


Chris
Pls See Me 

November 20, 1989

Michael E. Lindebak, P.E.
City of Wichita
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

Re: Allens Lake Addition
Minimum Pad Elevations

Dear Mr. Lindebak:

Enclosed is a site plan for the referenced addition with existing and proposed structures depicted. The plat of record is a one lot plat with a minimum pad elevation because of the floodway.

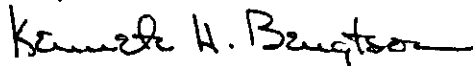
However, since many of the units are built above and away from the pond and the floodway, the pad elevation becomes meaningless.

We would recommend that the units shown in red be waved from the requirement calling for a minimum pad elevation and a surveyors certificate. Their physical location and corresponding site features place these structures well above the listed minimum pad elevation.

Your assistance in this matter is appreciated. Should you have any questions or comments regarding this concern, please feel free to call us.

Very Truly Yours,

MID-KANSAS ENGINEERING CONSULTANTS, P.A.



Kenneth H. Bengtson, P.E.

KHB/vb

cc: Joe Lee



To	ELMER PETERS JR	From	Bill Morris
	Christman Trail St. Bank		City Engineer's Office
	PO Box 4658		7th Floor - City Hall
	67204		Wichita 67202

Subject: LETTERS OF CREDIT: LEIZWOOD HOMES
Date:

Message: (Alliens Form Addition)

The City Law Dept advises that 4c's used as financial guaranters should apply to only one City project per document. Please resubmit the above referenced 4c's on the enclosed forms. I've also enclosed the original document that you submitted.

SIGNED: Bill Morris

Reply: DATE:



SIGNED:

SENDER RETAIN THIS COPY

IRREVOCABLE LETTER OF CREDIT

Date: August 12, 1987	No.	Advising bank reference no.
Advising bank Chisholm Trail State Bank P. O. Box 4658 Wichita, Kansas 67204	For account of Leewood Homes, Inc. Allen's Lake 6130 Legion Project Wichita, Kansas 67204	
To beneficiary City of Wichita 455 North Main Wichita, Kansas 67202	Amount Sewer \$32,550 Water 16,100 \$48,650 Expiration date August 12, 1989	

Gentlemen:
We hereby establish our Irrevocable letter of credit in your favor available by payment for your drafts drawn at sight and accompanied by documents specified below

A statement signed by an authorized representative of the City of Wichita certifying that the amount of the draft presented therewith constitutes a penalty for nonpayment of special assessments covering the installation of the following described improvements in the City of Wichita, Kansas:

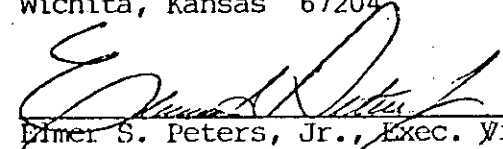
(Project No.)

Said special assessments having been levied against the following described properties:

Special Conditions:

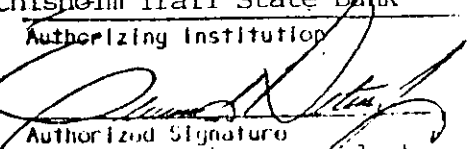
Partial drawings are permitted.
This original letter of credit must be presented with any drafts drawn hereunder and the amount available shall be reduced by the amount of any drafts drawn not exceeding in the aggregate a total of \$48,650.00.
Notwithstanding the expiration date noted above, it is understood that this letter of credit shall be automatically renewed for additional two-year periods unless we notify you in writing at least sixty (60) days prior to the then relevant expiration date that it will not be renewed at which time you may draw up to the full amount of the credit available at that time. Upon development (issuance of occupancy permits by the City of Wichita) of 35 percent of the above-described properties, the City of Wichita will, by written instruction, authorize the release of this letter of credit.

Drafts drawn hereunder must be marked "Drawn under Chisholm Trail State Bank, Letter of Authorizing Institution
Credit No. 0924385-60002, dated August 12, 1987."

Advising bank's notification
Chisholm Trail State Bank
P. O. Box 4658
Wichita, Kansas 67204

Elmer S. Peters, Jr., Exec. Vice President

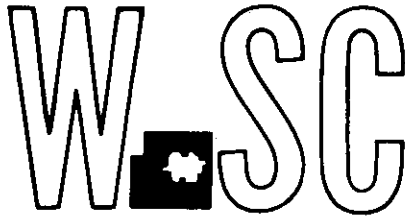
We hereby engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.

Sincerely yours,

Chisholm Trail State Bank
Authorizing Institution
By 
Elmer S. Peters, Jr., Exec. Vice President

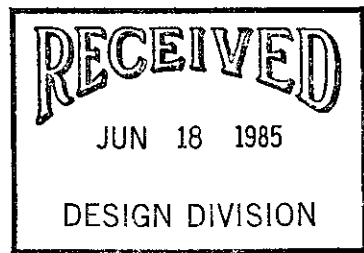
Place, date, name and signature of the advising bank.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 18, 1985

Mr. Ken Bengtson
Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: V-1310 - Request to vacate a portion of a drainage
easement and floodway on Lot 1, Block 1, Allen's Farm.

Dear Mr. Bengtson:

As you have completed all the conditions of approval for the above-
referenced vacation case, we have scheduled it for final public hear-
ing before the Board of City Commissioners on July 9, 1985.

Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Leewood Homes, Inc., 6130 Legion, Wichita, KS 67204
Marilyn L. Gray, 6510 E. 29th St. North, Unit 201, Wichita, KS 67226
Jon J. & Myrna Roe, 6510 E. 29th St. North, Unit 202, Wichita, KS 67226
Linda K. Lower & James V. Lauback, 6510 E. 29th St. North, Unit 303,
Wichita, KS 67226
Lynne L. Davis, 6510 E. 29th St. North, Unit 502, Wichita, KS 67226
Judith D. Coffelt, 6510 E. 29th St. North, Unit 503, Wichita, KS 67226
✓ Larry Henry, City Engineer's Office

C
O
P
Y

January 12, 1983

Mr. Kenneth H. Bengtson, P. E.
Mid-Kansas Engineering Consultants, P. A.
240 North Rock Road, Suite 130
Wichita, Kansas 67206

Dear Ken:

This letter is approval to construct an "L" shaped sign within a 20'x20' triangle at the northeast corner of 29th Street North and Woodlawn within the Floodway as platted in Allen's Farm Addition.

Yours truly,



Chris J. Breitenstein, P. E.
Drainage and Flood Control Engineer

CJB:gr

cc: Louise Olivarez, Senior Planner

Allen's Farm

FLOODWAY DEDICATION

812325

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Leewood Homes being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

See Exhibit "A"

do hereby dedicate the above described real estate to the public for floodway purposes. The floodway shall be the responsibility of the owners of the property until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer.

Executed this 6 day of June, 1985.

