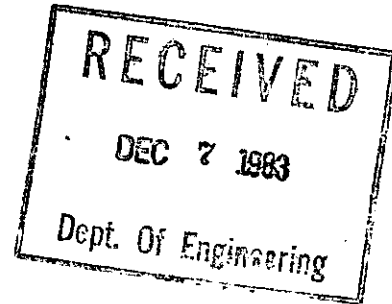


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



December 7, 1983

Mid-Kansas Federal Savings and Loan  
Attention: Lowell Richardson  
230 S. Market  
Wichita, Kansas 67202

Re: Extensions of letters of credit associated with Amarado  
Estates and Amarado Estates 2nd Addition.

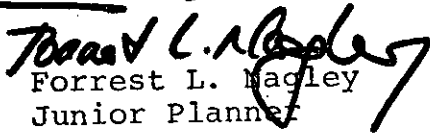
Dear Mr. Richardson:

This letter acts as follow-up to my October 18, 1983 and November 15, 1983 letters to you regarding the above-referenced matter. To date, I have not received the renewed letters of credit. With both of my previous letters, I provided you with proper forms for renewing the guarantees.


Please submit the new letters of credit with new project completion dates of March 15, 1984 and new expiration dates of May 15, 1984. These guarantees must be received by this office no later than December 15, 1983. The dollar amounts are to remain the same, but will be subject to adjustment after Sunrise Enterprises completes additional sidewalks. Due to the fact that one letter of credit has expired and the other is nearing expiration, I cannot wait beyond the 15th of December for the renewed guarantees. If I have not received both new guarantees by the 15th, I will initiate the process necessary for collection on the still active guarantee. These funds will be deposited in a trust account and held until all sidewalks within both plats have been completed.

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

Sincerely,

  
Forrest L. Nagley  
Junior Planner  
FLN:bh

cc: Bill Solt, Sunrise Enterprises Limited, 401 Industrial Rd.,  
Goddard, Kansas, 67052  
Robert A. Lakin, Director of Planning  
\*Mike Lindebak, City Engineer



WICHITA-SEDGWICK COUNTY

October 11, 1982

METROPOLITAN AREA PLANNING DEPARTMENT

Donald C. Gisick, City Clerk

TO

Forrest L. Nagley, Junior Planner

FROM

SUBJECT

Forwarding of revised letter of credit for Amarado  
Estates and Amarado Estates 2nd Addition.

Attached please find the above-referenced revised letters of credit. They should be held in your files until such time as their release is authorized by either City Engineering or Planning.

The superceded letters of credit should be returned to Mid-Kansas Federal with their copy of this memorandum.

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

Attachments (2)

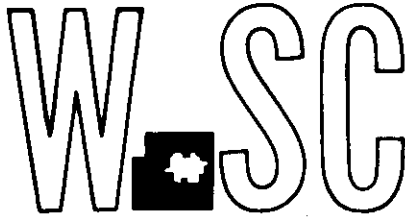
cc: Mid-Kansas Federal Savings and Loan, Attention: Lowell  
Richardson, 230 S. Market, 67202  
Mike Lindebak, Project Development Engineer, City Engineering

COPY



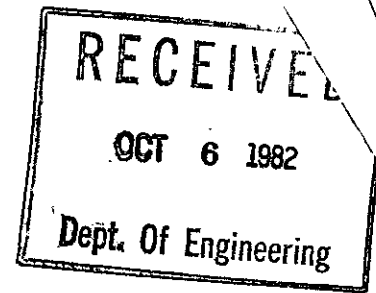
*[Handwritten signature]*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



October 5, 1982.

Amarado Investment Company, Inc.  
Attention: Lowell Richardson  
216 S. Market  
Wichita, Kansas 67202

Re: Letters of credit ~~guaranteeing~~ installation of public and  
private sidewalks in Amarado Estates and Amarado Estates  
Second Addition (S/D 74-32 and S/D 78-77).

Dear Lowell:

Enclosed please find the revised letters of credit that we talked  
about last week. As soon as these are returned to me, I will re-  
turn the superceded letters of credit.

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

Sincerely,

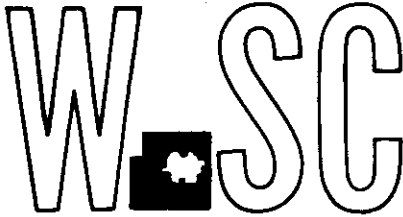
*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: ~~X~~ Mike Lindebak, Project Development Engineer, City Engineering  
Bill Solt, Sunrise Enterprises, 401 Industrial Road, Goddard,  
Kansas 67052

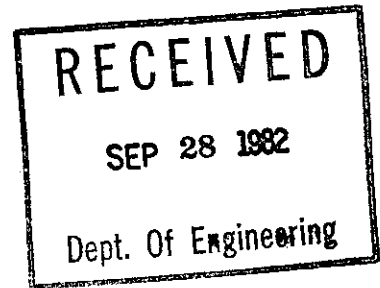
*me*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



September 28, 1982

Amarado Investment Company, Inc.  
Attention: Lowell Richardson  
216 S. Market  
Wichita, Kansas 67202

Re: Letter of credit guaranteeing a sidewalk on the south side of 17th Street North and some private sidewalks in Reserve A, Amarado Estates (S/D 74-32).

Dear Mr. Richardson:

This letter acts as a follow-up to my July 6, 1982 letter to you regarding the above-referenced matter. In that earlier letter, I advised you that Amarado Investment Company's letter of credit guaranteeing certain sidewalks in Amarado Estates would be in default as of August 8, 1982. I also advised you that we could accept, yet another, time extension to complete this work provided an amendment to your letter of credit is provided which references the following:

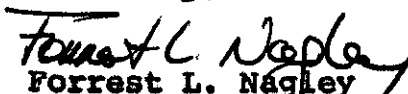
- A. A new default or completion date of August 8, 1983;
- B. A new expiration or negotiation date of November 8, 1983.

To date, I have not received the required amendment to your letter of credit or been contacted about this matter.

We understand that development of this plat has been scheduled in phases and has undoubtedly been slowed down by the depressed economy. With these conditions in mind, we can easily justify an extension of time to install the sidewalks. However, the above-described amendment to the letter of credit needs to be submitted as soon as possible, but, no later than October 15, 1982. Action on the part of Amarado Investment Company is imperative if collection on the existing letter of credit is to be avoided.

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

Sincerely,

  
Forrest L. Nagley  
Junior Planner

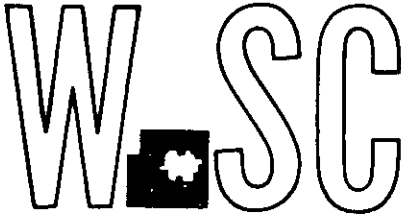
FLN:bh

*MLK*

Amarado Investment Company, Inc.  
Attention: Lowell Richardson  
Page 2 - September 28, 1982

cc: Mike Lindebak, Project Development Engineer, City Engineering  
Bill Solt, Sunrise Enterprises, Ltd., 401 Industrial Road,  
Goddard, Kansas 67052

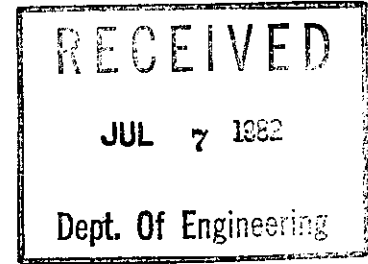
WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

July 6, 1982 (316) 268-4561



Amarado Investment Company, Inc.  
Attention: Lowell Richardson  
216 South Market  
Wichita, Kansas 67202

Re: Letter of credit guaranteeing a sidewalk on the south side of 17th Street North and some private sidewalks in Reserve A, Amarado Estates (S/D 74-32).

