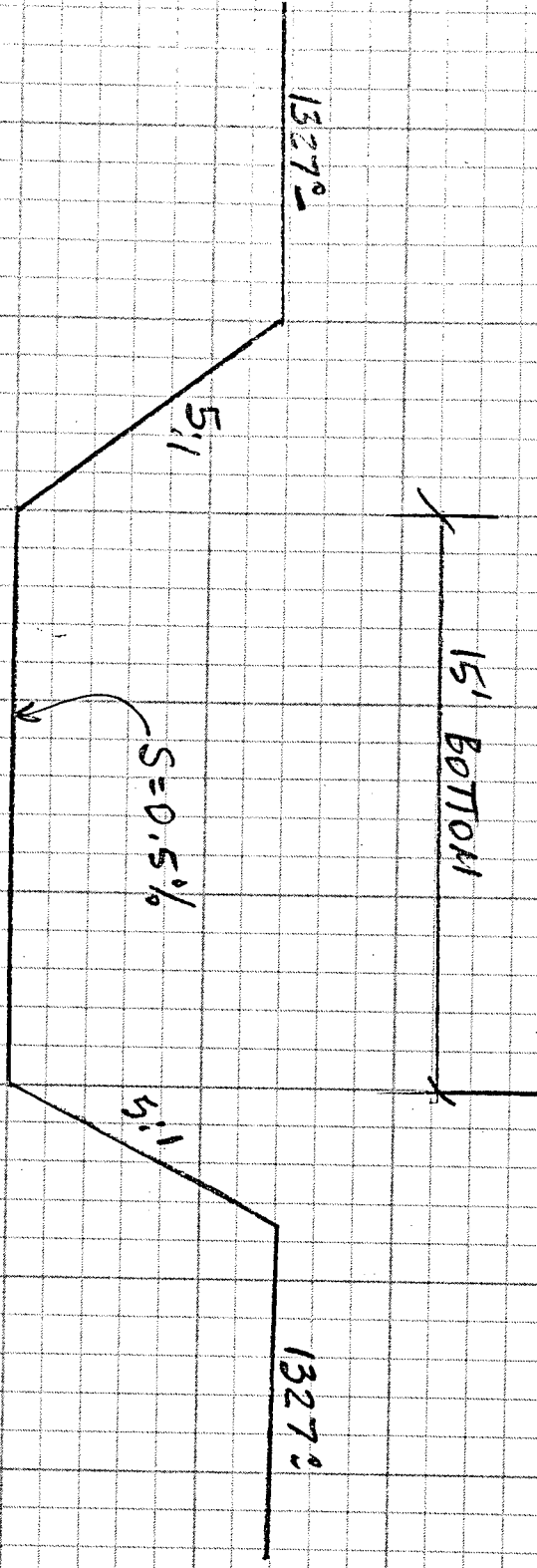
TYPICAL SECTION THRU  
POND #8  
LOOKING UPSTREAM



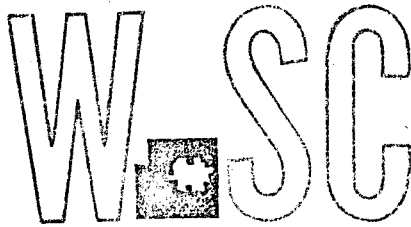
Date 10/1/87  
Project WEST LAKE FEMA STUDY  
Item TYPICAL SECTION - BAY COUNTRY WEST TRIB.

10/1/87 MMB  
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TYPICAL SECTION



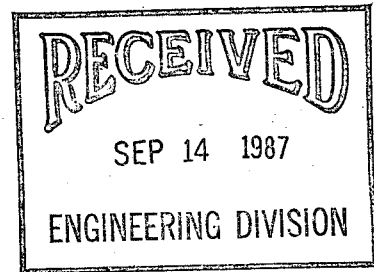
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

September 11, 1987



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

Re: Final Plat S/D 87-87 - BAY COUNTRY ESTATES 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 10, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The paving petition for Bay Country Street, adjacent to Lots 10 through 14, Block 1, shall provide for a sidewalk on one side of this street. Since this sidewalk construction will represent the continuation of the sidewalk system first guaranteed by the plat to the north (Bay Country), the applicant's agent shall be sure the sidewalk is guaranteed for the same side of the street as was the sidewalk to the north.

The paving petition for Bay Country Street, adjacent to Lots 9 through 25, Block 5, shall provide for a sidewalk on one side of this street. The applicant's agent shall be sure the sidewalk is guaranteed for construction on the same side of the street as was guaranteed with the 1st Bay Country Estates plat to the south.