STATE OF KANSAS } SS
SEDGWICK COUNTY }

FILED FOR RECORD AT MICROFILMED
11:00 A.M. OF RECORD

LEEWOOD HOMES

NOV 7 1985

NO. 7 75917
PAT KETTLER
REGISTER OF DEEDS

Ed P... Deputy

By: Joe Lee

[Signature]

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

Be it remembered, that on this 6th day of June, 1985, came Joe Lee to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas, this _____ City Clerk

[Signature]
Notary Public
Joyce L. Kaufman
My Commission Expires: June 8, 1988
(Seal)



EXHIBIT "A"

The following is a description of a floodway on Lot 1 of Allen's Farm, an addition to Wichita, Sedgwick County, Kansas:

Beginning at a point on the north line of Allen's Farm, an addition to Wichita, Sedgwick County, Kansas 175.00 feet easterly bearing N 88° 55' 01" E, from the northeast corner of Lot 1, said addition thence S 0° 00' 00" E, 320.67 feet; thence S 90° 00' 00" E, 52.00 feet; thence S 11° 00' 00" E, 90.00 feet; thence S 2° 30' 00" W, 40.00 feet; thence S 22° 00' 00" E, 80.00 feet; thence S 54° 30' 00" E, 53.00 feet; thence S 67° 30' 00" E, 40.00 feet; thence S 80° 00' 00" E, 35.00 feet; thence N 88° 45' 30" E, 90.35 feet; thence N 60° 00' 00" E, 66.21 feet; thence N 33° 17' 03" E, 104.37 feet; thence N 15° 46' 17" E, 97.01 feet; thence N 78° 30' 27" E, 151.84 feet; thence N 28° 45' 30" E, 30.89 feet; thence S 61° 14' 30" E, 28.86 feet; thence S 8° 46' 29" E, 297.80 feet; thence S 68° 55' 01" W, 20.00 feet; thence N 31° 42' 15" W, 32.55 feet; thence N 78° 43' 34" W, 56.19 feet; thence N 86° 39' 22" W, 155.46 feet; thence S 72° 42' 32" W, 150.88 feet; thence S 88° 55' 01" W, 74.94 feet; thence N 75° 04' 59" W, 213.05 feet; thence S 1° 04' 59" E, 116.61 feet to a point on the south line of said Lot 1; thence westerly along the boundary of said Lot bearing S 88° 55' 01" W, 150.00 feet to the southwest corner of said Lot 1; thence northerly along the west line of said Lot 1; thence N 1° 14' 30" W, 175.00 feet; thence N 15° 16' 41" W, 103.08 feet; thence N 01° 14' 30" W, 101.00 feet; thence N 12° 47' 41" E, 41.23 feet; thence N 1° 14' 30" W, 260.00 feet to the northwest corner of said Lot 1; thence easterly along the north line of said Lot 1 bearing N 88° 55' 01" E, 175.00 feet to the point of beginning; containing 4.60 acres, more or less.



MID-KANSAS ENGINEERING CONSULTANTS
 260 NORTH ROCK ROAD SUITE 245
 WICHITA, KANSAS 67206

PROJECT Allen's Farm

TRANSMITTAL

DATE January 10 '83

PROJECT NO. _____

TO Mr. Chris Breitenstein

Drainage & Flood Control Engineer

455 North Main - 7th Floor

Wichita, Kansas 67202

We are sending you the following items:

- PRINTS
- SPECIFICATIONS
- LEGAL DESCRIPTIONS
- TRACINGS
- PETITIONS
- CORRESPONDENCE
- OTHER

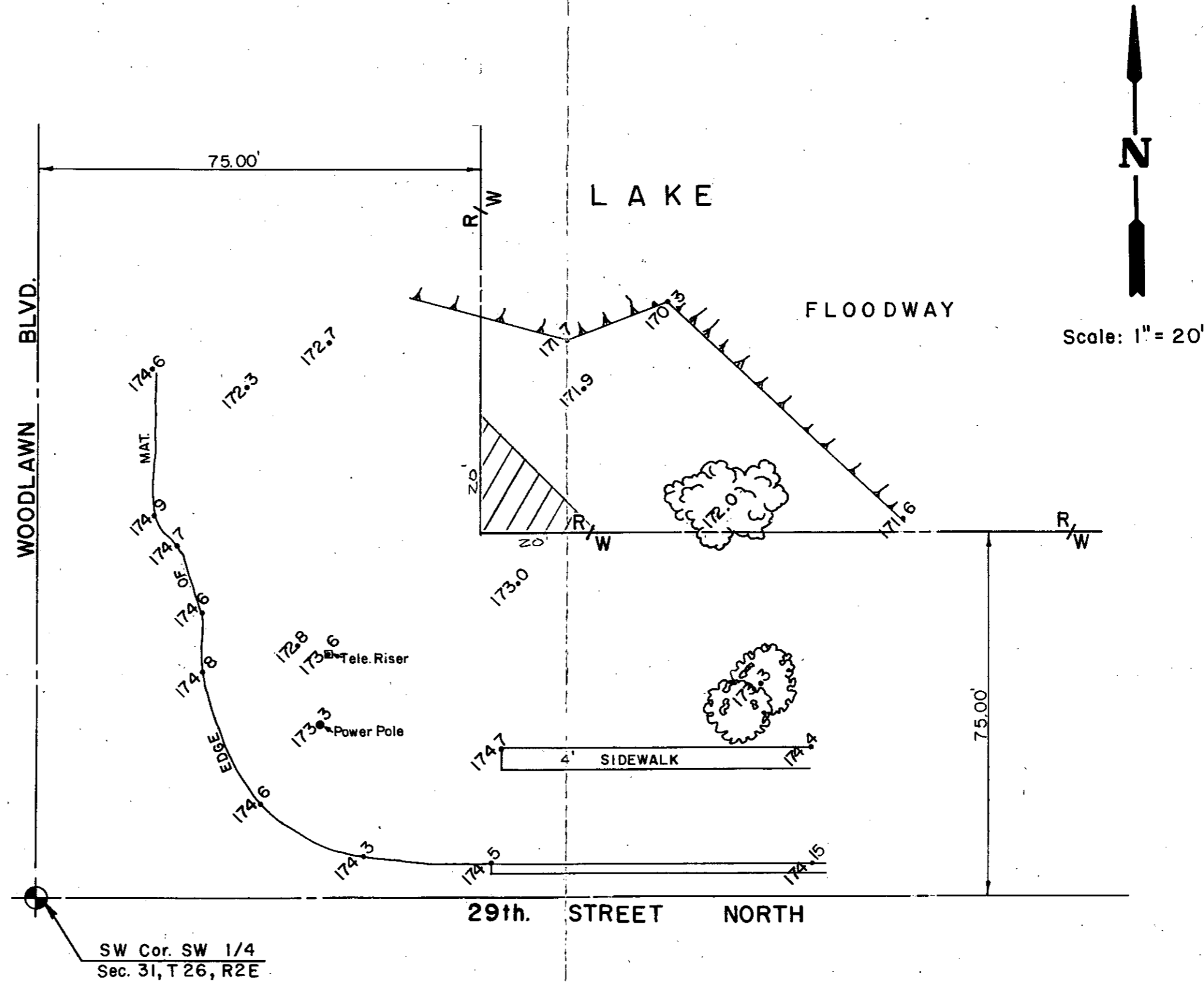
- FOR YOUR APPROVAL
- APPROVED AS TO GENERAL CORRECTNESS
- APPROVED AS CORRECTED
- REVISE & RESUBMIT
- FOR YOUR FILES
- FOR YOUR USE
- OTHER

REMARKS: An "L" shaped sign is being proposed for construction at the N.E. corner of 29th Street North & Woodlawn. Since the sign is within a floodway easement, we need approval from your department to place it. The ground will be raised to match sidewalk grades and does not effect the hydrology or storage within the floodway. An exhibit "A" is submitted herewith to help define and illustrate the area of concern.