Dear Mr. Richardson:

Amarado Investment Company's letter of credit from Mid-Kansas Federal Savings and Loan in the amount of \$45,100.00, guaranteeing the construction of the above-referenced sidewalks is once again nearing maturity. The subject letter of credit references a completion date for the sidewalk system of August 8, 1982. A recent field check has verified that all sidewalks guaranteed by this letter of credit are not completed, except for a sidewalk on the south side of 17th adjacent to Lot 40, Block 4. This sidewalk segment has been constructed since last year's time extension.

Since the greatest bulk of lots that would benefit from the public-private sidewalk system are currently undeveloped, we can authorize another one year time extension. This time extension will, however, require an amendment to your present letter of credit. This amendment needs to reference the following:

- A. A new default or completion date of August 8, 1983;
- B. A new expiration or negotiation date of November 8, 1983.

This amendment should be submitted to this office prior to the August 8, 1982 default date on your existing guarantee. Should you have any questions, please call me at 268-4421.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

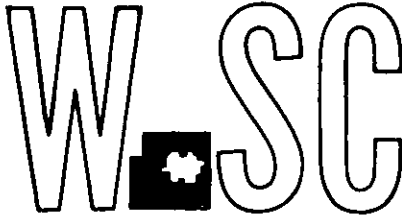
cc: Mike Lindebak, Project Development Engineer, City Engineering

*MLY*

Amarado Investment Company, Inc.  
July 6, 1982 - Page 2

Bill Solt, Sunrise Enterprises, Ltd., 401 Industrial Road,  
Goddard, Kansas 67052

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

(316) 268-4561

**Amarado Investment Co., Inc.**  
**Attention: Lowell Richardson**  
**216 South Market**  
**Wichita, Kansas 67202**

RECEIVED

JUL 27 1981

Dept. Of Engineering

July 24, 1981

Re: Letters of Credit Guaranteeing Public  
and Private Sidewalks in Amarado Estates  
and Amarado Estates 2nd Addition

Dear Mr. Richardson:

We have completed our review of your July 1, 1981, request for an administrative adjustment to the approved sidewalk plan for the above-referenced additions. We find that we can approve the request subject to the following conditions:

1. Provide this office with a letter from the Amarado Estates Homeowners Association which indicates agreement with the proposed adjustments and which guarantees that the Association will assume responsibility for extending the private sidewalk behind Lot 75, Block 3 to the future public sidewalk on 13th Street. This future arterial sidewalk will be constructed by the City. The Association's letter should clearly state that they will modify existing fencing along 13th Street in order to make the sidewalk connection.

2. Submit the following revised letters of credit:

A. Amarado Estates

New dollar amount of \$45,100.00 for 3,020 linear feet of private sidewalk within private open space and 1,080 linear feet of public sidewalk adjacent to the south side of 17th Street.

New default date of August 8, 1982

New expiration date of November 8, 1982

Mr. Lowell Richardson  
July 24, 1981  
Page Two

B. Amarado Estates 2nd Addition

New dollar amount of \$19,470.00 for 585 linear feet of private sidewalk within private open space and 1,185 linear feet of public sidewalk adjacent to east side of Valleyview and the north side of Amarado.

New default date of October 26, 1982

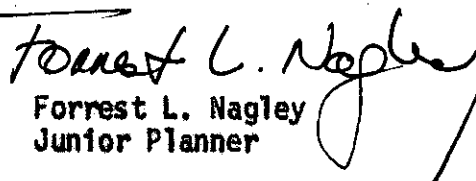
New expiration date of January 1, 1983

3. It is our understanding that you will proceed to immediately construct all the required public sidewalks south of Amarado Street within the next few weeks. Once these sidewalks have been completed, please notify this office.

Once we have received the letter of approval and agreement from the Homeowners Association and the two revised letters of credit have been submitted, we can complete the administrative adjustment of the Amarado Estates sidewalk plan. Upon receipt of the revised letters of credit, we will proceed to release your existing guarantees. I have enclosed two letter of credit forms for your use with this letter.

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

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:jps  
Enclosure

cc: Mike Lindebak, Project Development Engineer, City Engineering  
Bill Solt, Sunrise Enterprises, Ltd., 401 Industrial Road,  
Goddard, Kansas, 67052

## METROPOLITAN AREA PLANNING DEPARTMENT

TO Mike Lindebak, Project Development Engineer

FROM Forrest L. Nagley, Junior Planner

SUBJECT Forwarding of letter of credit guaranteeing the construction of 130 feet of sanitary sewer in Lot 1, Block 1, Amarado Estates - L/S-0408 (Credit Number 80-7)

Attached herewith is the original of the above-referenced letter of credit. The purchaser defaulted on the guarantee on February 15, 1981. The guarantee expires on April 15, 1981. Given the approaching expiration date, the lack of progress toward finaling an alternative method for sewer and the fact that an extension of time has been previously granted, it is our opinion that the City should proceed to collect on the guarantee in order to construct the sewer line as originally planned.

Should you have any questions, please advise.

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Marjorie B. Herwig, Assistant Vice-President, Union National  
Bank Bldg., 150 N. Main, 67202  
Leslie Rudd, P.O. Box 968, 67201  
Amoco Oil Company, Attention: B. S. Procopio, 8826 Santa Fe  
Drive, P.O. Box 965, Shawnee Mission, Ks., 66201  
Clark R. Nelson, Attorney, 200 W. Douglas, 67202  
James O. Smith, Suite 505, 200 W. Douglas, 67202

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

James O. Smith  
Suite 505  
200 West Douglas  
Wichita, Kansas 67202

March 13, 1981

RECEIVED

MAR 16 1981

Dept. Of Engineering

Re: Letter of credit guaranteeing the construction of 130 feet of  
sanitary sewer in Lot 1, Block 1, Amarado Estates - L/S 0408  
(Credit number 80-7)

Dear Mr. Smith:

The above-referenced letter of credit from Union National Bank will  
expire on April 15, 1981. The terms of the letter of credit state  
a default date of February 15, 1981. This letter acts to advise you  
of our intention to collect on the letter of credit if the following  
is not completed by March 25, 1981:

- a. Submit to this office a fully executed instrument granting an  
alternate 20-foot utility easement to serve the subject lot  
split site.
- b. Have Mike Lindebak of City Engineering advise this office that  
you have worked out a firm method for guaranteeing the required  
public sanitary sewer line in the alternate easement.