WICHITA -- SEDGWICK COUNTY

Final Plat S/D 87-87 - BAY COUNTRY ESTATES 2ND ADDITION  
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- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. If any part of the proposed reserves is to be designated as a floodway, the platting text on the final plat tracing shall reference the standard floodway language.
- L. 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.
- M. On the final plat tracing, the 50-foot drainage easement between Lots 2 and 3, Block 2, shall be changed to a 60-foot wide reserve. This is a requirement of the City Engineer's Office.
- N. The final plat tracing shall reference a corrected note for the minimum building pad elevations being platted. This was a request by the City Engineer's Office.
- O. The final plat tracing shall indicate a 10-foot wide utility easement centered on the lot line common to Lots 19 and 20, Block 5.
- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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Page 3

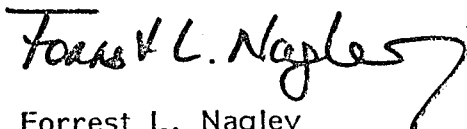
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.

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. The certificate will be required if petitions are submitted. 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, September 17, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Westlink Investment Corporation, Attn: Thurman Smith, 11216 W. Maple,  
Wichita, KS 67209  
✓ Mike Lindebak, City Engineer

SEPTEMBER 10, 1987

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 87-87 - BAY COUNTRY ESTATES 2ND ADDITION

OWNER/APPLICANT: Westlink Investment Corporation

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northwest corner of Maple and 119th Street West.

SITE SIZE: 94.5 Acres

NUMBER OF LOTS:

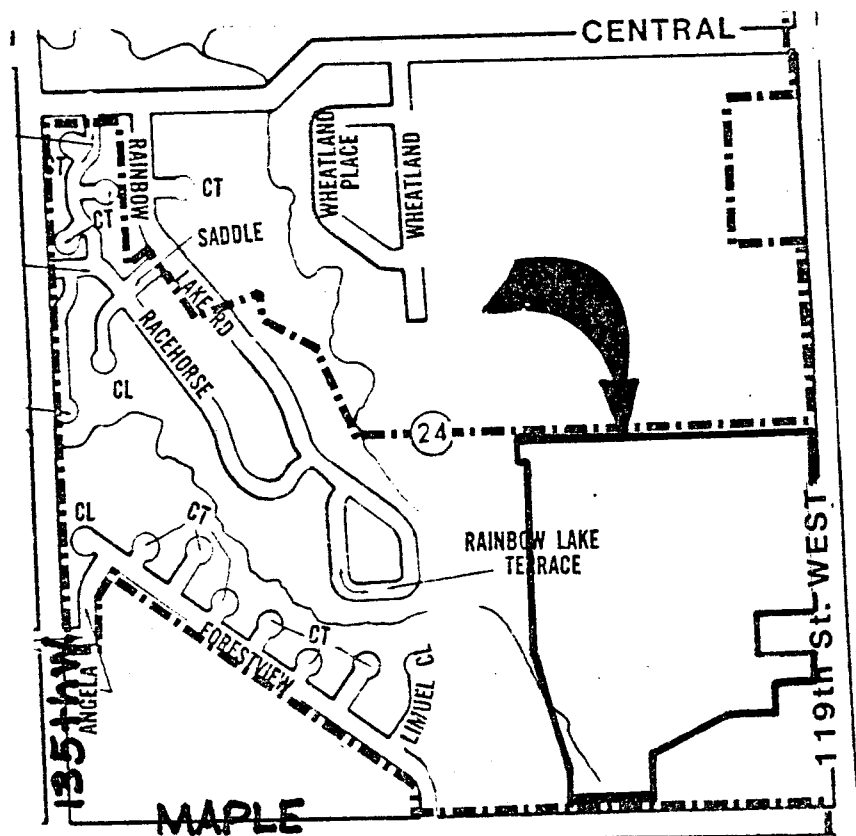
Residential:	147
Office:	
Commercial:	
Industrial:	
Total:	147

MINIMUM LOT AREA: 10,900 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents the second final plat of an overall preliminary plat approved May 7, 1987.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The paving petition for Bay Country Street, adjacent to Lots 10 through 14, Block 1, shall provide for a sidewalk on one side of this street. Since this sidewalk construction will represent the continuation of the sidewalk system first guaranteed by the plat to the north (Bay Country), the applicant's agent shall be sure the sidewalk is guaranteed for the same side of the street as was the sidewalk to the north.

The paving petition for Bay Country Street, adjacent to Lots 9 through 25, Block 5, shall provide for a sidewalk on one side of this street. The applicant's agent shall be sure the sidewalk is guaranteed for construction on the same side of the street as was guaranteed with the 1st Bay Country Estates plat to the south.

- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

SUBDIVISION REPORT

Final Plat S/D 87-87 - BAY COUNTRY ESTATES 2ND ADDITION

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- K. If any part of the proposed reserves is to be designated as a floodway, the plat's text on the final plat tracing shall reference the standard floodway language.
- L. 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.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements need to be guaranteed with this plat and are the proposed minimum building pad elevations correct?

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5  
March 5, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-6 - BAY COUNTRY ESTATES 2ND ADDITION

OWNER/APPLICANT: First National Bank of Wichita c/o Ivan P. Saylor, Box One, Wichita, KS 67201

ENGINEER/SURVEYOR: Professional Engineering Consultants, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Maple on the west side of 119th St. West.