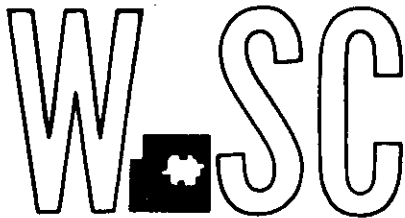
COPIES TO:

Signed Kenneth H. Bengtson
 Kenneth H. Bengtson

"EXHIBIT A"



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR

September 8, 1980

WICHITA, KANSAS 67202

(316) 268-4561

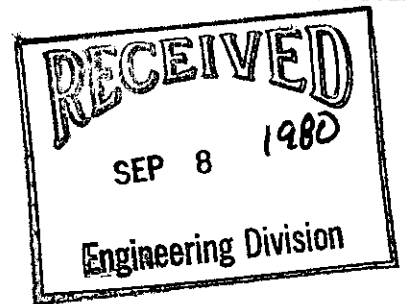
Van Doren-Hazard-Stallings
250 Rockborough Bldg.
260 N. Rock Rd.
Wichita, Ks. 67206

Re: S/D 80-70 - Allens Farm - Final plat

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The line defining the drainage easement within the flood-way shall be deleted from the plat tracing.
- B. The applicant shall guarantee the installation of a sidewalk adjacent to this site on 30th Street North and Bramblewood.
- C. The final plat tracing shall indicate on the face of the plat "complete access control" from this property to Woodlawn. 100 feet of "complete access control" shall be indicated on 29th Street back from the intersection. "Access control except for 3 openings" to 29th shall be indicated on the remaining frontage to 29th Street.
- D. The additional 25 feet of right-of-way required at intersections of arterials extends 250 feet from the center lines of the streets. Therefore, the right-of-way at 29th and Woodlawn shall be adjusted accordingly.
- E. The building setback line shall be deleted within the flood-way and drainage easement areas since no buildings can be constructed anywhere within these areas.
- F. The right-of-way on Woodlawn for the decel lane into 30th Street may be reduced to 60 feet.
- G. The applicant shall petition for the extension of sanitary sewer to serve this lot.



Van Doren-Hazard-Stallings
Sept. 5, 1980
Page 2

H. 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.

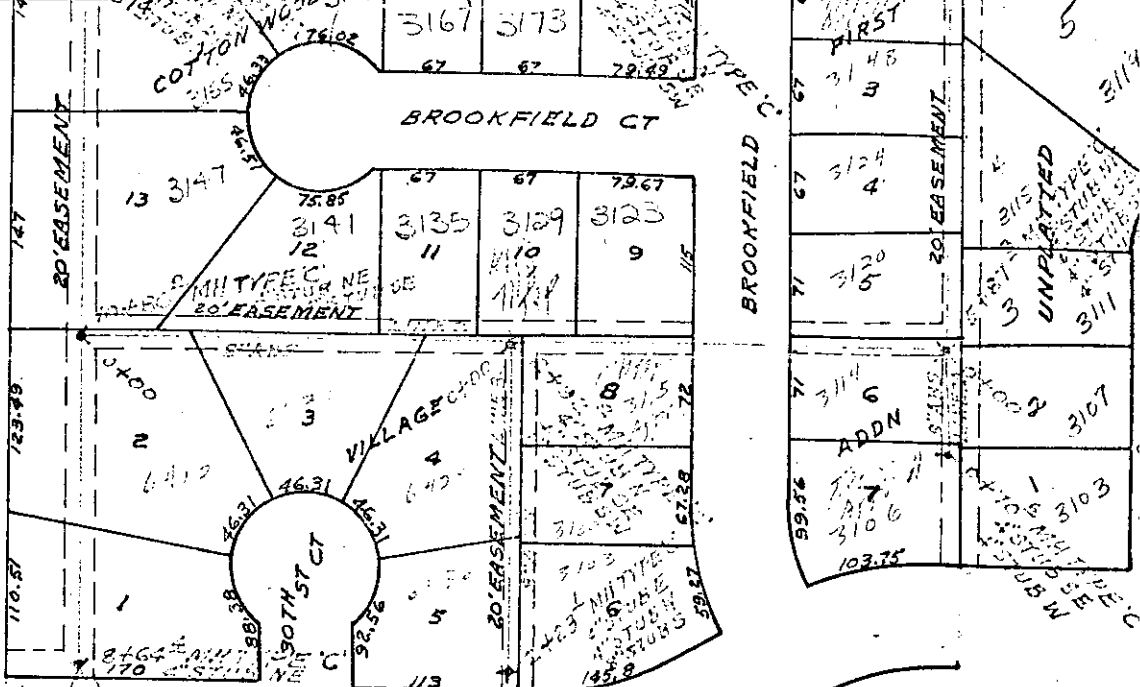
This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 11, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Woodlawn Dev. Co., 2471 Hathway Circle, 67226
Dean Sellers, Assistant City Engineer



15794 Out
15804 Flo
IN

5+59 9" MH TYPE 'C'

17200 Gvd.
15602 Flo

5+31 8" MH TYPE 'C'