If you wish to avoid default on your \$7,200.00 letter of credit, it  
is imperative that you take the necessary steps to achieve the above  
on or before March 25, 1981.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Marjorie B. Henwig, Assistant Vice-President, Union National  
Bank Building, 150 N. Main, 67202  
Leslie Rudd, P.O. Box 968, 67201  
Amoco Oil Company, Attention: B. S. Procopio, 8826 Santa Fe Drive,  
P.O. Box 954, Shawnee Mission, Ks. 66201  
/Mike Lindebak, Program Development Engineer, City Engineering  
Clark R. Nelson, Attorney, 200 W. Douglas, 67202

*A/16*  
*over*

WICHITA-SEDGWICK COUNTY

August 6, <sup>DATE</sup> 1980

**METROPOLITAN AREA PLANNING DEPARTMENT**

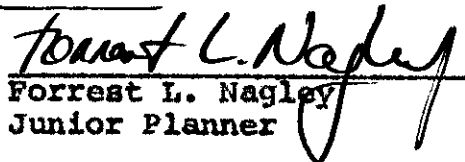
TO Donald C. Gisick, City Clerk

FROM Forrest L. Nagley, Junior Planner

SUBJECT Forwarding of revised letters of credit  
for sidewalks and water lines in  
Amarado Estates Addition (S/D 74-32)

Attached please find two revised letters of credit guaranteeing improvements required during the platting of the above-referenced addition. The letters of credit should be filed for eventual release or collection. These revised guarantees replace two letters of credit dated November 6, 1978. The superseded letters of credit may now be released at the request of either Mid-Kansas Federal Savings and Loan or the purchaser, Amarado Investment Company, Inc.

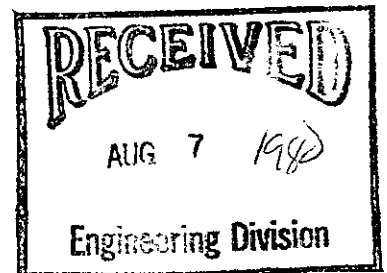
Should you have any questions regarding this matter, please call me at extension 4405.

  
Forrest L. Nagley  
Junior Planner

FLN:bh

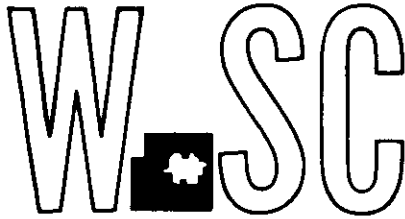
Attachments (2)

cc: ✓ Mike Lindebak, City Engineering  
Lowell Richardson, Amarado Investment Company  
230 S. Market, 67202  
Bill Solt, c/o Sunrise Enterprises, 401  
Industrial Rd., Goddard, Ks. 67052



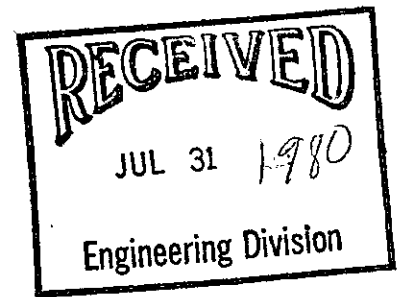
COPY

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



July 30, 1980

Mr. Lowell Richardson  
Amarado Investment Company  
230 S. Market  
Wichita, Ks. 67202

Re: Letter of credit guaranteeing installation of various water  
lines and letter of credit guaranteeing public and private  
sidewalks for Amarado Estates, S/D 74-32

Dear Mr. Richardson:

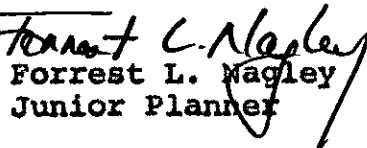
The Water Engineering Section of the Water Department has advised  
that a one year time extension, for completion of the above-captioned  
water service improvements, will require a new letter of credit for  
the amount of \$53,000.00.

City Engineering has advised that the dollar amount for the sidewalk  
guarantee should not be reduced below the current \$64,000.00 amount.

Attached you will find two letter of credit forms for your use when  
renewing these guarantees. Please indicate a completion date (line  
6) of August 8, 1981, and a maturity or negotiation date of November  
8, 1981 (last line).

Should you have any questions about this matter, please call me at  
268-4405.

Sincerely,

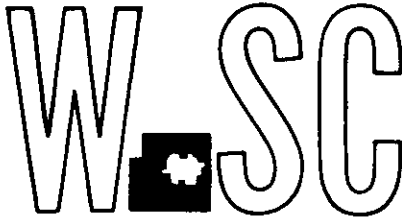
  
Forrest L. Magley  
Junior Planner

FLN:bh

Attach.

cc: ✓ Mike Lindebak, City Engineering  
Ralph Hull, Water Engineering, Water Department  
Bill Solt, c/o Sunrise Enterprises, 401 Industrial  
Road, Goddard, Ks. 67052

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

July 12, 1980

James O. Smith  
R and S Investments  
Suite 505  
200 W. Douglas  
Wichita, Kansas 67202

Re: Letter of credit guaranteeing the construction of 130  
feet of sanitary sewer in Lot 1, Block 1, Amarado  
Estates - L/S-0408 (Credit Number 80-7)

Dear Mr. Smith:

Since my July 8, 1980 letter to you regarding the above  
referenced matter, I have been advised that you desire an  
additional one year's time to complete this work. Basically,  
our position is that the work should have already been com-  
pleted by this date. However, we can grant the time exten-  
sion, as requested, if you provide this office with a letter  
from the owner of record of the building site dependent on  
the sewer extension, stating that they do not object to the  
extension of time.

Should you have any questions about this matter, please call  
me at 268-4405.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

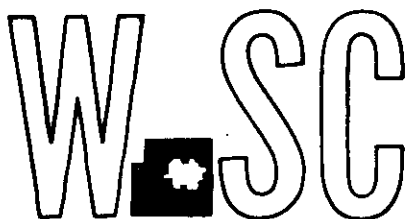
cc: Marjorie B. Herwig, Assistant Vice-President, Unional  
National Bank, 150 N. Main, 67202  
Leslie Rudd, Box 968, 67201  
Clifford Rees, P.O. Box 968, 356 N. Rock Rd, Suite "A",  
67206  
✓ Mike Lindebak, Project Development Engineer, City  
Engineering

RECEIVED

JUL 23 1980

Engineering Division

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

July 21  
~~January 21, 1980~~

Mr. Lowell Richardson  
Amarado Investment Company  
230 S. Market  
Wichita, Kansas 67202

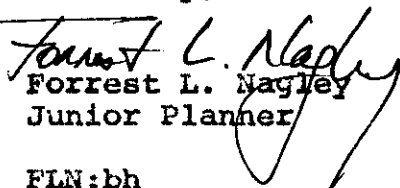
Re: Letter of credit guaranteeing installation of  
various water lines and letter of credit guarantee-  
ing public and private sidewalk system for Amarado  
Estates, S/D 74-32

Dear Mr. Richardson:

This letter is written as a follow-up to my letter of June  
27, 1980. In my June letter, I advised you that your  
letters of credit from Mid-Kansas Federal Savings and Loan  
in the amounts of \$48,000.00 and \$64,000.00 guaranteeing  
the above-captioned improvements ~~are~~ once again nearing  
expiration. The specified default date is August 8, 1980.

Please advise me as to what your intentions are regarding  
this matter. My telephone number is 268-4405.

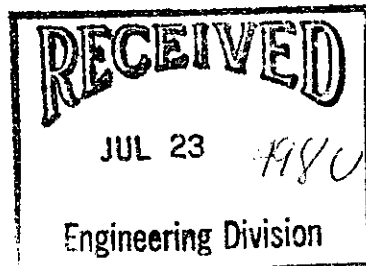
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Bill Solt, c/o Sunrise Enterprises, 401 Industrial Road,  
Goddard, Ks. 67052

✓ Mike Lindebak, Project Development Engineer, City Engineering



June 27, 1980

Mr. Lowell Richardson  
Amarado Investment Company  
230 S. Market  
Wichita, Ks. 67202

Re: Letter of credit guaranteeing installation of various  
water lines and letters of credit guaranteeing public  
and private sidewalk system for Amarado Estates, S/D 74-32

Dear Mr. Richardson:

Your letters of credit from Mid Kansas Federal Savings and Loan in the amounts of \$48,000 and \$64,000 guaranteeing the above-captioned improvements is once again nearing expiration. Our files indicate that you agreed to make these improvements on or before August 8, 1980. This agreement on your part was in response to a condition of approval associated with the platting of Amarado Estates. Water Department maps do not show the required water line extensions completed and City Engineering has advised that no sidewalks, required for installation within public right-of-way, have been built. Also, portions of the required private walk system are still uncompleted.