SITE SIZE: 40.45 Acres

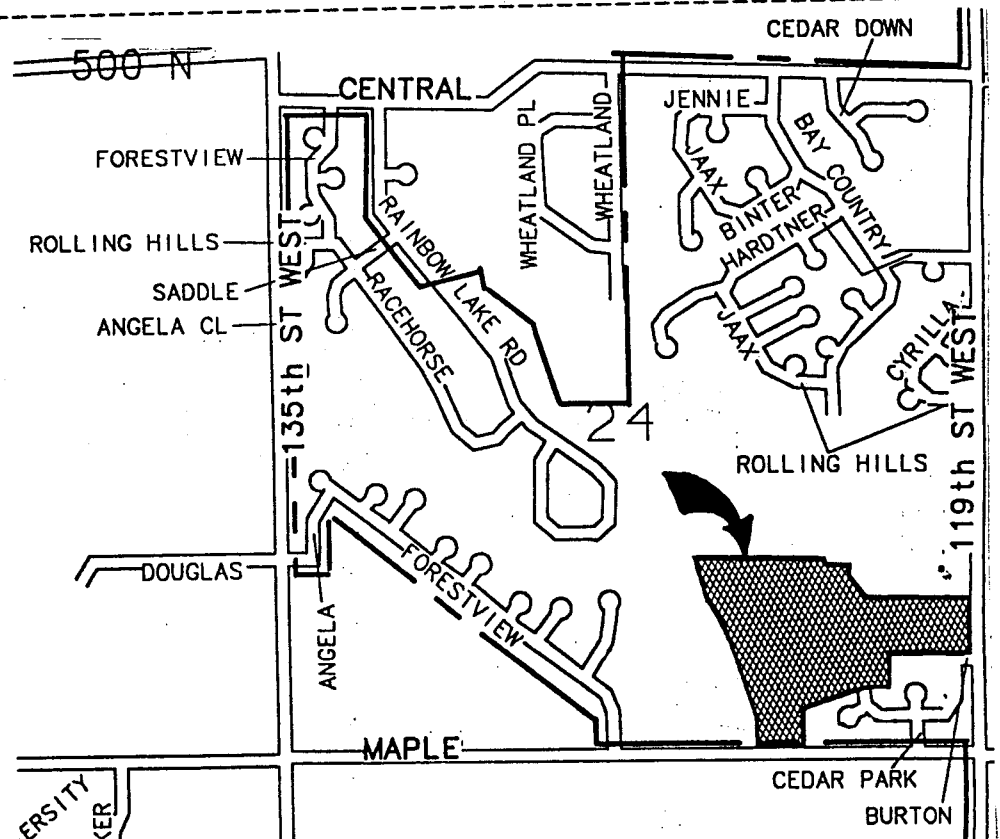
NUMBER OF LOTS

Residential:	48
Office:	
Commercial:	
Industrial:	
Total:	48

MINIMUM LOT AREA: 11,700 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



NOTE: In 1987, an overall preliminary plat for a 160 acre, quarter section was submitted as the Bay Country Estates Addition. An 18 acre, 40 lot portion was subsequently final platted as the first of the Bay Country Estate Additions. A second final portion, involving 94.5 acres and 147 lots, was subsequently submitted as the Bay Country Estates 2nd Addition but was never completed. The plat which is now being submitted as the 2nd Addition involves substantially fewer lots (48) but because of the size of Reserve A, covers just under half (1/2) of the original 2nd Addition area. Since this new 2nd Addition is involving only a portion of the original 2nd Addition, rather than being treated as a revision, the applicant is advised that the original 2nd Addition case file will be closed.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As required for a long continuous street and to match the sidewalk systems started in the Bay Country Estates (1st) Addition to the south and Bay Country Additions to the north, the applicant shall guarantee the installation of sidewalks along Bay Country Street.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. As indicated by the FEMA floodway maps, a large portion of Reserve A would appear to be within an identified floodway. If confirmed by City Engineering, such a floodway purpose should be referenced in the plat's text and if appropriate delineated on the plat. Further, the plat's text should reference the standard floodway language.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the

reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the homeowner's association to maintain the "parking strip" areas located between the wall easements and paved surfaces of Maple and 119th St. West.

- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. The applicant is advised that the existing or previous Bay Country Estates 2nd Addition file will be closed. However, provided that subsequent portions are under the same ownership and correspond to the previously approved plat design, such subsequent portions may be submitted as final plats.
- M. The applicant is advised that a plat to the west of this addition (Bayside Estates) has been submitted in an area originally included in the overall Bay Country Estates plat. While these plats should apparently share the same property line, a gap of unplatted property to the west of Reserve A is apparently being created. Either or both of these plats may need to be revised to include some or all of the unplatted tract.
- N. According to the platting binder, substantial property taxes are due on this site. Proof of payment must be provided before this plat will be released for recording.
- O. 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.
- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone

316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if a floodway effects this site and the acceptability of the minimum building pad elevations, including if these elevations should be for the lowest opening or level.