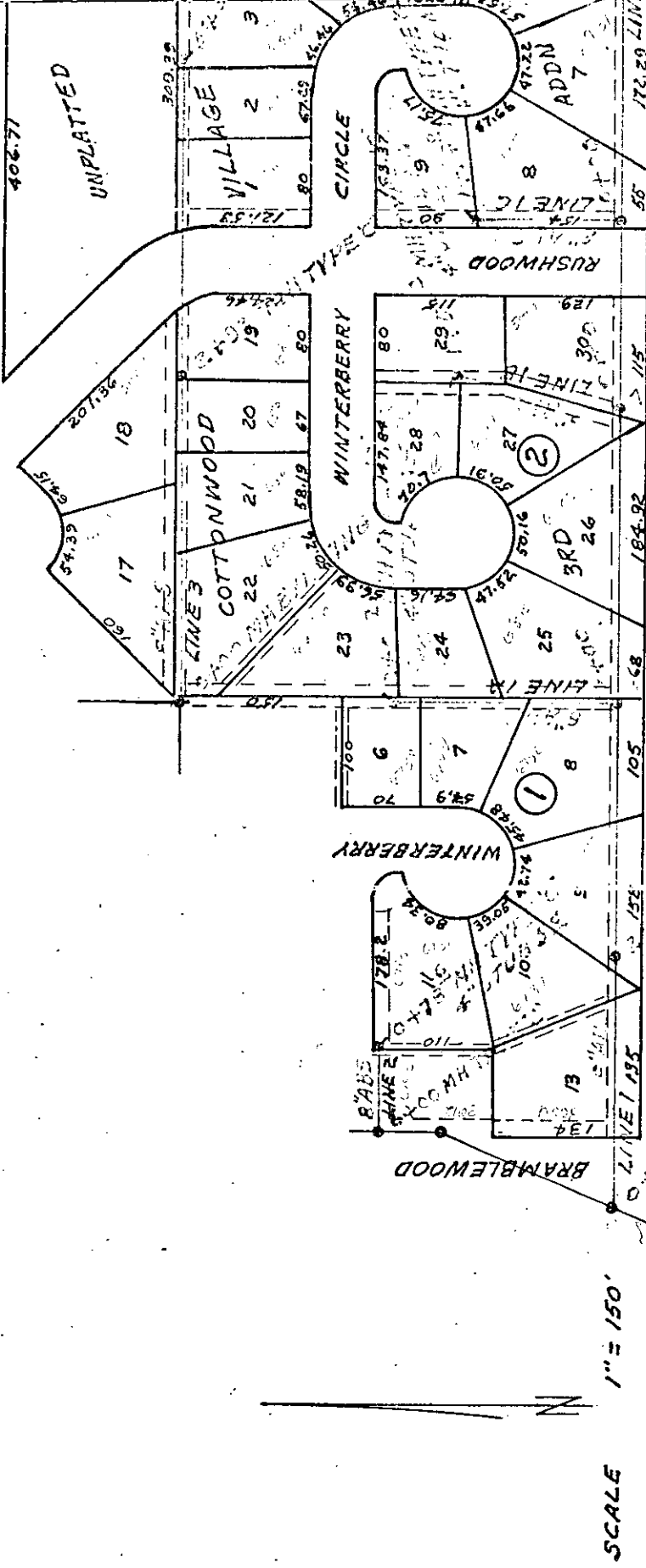
15530 Flo

29 TH
5+00 MH TYPE 'B'

UNPLATTED

SCALE

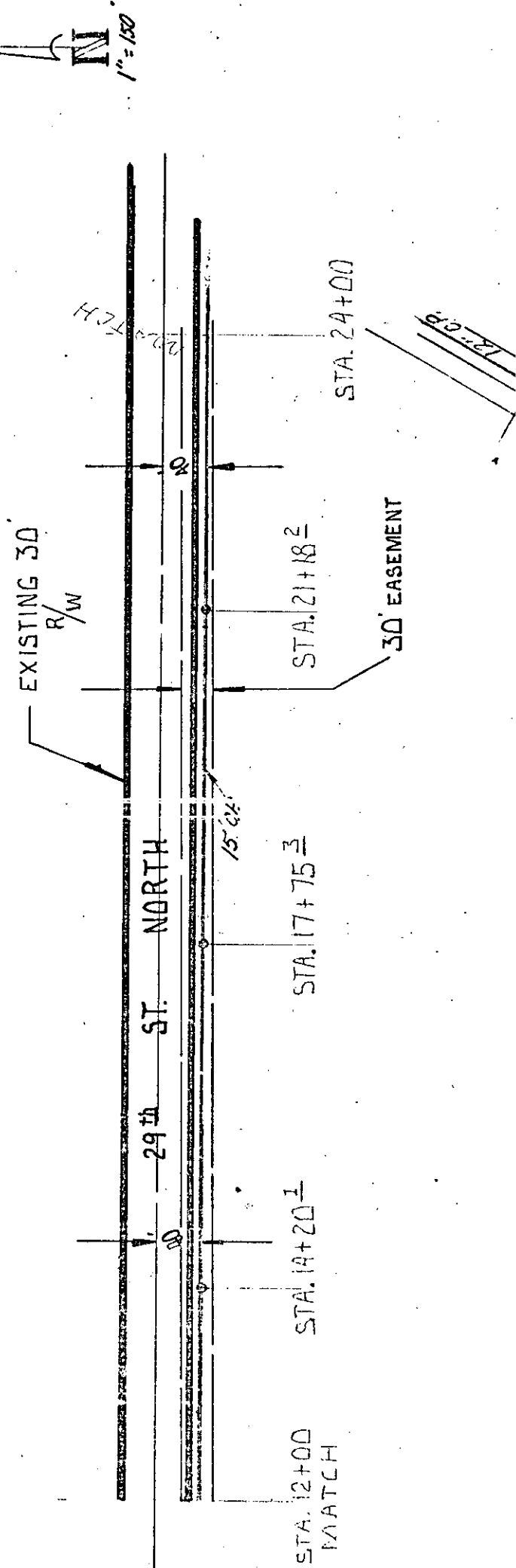
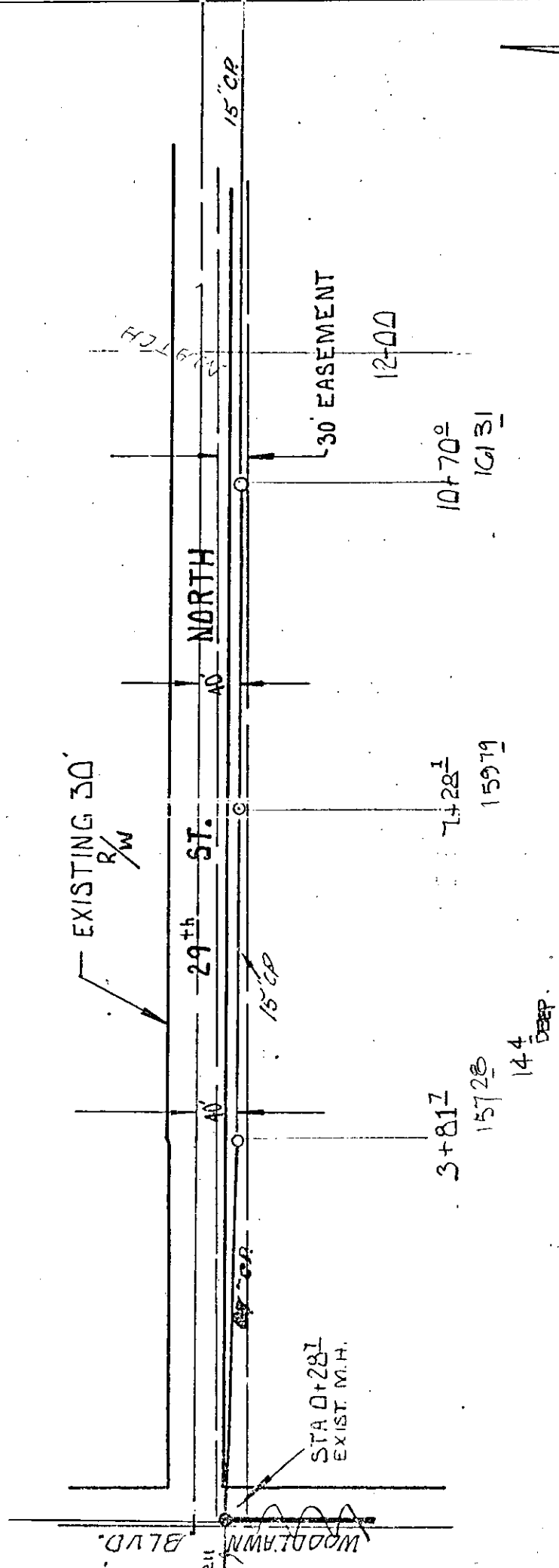
LATERAL 12 MAIN
BUILT BY UTILITY
PROJ. No 468-76-24
BOOKED 9-7-78