This letter acts to remind you of your agreement to make these improvements by August 8, 1980. If factors preclude the completion of this work by the default date, please contact me so that proper arrangements can be made.

Should you have any questions about this matter, please do not hesitate to contact me at 268-4405. I have attached copies of your letters of credit for your reference and information.

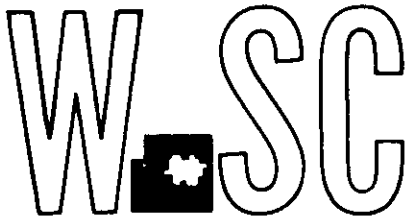
Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh  
Attachments (2)

cc: Bill Solt, c/o Sunrise Enterprises, 401 Industrial Road,  
Goddard, Ks. 67052

WICHITA - SEDGWICK COUNTY

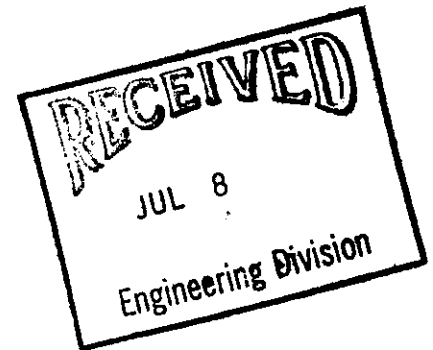


METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 8, 1980

James O. Smith  
R and S Investments  
Suite 505  
200 W. Douglas  
Wichita, Ks. 67202



Re: Letter of credit guaranteeing the construction of 130 feet of  
sanitary sewer in Lot 1, Block 1, Amaraño Estates - L/S -0408,  
(Credit Number 80-7)

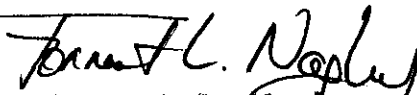
Dear Mr. Smith:

Your letter of credit from Union National Bank in the amount of \$7,200.00 guaranteeing the above-captioned improvement is once again nearing expiration. Our files indicate that you agreed to construct the sanitary sewer line by August 15, 1980. A quick review of City Engineering records shows that no arrangements have been made to complete this improvement by the August 15 default date. As indicated in our May 8, 1980, letter, we understand that there is a proposed development for this corner site which requires that the public sewer line be constructed in the very near future. The above mentioned letter was mailed to Mr. Leslie Rudd.

This letter acts to remind you of your agreement to construct the sewer by August 15, 1980. If this improvement is not completed by this date, I will be required to turn your present letter of credit over to the City Engineer's office for collection.

Should you have any questions about this matter, please do not hesitate to contact me at 268-4405. I have attached a copy of your guarantee for your reference and information.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

Attachment

cc: Marjorie B. Herwig, Assistant Vice-President, Union National

Mr. James O. Smith

Page 2

July 8, 1980

Leslie Rudd, Box 968, 67201

Clifford Rees, P.O. Box 968, 356 N. Rock Rd., Suite "A", 67206

Mike Lindebak, Project Development Engineer, City Engineering



*copies made +  
filed in each  
project folder.  
M.D.*

October 16, 1979

Mr. Steve Lackey  
Department of Public Works  
Engineering Department  
The City of Wichita  
455 North Main  
Wichita, Kansas 67202

Dear Mr. Lackey:

In regards to the proposed street paving for Phase III of  
Amarado Estates, your project numbers 472-76-245-80878-000-000-001,  
472-76-245-80877-000-000-001 and 472-76-245-80326-000-000-001,  
please be advised that Amarado Investment Company is requesting  
that all residential streets be paved with roll curbs.

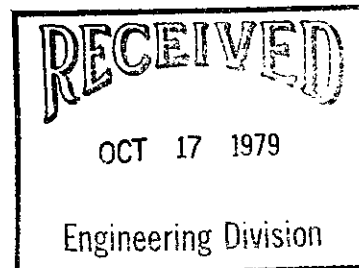
If you need further information, please feel free to contact me.

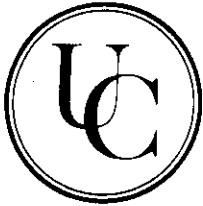
Sincerely,

AMARADO INVESTMENT COMPANY, INC.

Lowell E. Richardson  
Vice President

LER:sd

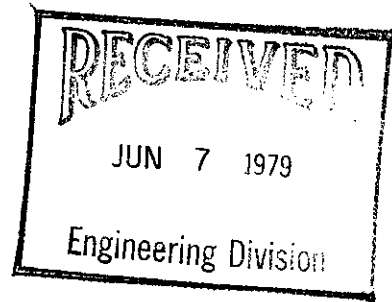




## Utility Contractors, Inc.

(316) 265-9506 - 659 N. Market Street - P.O. Box 2079 - Wichita, Kansas 67201

An Equal Opportunity Employer



June 5, 1979

The City of Wichita  
Department of Public Works  
Mr. John Kraus  
455 North Main  
Wichita, KS 67202

468-76-245-80531-000-000-001 ✓

Re: Storm Sewer #134

*Amarado Estates Addition*

Dear Mr. Kraus:

As per our telephone conversation of June 5, 1979, in regards to the abovementioned project, Utility Contractors, Inc. will be making the necessary repairs to correct the settlement of the curb and gutter at the approximate location of 80' West of Valleyview on the North curb line on Alamo.

If you should require any additional information, please feel free to contact me.

Cordially,

Mark Dohrer  
Pipe Superintendent

UTILITY CONTRACTORS, INC.

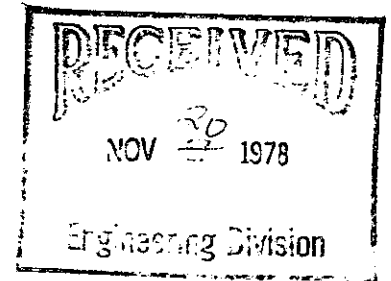
MD:dw

WICHITA-SEDGWICK COUNTY

DATE

November 20, 1978

**METROPOLITAN AREA PLANNING DEPARTMENT**



TO Dick Linn, City Engineer  
FROM Louise Olivarez, Junior Planner  
SUBJECT Sidewalk plan for Amarado Estates

Attached for your information and files is a print of the final revised sidewalk plan for Amarado Estates. The plan was approved by the Board of City Commissioners on October 3, 1978. A few minor changes were requested by the homeowners and were agreed to by Lowell Richardson and Jack Galbraith on November 14th. Amarado Investment is to install all sidewalks shown on this plan (except the ones on 13th Street) prior to August 8, 1979.

Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Junior Planner

LO:bh

Attach.

May 4, 1978

Mr. William H. Keltner, P.E.  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: Sidewalk Location  
Amarado Estates  
PEC File 30-77482-2-380

Dear Mr. Keltner:

Your letter of May 31, 1978 requested approval of a handicap ramp design for sidewalk connection to a 29'-6" radius at street intersections.