SCALE 1" = 150'

LATERAL 17 MAIN 7 S.S. NO 23
 BUILT BY: SHAWNEE CONST. CO.
 PROJ. NO 468-76-245-80728-000-000-001
 BOOKED 2-1-80 FROM MRT 3

E-70





**Van Doren
Hazard
Stallings**

Architects - Engineers - Planners

250 Rockborough Building
280 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE August 22, 1980 JOB NO. 79-219-A0

PROJECT Allens Farm Hydrology Report

TO Mr. Chris Breitenstein

Engineering Department

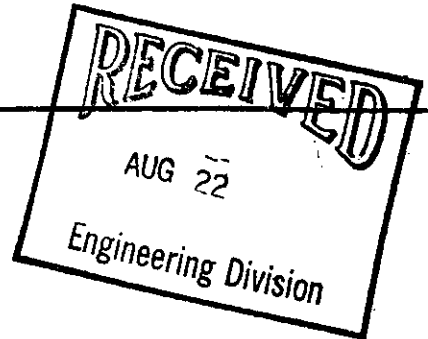
City of Wichita

455 North Main, Wichita, 67202

TRANSMITTAL

COPIES TO:

R.W. Bruggeman



We are sending you the following items:

- PRINTS SPECIFICATIONS SHOP DRAWINGS TRACINGS
- BULLETIN CORRESPONDENCE OTHER

- FOR YOUR APPROVAL APPROVED AS TO GENERAL CORRECTNESS APPROVED AS CORRECTED
- REVISE & RESUBMIT FOR YOUR FILES FOR YOUR USE
- OTHER

REMARKS: Chris. Submitted herewith to help in the approval of the final plat of
Allens Farm are two copies of the above referenced report. I will call on you
the week of August 25, 1980 to review the report and the plat and answer any
questions you may have. Thank you.

Signed Kenneth H. Bengtson
 Kenneth H. Bengtson

**HYDROLOGY AND
HYDRAULIC ANALYSIS
FOR
ALLENS DETENTION RESERVOIR
IN
COMOTARA
WICHITA, KANSAS**

August 1980

Van Doren-Hazard-Stallings
Architects-Engineers-Planners
Wichita-Topeka-Minneapolis-Kansas City

SECTION I

INTRODUCTION

- A. **Purpose:** The purpose of this study is to outline the design parameters used in the development of Allens Detention Reservoir in Comotara such that there will be no net increase of stormwater runoff from development of the basin and to insure that any reservoir construction meets dam safety requirements. These calculations for the National Dam Safety Requirements will be required only when the storage volume between the top of the structure and the existing channel flowline exceeds 30 acre feet. The Division of Water Resources does not review the reservoir when the volume is less than 30 acre feet and does not require consideration of the PMP events. Allens Lake has a volume of less than 30 acre feet.
- B. **Scope:** The scope of the study involves the following major tasks:
1. Develop existing and future runoff hydrographs for the 100 year 6 hour storm event.
 2. Through the use of reservoir routing, determine the maximum water surface elevations in the detention reservoir for the 100 year 6 hour storm.
 3. Develop a proposed grading plan and spillway design for the detention reservoir.

SECTION II

DESIGN METHODOLOGY

- A. **Design Criteria:** The following criteria were utilized in the development of the detention reservoir:
1. The net increase in peak runoff due to development for the 100 year 6 hour storm event would be zero for the total basin.
 2. The detention structure would be able to pass the 100 year 6 hour storm.
- B. **Hydrology Computation Methods:** Runoff volumes and peak flows were calculated through the use of SCS (Soil Conservation Service) procedures.

Runoff volumes were determined through the use of SCS Hydrologic Soil Groupings and appropriate runoff curve numbers (CN) for the drainage basin under consideration. Runoff volume was also distributed over the storm duration in accordance with SCS recommendations.

Time of concentration (Tc) was determined by basin characteristics and through the use of the Kirpich Nomograph

$$T_c = \left(\frac{11.9L^3}{H} \right)^{.385}$$

Tc = Time of Concentration (hours)
L = Length of Basin (miles)
H = Elevation Difference in Basin (feet)

Unit hydrographs were developed and summed for the 100 year storm. Computer calculations utilizing SCS Soil Group Numbers, CN, Tc, drainage basin areas, etc. were performed to develop hydrographs and to provide the inflow hydrographs for routing purposes. The following formula was utilized in the computations:

$$Q_p = \frac{484 AR}{T_p}$$

where A = Area in square miles
R = Total runoff in inches (1 inch for unit hydrograph)
Tp = Time in hours from start of rise to peak rate

SECTION III

COMPUTATIONS

- A. **Drainage Areas:** Fifty-four acres were considered for Allens Lake in addition to the 551 acres originally considered for Pepperwood. This results in a total drainage area of 605 acres as shown in Figure 1.
- B. **Soil Complex Number (CN):** Discussion with the local SCS office in Wichita indicated the basin to contain 25% soil type B and 75% soil type D. From Ref. 5, p. 19 the existing condition of "Meadow: good condition" would produce a CN value of:

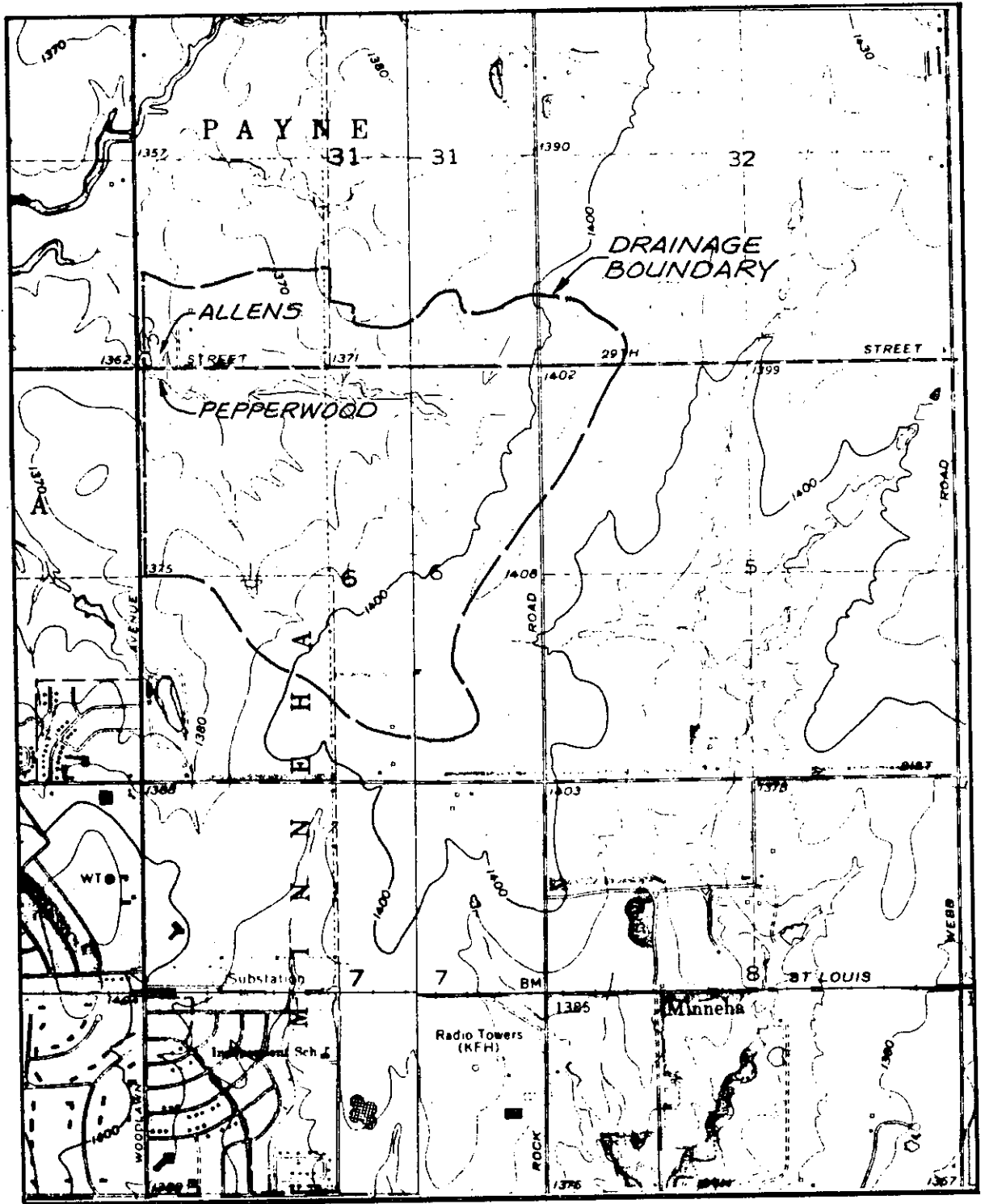
$$CN = 0.25(58) + 0.75(78) = 73$$

Future CN values are determined from Ref. 5, p. 19 according to future planned development. The planned site development can be approximated by 1/8 acre residential lots, 65 percent impervious.

$$CN = 0.25(85) + 0.75(92) = 90.25$$

- C. **Hydrographs and Detention Reservoir:** To produce the required detention, the reservoir was designed to serve a dual purpose of flood control and to serve as a recreational lake. The lake, as designed, would maintain a normal pool and would attenuate the 100 year 6-hour design storm to compensate for the additional development. The general shape of the lake varies from that of the existing contours to meet landscaping and storage requirements.

To produce the inflow hydrograph for Allens Lake, the outflow hydrograph for Pepperwood was added to the hydrograph developed for the remainder of the basin draining into Allens. A notch in the concrete dam will be provided to maintain the normal water pool elevation and also to serve as the emergency spillway.



DRAINAGE AREA MAP
 FIGURE No. 1

The following computations and parameters were utilized in the development of the design hydrographs, routing, and dam design.

General Procedure from Ref. 2, p. 76-83

Drainage Area - Allens = 605 acres - .95 sq.mi.

From Ref. 3, Fig. 2-3

100 Yr, 6 hr. rainfall for 10 square miles

P = 5.9"

6 Hr. Rainfall Distributed by the Hour

(See Graph C, Fig. 2-6, Ref. 3)

Hour	%	100 yr.-6 hr.	
		Accum. Rainfall	Inc. Rainfall
1	.08	0.5	0.5
2	.22	1.3	0.8
3	.70	4.1	2.8
4	.84	5.0	0.9
5	.93	5.5	0.5
6	1.00	5.9	0.4

The design characteristics are as follows:

Allens Detention Reservoir

Storage and Outflow Vs. Elevation

Elev. Ft.	Accumulated Storage Ac.Ft.	Outflow CFS	
166.50	0.00	0.00	Normal Pool
167.00	1.35	41.20	
168.00	4.35	214.10	
169.00	7.72	460.70	
170.00	11.53	763.20	
171.00	15.97	1112.00	Top of Structure

Hydrograph and Elevation Information

Existing 100 yr. (cfs)	918.5
Future 100 yr. (cfs)	823.2
Future Routed 100 yr. (cfs)	795.6
Future 100 yr. Elevation	170.1
Normal Pool Elevation	166.5
Top of Structure	171

Miscellaneous Information

Spillway	Opening	35' x 4.5' Notch
Spillway (Upper Segment)	Width	75'
	Side Slopes	4:1
Flood Storage (100 yr. -6 hr.)	Ac. Ft.	11.94
Storage to Top of Structure	Ac. Ft.	15.97

Individual hydrographs were developed by computer and the printout data are shown in Appendix A. The existing inflow hydrographs are based on the present undeveloped state of the drainage basin. The design inflow hydrographs are based on the future development of the entire basin. The peak inflow for future development (823 cfs) is less than the existing peak runoff (918 cfs), therefore, there will be no increase in runoff even if the reservoir were not built. The reservoir will serve to reduce the peak inflow to a peak of 795 cfs.

The structure under 29th Street and Woodlawn Blvd. must be able to handle the outflows from Pepperwood and Allens respectively. The two existing 4' by 7' boxes under Woodlawn are adequate but the three 4' x 4' boxes under 29th Street are not. Four 4' x 4' boxes would be adequate to carry the outflow from Pepperwood into Allens.

REFERENCES

1. Determination of Peak Discharge From Rainfall Data for Urbanized Basins, Wichita, Kansas, U.S.G.S. Open File Report 78-974.
2. Design of Small Dams - 1974, Bureau of Reclamation.
3. Earth Dams and Reservoirs, TR 60 U.S. Dept. of Agriculture, S.C.S.
4. SCS National Engineering Handbook, Section 4.

APPENDIX

HYDROGRAPH FROM RAINFALL AND WATERSHED DATA

ALLEN LAKE TOTAL DRAINAGE BASIN EXISTING COND. 100YR 6HR STORM

WATERSHED DATA

 AREA (SQ.MI.) = 0.94
 LENGTH (MI.) = 1.33
 HEIGHT (FT.) = 62.00
 CURVE NUMBER = 73.00
 TIME OF CONCENTRATION (COMPUTED IF NOT GIVEN) = 0.736 HR.

RAINFALL DATA

 TIME (HRS.) TOTAL ACCUM.
 RAINFALL (IN.)
 1.00 0.50
 2.00 1.30
 3.00 4.10
 4.00 5.00
 5.00 5.50
 6.00 5.90

 OUTPUT HYDROGRAPH--PLOTING INTERVAL 0.25 HRS.