The 29'-6" radius would be used on collector and arterial streets, but not on local residential street intersections. The Sub-Division Regulations adopted by the Metropolitan Area Planning Commission published the proper radii on Page 34, Section 7-201(P). Please note that the right-of-way lines may be required to be rounded by an arc to allow construction of a larger radii. The right-of-way requirements provided in the regulations provide for 14'-6" setback between the curb and property line. On any streets where the intersection curb radii exceeds 20 feet, the right-of-way should be rounded by an arc to accommodate the larger radii.

The designs submitted with your letter are approved for the use at locations where it is not feasible to acquire additional right-of-way.

I would suggest that additional right-of-way be dedicated at locations still owned by Amarado Investment Company, Inc., and the design modified as sketched in red on the attached drawing. The suggested design should be incorporated on all future plats and projects.

If additional information is necessary, please advise.

Very truly yours,

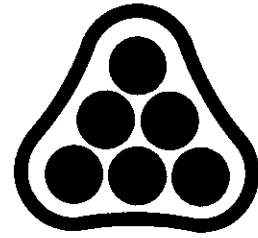
R.W. Linn,  
City Engineer

RWL:gd

CC: Lowell Richardson - Amarado Inv. Co.  
Paul Graves - Traffic Engineering  
Jack Galbraith - Planning

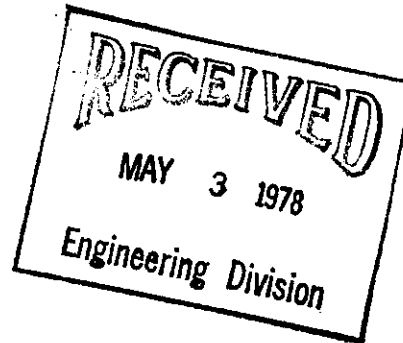
## DIRECTORS

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.  
J. L. MARTIN, P.E.  
K. R. HORNER, P.E.



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION

May 1, 1978



Mr. R. W. Linn, P. E.  
City Engineer  
7th Floor - City Hall  
455 North Main Street  
Wichita, Kansas 67202

Re: Sidewalk Location  
Amarado Estates  
PEC File 30-77482-2-380

Dear Mr. Linn:

We have discussed the sidewalk location problem mentioned to you earlier with Mr. Sonny Seal. As you will recall, there is a handicap ramp location problem at 29'-6" radius curb returns regarding elevations of sidewalk and slopes of ramps that must meet various criteria. Enclosed are three copies of a sketch that is our proposal for construction within the Amarado Estates subdivision. Please note that the elevation control point at the property line corner is the same elevation as the design-top of curb, at the mid-point between curb returns.

When we last talked with Mr. Seal, this design appeared to be acceptable for construction in the subdivision noted. Since there are ten curb returns already constructed along Valleyview just north of 13th Street, and eight more are proposed for construction during the Phase II work the owner is attempting to get initiated, it would be our opinion that all in the same neighborhood should be the same.

We are asking that you approve the enclosed handicap ramp design so the curb returns along Valleyview (29'-6" radius) can be constructed as designed, and that the street design plans not be required to be altered to 19'-6" radius returns as red-marked by your office on the prints submitted.

continued-

Mr. R. W. Linn  
May 1, 1978  
Page two

If additional discussion between you, representatives from our office, and your staff are appropriate, just advise us as to when the meeting would be to your convenience and we will have either the undersigned or Mr. Charles Brown attend.

Thank you for your consideration of this particular design detail.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

*for Charles J. Brown*  
William H. Keltner, P. E.

WHK/10  
Encl.

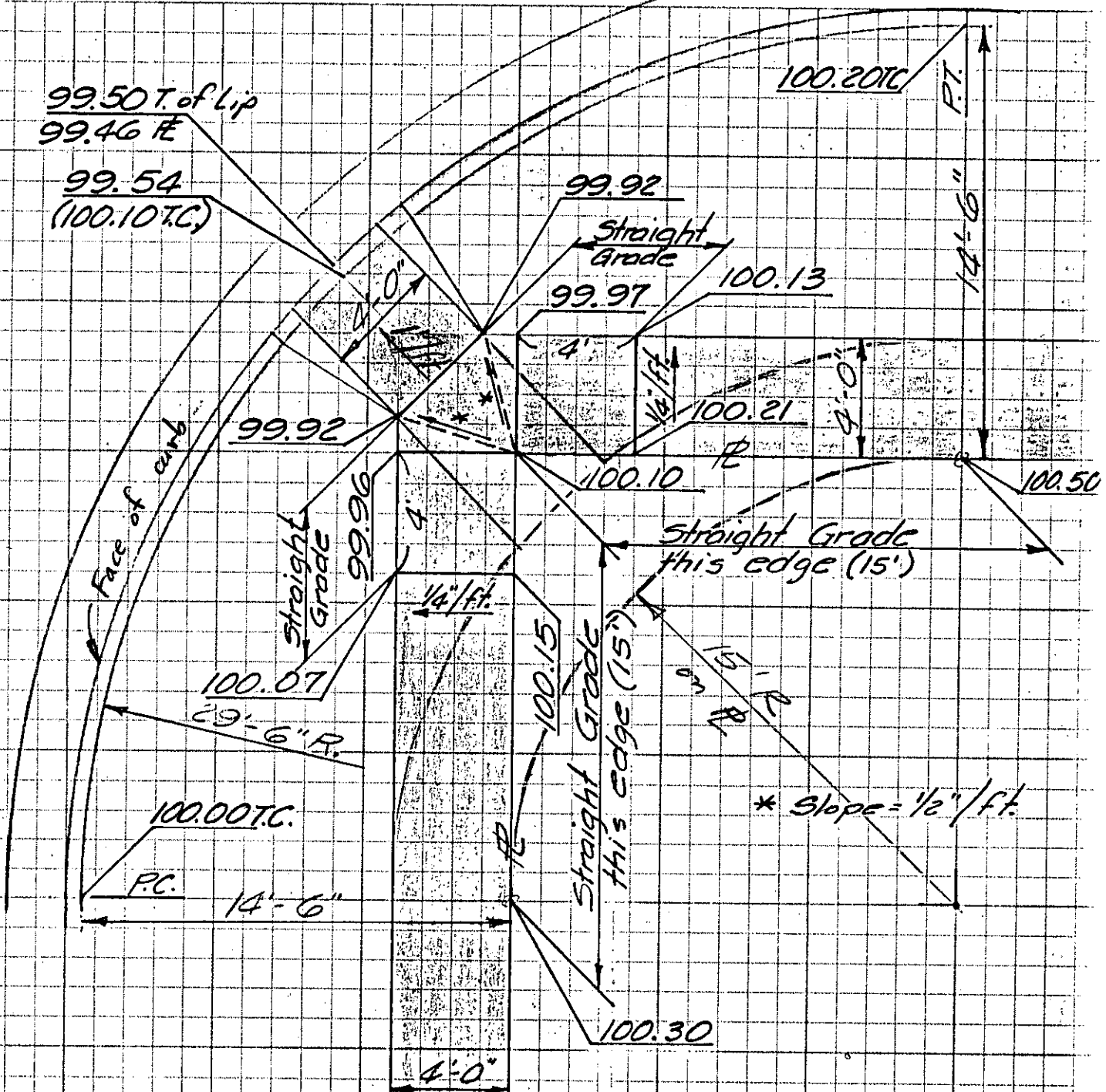
cc: Lowell Richardson  
Charles Brown, P. E.



Date April 27, 1978 Page 1 of 1

Project Amarado Estates

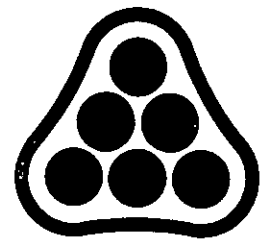
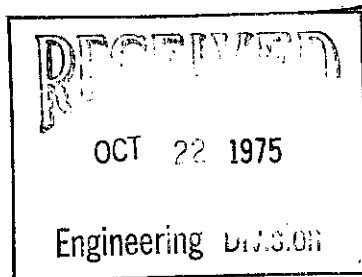
Item Relative Elev. @ Handicapped-Ramp



\* Slope = 1/2" / ft.

Scale 1" = 5'-0"

October 21, 1975



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**  
PROFESSIONAL ASSOCIATION

Ritchie Construction Co., Inc.  
Box 4048  
Wichita, Kansas 67204

Re: Request for quote  
Amarado Streets  
PEC File No. 30-75331-524

Gentlemen:

Our firm is currently preparing design plans for streets in Amarado Estates, a subdivision N.E. of the intersection at 13th Street and Maize Road, in Wichita, Kansas.

The Owner, Amarado Investments Company, Inc., a service corporation of Mid Kansas Federal Savings and Loan Association, has decided to proceed with design and construction contract negotiation for that portion of the streets which is shown on the attached drawing excluding the intersections. Arrangements have been made for the design plans to be prepared in two parts, Part A and Part B. Part A will be for the streets, less the intersections, and Part B will be for the intersections only.

Design plans for both Parts A and B will be prepared by PEC, P.A.. Part B will be let as a contract for construction by the City of Wichita, probably sometime after the first of the year. This letter is to request your quote for unit prices for the Part A work on the approximate total quantities listed on the attached Sheet. It is the Owner's intent to negotiate a construction contract based on the unit prices so quoted for the Part A work. Construction will not begin until after the City of Wichita lets the Contract for the Part B work. You are encouraged to quote unit prices for the Part A work that will allow you to be sufficiently competitive for the Part B work so that two different contractors will not be involved.

It is noted that the terms of the quote are as follows:

1. All work is to be based on current City of Wichita Specifications for asphalt pavement dated 3/75, a copy of which is enclosed. If changes are made in these requirements after submittal of the quote and before construction is started, a change order will be negotiated to consider the effects of the change.

-continued-

1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691

Ritchie Construction Co., Inc.

October 21, 1975

Page 2

2. After the Owner makes a determination as to whom he will negotiate with, a formal contract based on the NSPE format between Owner and Contractor will be prepared. Statutory bond forms made out to the State of Kansas will then be required, as will the standard performance and maintenance bonds which shall be made out to both the City of Wichita and Amarado Investments, Inc., as dual obligee.
3. It is expected that work will begin on this project in early spring of 1976. Sanitary Sewer work is now under way. It is expected that water lines and storm drainage work will be started before the first of the year, although this is not assured at this date.
4. Storm drain inlets and manholes and other structures will be in place at the time of street construction. Curb inlet openings will be located one foot behind the back of curb and the unit price for "curb inlet curb and gutter connections" refers to the finish work necessary to "connect" these inlets to the curb and gutter to be placed during the street construction work. The street construction contractor will be responsible for the care of such improvements (existing S.D. structures) during his construction procedures. All other incidental items of work will be considered subsidiary to the bid items involved.
5. All quantities listed below are approximate and will be refined at the time the formal Agreement is negotiated. Actual payment will be for items constructed, inspected and accepted at the time of construction, at the unit price quoted.
6. All design plans, specifications, contracts, bonds, notices to proceed, etc., will be approved by the City of Wichita Engineering Department prior to acceptance by the Owner.
7. It is anticipated at this time that work for Part A will be staked in the field and inspected by PEC, P.A.. The exact procedures for Part B will be set out at the time it is let by the City.

-continued-

Ritchie Const. Co., Inc.

October 21, 1975

Page 3

Your quote should be submitted on the attached form, in the enclosed envelope, and forwarded to Mr. David Brasted at Mid Kansas Federal Savings and Loan Association, 230 S. Market, Wichita, Kansas 67202.

If you have any questions, please contact the undersigned.

Very truly yours,

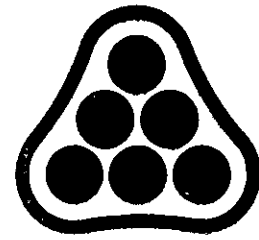
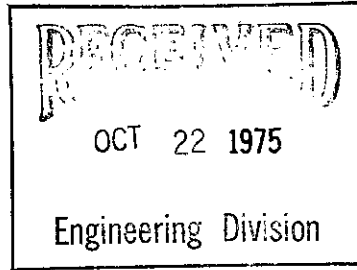
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

W. H. Keltner, P.E.  
Vice-President

is

cc: R. W. Linn, P.E.  
David Brasted  
Major, Inc.  
Mid-Kansas Const., Inc.

October 21, 1975



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION

Mid Kansas Construction, Inc.  
Box 11204  
Wichita, Kansas 67202

Re: Request for quote  
Amarado Streets  
PEC File No. 30-75331-524

Gentlemen:

Our firm is currently preparing design plans for streets in Amarado Estates, a subdivision N.E. of the intersection at 13th Street and Maize Road, in Wichita, Kansas.

The Owner, Amarado Investments Company, Inc., a service corporation of Mid Kansas Federal Savings and Loan Association, has decided to proceed with design and construction contract negotiation for that portion of the streets which is shown on the attached drawing excluding the intersections. Arrangements have been made for the design plans to be prepared in two parts, Part A and Part B. Part A will be for the streets, less the intersections, and Part B will be for the intersections only.

Design plans for both Parts A and B will be prepared by PEC, P.A.. Part B will be let as a contract for construction by the City of Wichita, probably sometime after the first of the year. This letter is to request your quote for unit prices for the Part A work on the approximate total quantities listed on the attached Sheet. It is the Owner's intent to negotiate a construction contract based on the unit prices so quoted for the Part A work. Construction will not begin until after the City of Wichita lets the Contract for the Part B work. You are encouraged to quote unit prices for the Part A work that will allow you to be sufficiently competitive for the Part B work so that two different contractors will not be involved.

It is noted that the terms of the quote are as follows:

1. All work is to be based on current City of Wichita Specifications for asphalt pavement dated 3/75, a copy of which is enclosed. If changes are made in these requirements after submittal of the quote and before construction is started, a change order will be negotiated to consider the effects of the change.

-continued-

Mid Kansas Construction, Inc.

October 21, 1975

Page 2

2. After the Owner makes a determination as to whom he will negotiate with, a formal contract based on the NSPE format between Owner and Contractor will be prepared. Statutory bond forms made out to the State of Kansas will then be required, as will the standard performance and maintenance bonds which shall be made out to both the City of Wichita and Amarado Investments, Inc., as dual obligee.
3. It is expected that work will begin on this project in early spring of 1976. Sanitary Sewer work is now under way. It is expected that water lines and storm drainage work will be started before the first of the year, although this is not assured at this date.
4. Storm drain inlets and manholes and other structures will be in place at the time of street construction. Curb inlet openings will be located one foot behind the back of curb and the unit price for "curb inlet curb and gutter connections" refers to the finish work necessary to "connect" these inlets to the curb and gutter to be placed during the street construction work. The street construction contractor will be responsible for the care of such improvements (existing S.D. structures) during his construction procedures. All other incidental items of work will be considered subsidiary to the bid items involved.
5. All quantities listed below are approximate and will be refined at the time the formal Agreement is negotiated. Actual payment will be for items constructed, inspected and accepted at the time of construction, at the unit price quoted.
6. All design plans, specifications, contracts, bonds, notices to proceed, etc., will be approved by the City of Wichita Engineering Department prior to acceptance by the Owner.
7. It is anticipated at this time that work for Part A will be staked in the field and inspected by PEC, P.A.. The exact procedures for Part B will be set out at the time it is let by the City.