TIME (HRS.) DISCHARGE Q
 CFS
 0.25 56.3
 0.50 112.6
 0.75 89.7
 1.00 55.9
 1.25 22.1
 1.50 2.2
 1.75 12.8
 2.00 44.9
 2.25 143.3
 2.50 349.4
 2.75 613.3
 3.00 859.7
 3.25 918.5
 3.50 778.6
 3.75 601.6
 4.00 474.3
 4.25 389.3
 4.50 338.9
 4.75 289.1
 5.00 257.2
 5.25 236.9
 5.50 222.4
 5.75 210.1
 6.00 186.3
 6.25 131.0
 6.50 68.2
 6.75 25.9
 7.00 3.8

OUTFLOW HYDROGRAPH FROM STORAGE AND OUTLET DATA

ALLEN LAKE 100 YR 6 HR STORM DEVEL COND NP166.5 TOP171 35 NGTCH

STORAGE AND OUTFLOW VS. ELEVATION

ELEV. FT.	STORAGE AC.FT.	OUTFLOW CFS
166.50	0.00	0.00
167.00	1.35	41.20
168.00	4.35	214.10
169.00	7.72	460.70
170.00	11.53	763.20
171.00	15.97	1112.00

DISCHARGE, STORAGE, AND ELEVATION VS TIME

TIME HRS.	Q-IN CFS	Q-OUT CFS	STORAGE AC.FT.	ELEV. FT.
0.00	0.00	0.00	0.00	166.50
0.25	0.40	0.19	0.00	166.50
0.50	1.20	0.67	0.02	166.50
0.75	6.00	3.22	0.10	166.53
1.00	10.50	6.70	0.21	166.58
1.25	22.10	14.05	0.46	166.67
1.50	28.30	20.83	0.68	166.75
1.75	33.40	26.77	0.87	166.82
2.00	40.00	32.99	1.08	166.90
2.25	136.80	108.00	2.50	167.38
2.50	163.90	148.65	3.21	167.62
2.75	344.60	312.28	5.69	168.39
3.00	666.00	624.30	9.78	169.54
3.25	823.20	792.91	11.90	170.08
3.50	814.30	796.20	11.95	170.09
3.75	705.00	703.49	10.77	169.80
4.00	598.40	601.72	9.49	169.46
4.25	504.10	510.15	8.34	169.16
4.50	437.60	445.41	7.51	168.93
4.75	386.00	395.74	6.83	168.73
5.00	348.20	357.87	6.31	168.58
5.25	434.50	425.15	7.23	168.85
5.50	280.80	303.93	5.57	168.36
5.75	261.00	271.59	5.13	168.23
6.00	261.00	268.26	5.09	168.21
6.25	209.20	224.74	4.49	168.04
6.50	178.30	195.23	4.02	167.89
6.75	58.20	99.13	2.35	167.33
7.00	17.60	117.19	2.66	167.43
7.25	0.00	112.88	2.59	167.41

SUBDIVISION REPORT

S/D NO. 80-70 Name Allens Farm
Date Application Rec'd. 8-22-80 Preliminary Approval _____
Scheduled S/D Meeting 9-4-80

DESCRIPTION

General Location Northeast corner of 29th and Woodlawn.

Owner Woodlawn Development Company
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 250 Rockborough Bldg., 260 N. Rock Rd. 67206 Phone 686-7303

- | | | |
|--------------------------------|--|--|
| 1. Gross Acreage of Plat | <u>17.9</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. |
| Residential | <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots | <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage | <u>2430</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area | <u>11.6</u> (excluding streets | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning | <u>AA and LC</u> and floodways) | |
| 6. Proposed Zoning | <u>R-5 (Z-2033)</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:

Note: "R-5" zoning has been approved subject to platting. This property was included in the preliminary plat of "Cottonwood Village" (S/D 78-3) which was approved by the Subdivision Committee 2-9-78.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee the installation of a sidewalk adjacent to this site on 30th Street North and Bramblewood.
- C. The final plat tracing shall indicate on the face of the plat "complete access control" from this property to Woodlawn. 100 feet of "complete access control" shall be indicated on 29th Street back from the intersection. "Access control except for 3 openings" to 29th shall be indicated on the remaining frontage to 29th Street.
- D. The representative from City Engineering should be prepared to advise the Committee as to whether or not a guarantee for extension of sanitary sewer is required.
- E. The building setback line shall be deleted within the floodway and drainage easement areas since no buildings can be constructed anywhere within these areas.
- F. The right-of-way on Woodlawn for the decel lane into 30th Street may be reduced to 60 feet.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Allens Farm Addn

Main 7, 504th 30th Ave 559
Sanitary Sewer No. 23
(Wood. n & 30th Street North)
468 76 245 80530 000 000 001

EASEMENT

Approved by Board of Commissioners
this MAY 16 1978

THIS EASEMENT made this 9 day of May, 1978
by and between The Wichita Development Company
of the first part and The City of Wichita
of the second part

WITNESSETH: That the said first party _____, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second parties a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing their sanitary sewer, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

That part of the southwest quarter of Section 31, T 26 S, R2E of the 6th P.M., Sedgwick County, Kansas described as follows:

Beginning at the southwest corner of Cottonwood Village First Addition thence south along the east line of Woodlawn bearing S 1° 14' 30" E, 67.99 feet; thence N 20° 15' 28" E, 73.00 feet to the south line of 30th Street North; thence west along said south line 26.75 feet to the point of beginning. Containing 0.021 acres, more or less.

And said second party are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their sanitary sewer, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party _____ has signed these presents the day and year first written.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
MAY 23 1978
3 85567

Robert R. Fox
Attorney in Fact for
The Wichita Development Company

STATE OF KANSAS
SEDGWICK (COUNTY)
NO. BETTE F. MCCART
REGISTER OF DEEDS

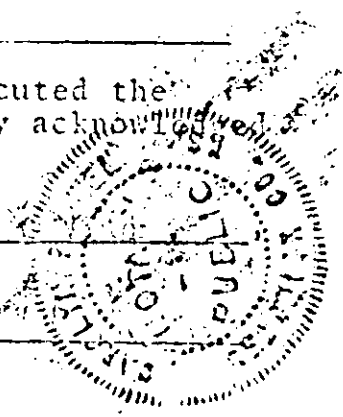
Personally appeared before me a notary public in and for the County and State aforesaid ROBERT R. FOX

to me personally known to be the same person who executed the fore-going instrument of writing and said person duly acknowledged the execution thereof.

Dated at this 9th day of May, 1978.