-continued-

Mid-Kansas Construction, Inc.

October 21, 1975  
Page 3

Your quote should be submitted on the attached form, in the enclosed envelope, and forwarded to Mr. David Brasted at Mid Kansas Federal Savings and Loan Association, 230 S. Market, Wichita, Kansas 67202.

If you have any questions, please contact the undersigned.

Very truly yours,

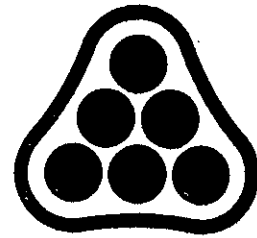
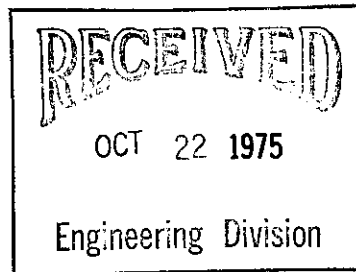
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

W. H. Keltner, P.E.  
Vice-President

is

cc: R. W. Linn, P.E.  
David Brasted  
Major, Inc.  
Ritchie Const. Co., Inc.

October 21, 1975



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**  
PROFESSIONAL ASSOCIATION

Major, Inc.  
Paving Contractors  
P. O. Box 17185  
Wichita, Kansas 67217

Re: Request for quote  
Amarado Streets  
PEC File No. 30-75331-524

Gentlemen:

Our firm is currently preparing design plans for streets in Amarado Estates, a subdivision N.E. of the intersection at 13th Street and Maize Road, in Wichita, Kansas.

The Owner, Amarado Investments Company, Inc., a service corporation of Mid Kansas Federal Savings and Loan Association, has decided to proceed with design and construction contract negotiation for that portion of the streets which is shown on the attached drawing excluding the intersections. Arrangements have been made for the design plans to be prepared in two parts, Part A and Part B. Part A will be for the streets, less the intersections, and Part B will be for the intersections only.

Design plans for both Parts A and B will be prepared by PEC, P.A.. Part B will be let as a contract for construction by the City of Wichita, probably sometime after the first of the year. This letter is to request your quote for unit prices for the Part A work on the approximate total quantities listed on the attached Sheet. It is the Owner's intent to negotiate a construction contract based on the unit prices so quoted for the Part A work. Construction will not begin until after the City of Wichita lets the Contract for the Part B work. You are encouraged to quote unit prices for the Part A work that will allow you to be sufficiently competitive for the Part B work so that two different contractors will not be involved.

It is noted that the terms of the quote are as follows:

1. All work is to be based on current City of Wichita Specifications for asphalt pavement dated 3/75, a copy of which is enclosed. If changes are made in these requirements after submittal of the quote and before construction is started, a change order will be negotiated to consider the effects of the change.

-continued-

1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691

2. After the Owner makes a determination as to whom he will negotiate with, a formal contract based on the NSPE format between Owner and Contractor will be prepared. Statutory bond forms made out to the State of Kansas will then be required, as will the standard performance and maintenance bonds which shall be made out to both the City of Wichita and Amaredo Investments, Inc., as dual obligee.
3. It is expected that work will begin on this project in early spring of 1976. Sanitary Sewer work is now under way. It is expected that water lines and storm drainage work will be started before the first of the year, although this is not assured at this date.
4. Storm drain inlets and manholes and other structures will be in place at the time of street construction. Curb inlet openings will be located one foot behind the back of curb and the unit price for "curb inlet curb and gutter connections" refers to the finish work necessary to "connect" these inlets to the curb and gutter to be placed during the street construction work. The street construction contractor will be responsible for the care of such improvements (existing S.D. structures) during his construction procedures. All other incidental items of work will be considered subsidiary to the bid items involved.
5. All quantities listed below are approximate and will be refined at the time the formal Agreement is negotiated. Actual payment will be for items constructed, inspected and accepted at the time of construction, at the unit price quoted.
6. All design plans, specifications, contracts, bonds, notices to proceed, etc., will be approved by the City of Wichita Engineering Department prior to acceptance by the Owner.
7. It is anticipated at this time that work for Part A will be staked in the field and inspected by PEC, P.A.. The exact procedures for Part B will be set out at the time it is let by the City.

-continued-

Major, Inc.

October 21, 1975  
Page 3

Your quote should be submitted on the attached form, in the enclosed envelope, and forwarded to Mr. David Brasted at Mid Kansas Federal Savings and Loan Association, 230 S. Market, Wichita, Kansas 67202.

If you have any questions, please contact the undersigned.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

W. H. Keltner, P.E.  
Vice-President

is

cc: R. W. Linn, P.E.  
David Brasted  
Mid-Kansas Const. Co., Inc.  
Ritchie Const. Co., Inc.



# ALLIED LABORATORIES

OCT 14 1975  
 DAILY INSPECTION REPORT  
 Engineering Division

Thursday October 9 1975  
 Day Month Date Year

cc: C. Brown - 1 Project Amarado Sewer "A" Job Number 50-75335-524  
 Dick Linn - 1 Client Amarado Investment, Inc. Contractor Mid-States  
 Al Hubbard - 1 Amarado  
 Invst. - 1 Weather Clear, warm

High Temperature 80° Low Temperature 50°

Contractor's Personnel Foreman, truck driver, 2 operators, pipe layer, 4 laborers

Contractor's Equipment Backhoe, rubber tired high loader, hydraulic crane, track high loader, jumping jack compactor.

Inspector's Diary The vibrating sheeps foot would not compact to required density. This is still in east dike of channel, Lateral A-1. A regular sheeps was brought out to job in late PM. This is to be used in the ditch in the dike, Lateral A-1. Density tests were taken by Don Brockel to prove this. Started using jumping jack compactor again and this brought densities back to specs. Concrete placed in Manhole No. 1. Finished digging for base manhole No. 9. Laid pipe for connection to manhole No. 9.

calendar Day No. 24

Al Hubbard  
Inspector



# ALLIED LABORATORIES

RECEIVED  
 OCT 14 1975  
 DAILY INSPECTION REPORT  
 Engineering Division

Wednesday October 8 1975  
 Day Month Date Year

cc: Brown - 1 Project Amarado Sewer "A" Job Number 50-75335-524  
 Dick Linn - 1 ✓ Client Amarado Invst., Inc. Contractor Mid States  
 Al Hubbard - 1 Amarado  
 Invest. - 1 Weather Clear, warm

High Temperature 82° Low Temperature 55°

Contractor's Personnel Foreman, 3 operators, 5 laborers, pipe layer

Contractor's Equipment Backhoe, dump truck, 1 jumping jack compactor, small case dozer, high loader, ditching machine.

Inspector's Diary Still backfilling Lat. A-1 east dike of channel, only 1 compactor running today. A vibrating sheepsfoot roller received on job late PM. This sheepsfoot is for demonstration only. If it works, should speed up operation considerably.