City Clerk

Carolyn R. Owen
Notary Public
Carolyn R. Owen



Approved by Board of Commissioners

EASEMENT

this JUN 20 1978 19

THIS EASEMENT made this 8th day of June, 1978

by and between The Wichita Development Company

of the first part and The City of Wichita

of the second part

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second parties a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing their public utilities drainage, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

Beginning at the southwest corner of Cottonwood Village 1st Addition to Wichita, Sedgwick County, Kansas, located in the southwest quarter of Section 31, T 26S, R 2E of the 6th P.M.; thence east along the south line of 30th Street bearing N 88° 55' 01" E, 350.49 feet; thence along a curve to the left having a radius of 247.73 feet, a central angle of 30° 00' 00", and an arc length of 129.71 feet; thence N 58° 55' 01" E, 65.00 feet; thence S 31° 04' 59" E, 10.00 feet; thence S 58° 55' 01" W, 190.00 feet; thence S 31° 04' 59" E, 10.00 feet; thence S 58° 55' 01" W, 126.74 feet; thence S 88° 55' 01" W, 266.04 feet; thence north along the east line of Woodlawn bearing N 1° 14' 30" W, 110.00 feet, containing 0.93 acres, more or less.

to point of beginning

31-26-1978

And said second part are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their public utilities, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party ha signed these presents the day and year first written.

[Signature]

Robert R. Fox

Attorney in fact for

The Wichita Development Company

STATE OF KANSAS SEDGWICK COUNTY FILED FOR RECORD AT JUN 26 1978 3 98911

STATE OF KANSAS SEDGWICK COUNTY

NO. BETTE F. MCCART REGISTERED CLERK

[Signature]

Personally appeared before me a notary public in and for the County and State aforesaid Robert R. Fox

to me personally known to be the same person who executed the fore-going instrument of writing and said person duly acknowledged the execution thereof.

Dated at 1978. Anna Stephenson STATE NOTARY PUBLIC Sedgwick County, Kansas

this 21 day of June

[Signature] Notary Public

City Clerk

UTILITY EASEMENT

THIS EASEMENT made this 24th day of August, 1978 by and between Robert R. Fox, Attorney in fact for Wichita Development Company of the first part and The City of Wichita, Kansas of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing their utilities, over, along and under the following described tracts of real estate situated in the Southwest quarter, Section 31, T26S R2E of the 6th P.M., Sedgwick County, Kansas to wit:

A 10.00 foot wide utility easement running east of, parallel to, and adjoining the east line of Cottonwood Village Second Addition from the south line of Thirty-Second Street North to the south line of said addition.

31-26-2-2

and also:

A 10.00 foot wide utility easement running north of, parallel to and adjoining the south line of Lot 15, Block 5, Cottonwood Village Second Addition to Wichita, Sedgwick County, Kansas

15 (5)

and also:

A 10.00 foot wide utility easement running east of, parallel to and adjoining the west line of Lot 27, Block 4, Cottonwood Village Second Addition to Wichita, Sedgwick County, Kansas.

27 (4)

and also:

A 10.00 foot wide utility easement running south of, parallel to and adjoining the south line of Lots 24 through 27 inclusive, Block 4, Cottonwood Village Second Addition to Wichita, Sedgwick County, Kansas.

24-27 (4)

and also:

A 20.00 foot wide utility easement lying 10.00 feet on each side of the following described line:

Beginning at a point on the south line of Lot 27, Block 4, Cottonwood Village Second Addition to Wichita, Sedgwick County, Kansas, 5.00 feet east of the southwest corner of said Lot 27, south line of said Lot 27 bearing N 88° 55' 01" E; thence S 1° 14' 30" E, 244.00 feet; thence S 23° 45' 18" W, 197.25 feet to a point on the north right-of-way line of Twenty-Ninth Street North.

29 (2)

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their utilities, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Robert R. Fox

Robert R. Fox

Attorney in fact for

Wichita Development Company

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT

SEP 7 1978

4 02821

NO. BETTE F. McCART
REGISTER OF DEEDS

*Pat Kettlich
Deputy*

City Clerk

RIGHT OF WAY AGREEMENT

STATE OF KANSAS
R. SEDGWICK COUNTY
FILED FOR RECORD AT
Check No. 1-2-0-11

KNOW ALL MEN BY THESE PRESENTS, That

The Wichita Development Company

NOV 6 1978
4-12309

NO.
BETTE F. McCART
REGISTER OF DEEDS

of Wichita, in the State of Kansas

GRANTOR, in consideration of Ten Dollars and other valuable considerations

(\$ 10.00) Dollar (s), receipt of which is hereby acknowledged, and further consideration of the agreements of Grantee herein set forth, hereby grants, bargains, sells, and conveys unto THE GAS SERVICE COMPANY, a corporation, of Kansas City, Missouri, GRANTEE, its successors and assigns, the right, privilege and easement to lay, construct, maintain, alter, inspect, repair, replace, protect, relocate, change the size of, operate, and remove a pipe line or pipe lines, service taps and distribution lines thereto, and appurtenances for the transportation of gas, oil, water and other substances therein, under, on, across, over and through the premises hereinafter described, with the right of ingress, egress and regress to, across, on, over and from the following described premises in the

County of Sedgwick, State of Kansas, described as follows:

An easement twenty (20) feet on either side of the following described center-line:

Beginning at a point on the south line of Cottonwood Village Second Addition, an addition to Wichita, Sedgwick County, Kansas, 6.00 feet west of the southwest corner of Lot 27, Block 4 in said addition, south line of said addition bearing S 88° 55' 01" W; thence S 1° 14' 30" E, 423.00 feet to the north right of way line of 29th Street North.

All located in the S.W. 1/4, Section 31, T. 26S, R. 2E, of the 6th P.M., Sedgwick County, Kansas.

TO HAVE AND TO HOLD unto the said THE GAS SERVICE COMPANY, its successors and assigns, it being the intent of the parties hereto that Grantor, their heirs, successors and assigns, may use and enjoy the premises except as inconsistent with the rights herein granted.

Grantor hereby covenants and agrees that no buildings, structures, engineering works or other obstructions, will be created, built, erected, or constructed on, over, or within twenty (20) feet of any pipe line herein authorized to be laid.

Grantee shall have the right to clear brush, trees, buildings, and other obstructions along the route of said pipe line or lines as may be necessary for the purposes hereinabove mentioned for a distance of twenty (20) feet on either side of said lines, so long as said pipe line shall be maintained.

All damage to growing crops, trees, shrubbery, lawns, drainage tile, fences and buildings of Grantor occasioned by the construction or repair of any of the facilities herein authorized to be maintained and operated by Grantee shall be paid by Grantee after such damage is done. Said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one to be appointed by the Grantor, one to be appointed by the Grantee, and the third to be chosen by the two so appointed. The written award of such three persons shall be final and conclusive.

Payment of all moneys becoming due hereunder, including damages, will be made to _____, at _____, and such payment so made shall be deemed and considered as complete and full payment to Grantor.

This grant shall be binding upon the parties hereto, their executors, administrators, heirs, successors, and assigns, and it is understood that this grant cannot be changed in any way except in writing, signed by Grantor, and a duly authorized agent of Grantee.

IN WITNESS WHEREOF, Grantor hereunto sets their hand and seal this 3rd day of November, A.D., 19 78

THE WICHITA DEVELOPMENT COMPANY (SEAL)
[Signature] (SEAL)
Robert R. Fox, Attorney In Fact (SEAL)

_____ (SEAL)

700