Don Brockel ran density tests on the backfill. Both tests passed specs. Bill Keltner of PEC on job early AM. Contractors foreman and Keltner discussed deleteing required 1 full joint spec. on stubs out of manholes and changing to shorter stubs. Keltner checked with C. Brown and City of Wichita, this change was approved.

Excavated on mahholes 1 and 9. Manhole No. 1 bottom placed late PM. Excavated for No. 9, not finished.

calendar Day No. 23

Al Hubbard  
 Inspector

cc: C. Brown - 1  
 Dick Linn - 1 ✓  
 Hubbard - 1  
 Amarado Invst. - 1

ALLIED LABORATORIES  
 203 S. Ellis  
 Wichita, Kansas 67211

TEST REPORT OF CONCRETE SPECIMENS

Project Name Amarado Sewer Part "A"

Contractor Mid-States Construction Co.

Concrete Supplier Allen's Inc.

Location in Project East 35 ft. of encasement - Lateral A-1

A-E

Laboratory No.	AS-7	AS-8	AS-9		
Specimen No.					
Date Cast	10-1-75	10-1-75	10-1-75		
Date Tested	10-8-75	10-29-75	10-29-75		
Age in Days	7	28	28		
Strength Requirements		3,000	3,000		
Slump					
Wt. of Specimen	27.68				
Wt. per cubic foot	140.97				
Total Load	101,000				
Lbs. per Sq. in. - PSI	3,572				
% Coarse Aggregate Broken	70%				

Specimens made by: A1 Hubbard Tested by: A1 Ward (7 Day)

Mix: Sand # - Source

Rock # - Source

Cement # - Brand

Water Admixture Amount

Slump \_\_\_\_\_ Water Added \_\_\_\_\_ Slump \_\_\_\_\_

Air Temp.

Conc. Temp.

% Air

Unit Weight

Dick Linn - 1 ✓  
Al Hubbard - 1  
Amarado Invst. - 1

ALLIED LABORATORIES  
203 S. Ellis  
Wichita, Kansas 67211

TEST REPORT OF CONCRETE SPECIMENS

Project Name Amarado Sewer Part "A"  
Contractor Mid-States Construction Co.  
Concrete Supplier Allen's Inc.  
Location in Project Special support Lateral A-1  
A-E

Laboratory No.	AS-4	AS-5	AS-6		
Specimen No.					
Date Cast	9-30-75	9-30-75	9-30-75		
Date Tested	10-7-75	10-28-75	10-28-75		
Age in Days	7	28	28		
Strength Requirements		3,000	3,000		
Slump	3 1/2"	3 1/2"	3 1/2"		
Wt. of Specimen	27.94				
Wt. per cubic foot	142.30				
Total Load	103,000				
Lbs. per Sq. in. - PSI	3,643				
% Coarse Aggregate Broken	30%				

Specimens made by: Al Hubbard Tested by: Al Ward (7 Day)

Mix: Sand # - Source

Rock # - Source

Cement # - Brand

Water Admixture Amount

Slump \_\_\_\_\_ Water Added \_\_\_\_\_ Slump \_\_\_\_\_

Air Temp.

Conc. Temp.

% Air

Unit Weight



# ALLIED LABORATORIES

## REPORT OF SOIL COMPACTION DATA

Report No. \_\_\_\_\_  
Date October 8, 1975

Submitted by Amarado Investments  
Type of Work Subgrade Compaction  
Project Amarado Sewer Part "A"

Date	Samp. No.	Wet Density lb./cu. ft.	Curve No. *	MOISTURE (%)			DRY DENSITY lb./cu. ft.			LOCATION SAMPLED
				Optimum from Curve	Specification Limits	Actual	Maximum from Curve	Actual	Relative (percent) *	
10-6-75	1	121.5	69	11.3	-	12.2	120.0	108.3	90	Dike east side, 3 ft. above concrete encasement
10-6-75	2	121.5	69	11.3	-	13.0	120.0	107.5	90	Dike east side, 3 ft. above concrete encasement
10-6-75	3	112.1	69	11.3	-	13.7	120.0	98.6	82	Dike east side, Lat. A-1 1 1/2 ft. above encasement
10-6-75	4	122.9	69	11.3	-	14.0	120.0	107.8	90	Retest of Samp. No. 3
10-6-75	5	127.2	69	11.3	-	14.1	120.0	111.5	93	Dike east side, Lat. A-1 2 ft. above encasement
10-7-75	6	128.9	69	11.3	-	15.0	120.0	112.1	93	East bank, Lateral A-3
10-8-75	7	123.6	69	11.3	-	11.4	120.0	111.0	93	Encasement Fill Lateral A-3
10-8-75	8	133.5	68	10.5	-	17.4	127.5	113.7	95	East Bank, Lateral A-3

\* A. A. S. H. O. Designation \_\_\_\_\_  
\* A. S. T. M. Designation \_\_\_\_\_

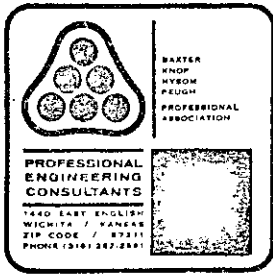
\* 90 % Required  
Approved by \_\_\_\_\_

RECEIVED

SEP 10 1975

Engineering Division

MEMO



TO: Project File

PROJECT NO. 30-75237-380

PROJECT: Amarado

Sanitary Sewers

DATE: 9/9/75

COPIES TO:

ATTN:

Skip Brasted

FROM: Charles Brown

Howard Ladd

REFERENCE: Timing

Dick Linn, P.E. ✓

Concrete Design Mix

Bill Keltner, P.E.

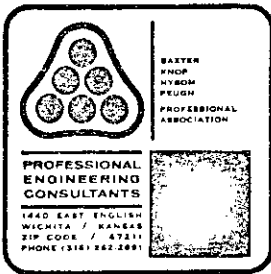
PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Mr. Howard Ladd, Mid-states Construction Company called our office on above date, requesting information about the status of the referenced project.

I advised Mr. Ladd that the project has been temporarily held up until the plat has been filed. Platting cannot be accomplished until covenants and restrictions have been signed by Amarado Investment Co. and filed with the Wichita-Sedgwick County Metropolitan Area Planning Department. Referenced covenants have been revised by Dresie, Jorgensen, & Wood, Attorneys and were delivered to Mr. Skip Brasted's office by C. Brown on 9/9/75.

Mr. Dean Sellars, Assistant City Engineer, has advised that bonds submitted by Mid-states Const. Co. have not been executed, as of 9/9/75. The Notice to Proceed for construction cannot be issued until all bonds have been executed and filed.

I requested that Mr. Ladd forward a copy of test results performed on concrete as per mix design submitted to our office on 9/9/75.



# MEMO

RECEIVED

SEP 10 1975

TO: Project File

Engineering Division

PROJECT

30-75046-018  
NO. 30-75047-018

PROJECT: Waco Finn  
Phase III & Sidewalks

DATE: 9/9/75

COPIES TO:

ATTN:

U.R.A.

FROM: Charles Brown

Dick Linn, P.E. ✓

REFERENCE: Field Inspection

Allied Laboratories

Glen Gordon

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Mr. Brown & Mr. Kristenson of this office visited project site on above date. We checked old field notes of drainage flume on west side of Arkansas Ave. north of 18th Street. We will calculate removal quantities and advise contractor.

Carter crew was working on Mascot Ave. storm drain. Existing manhole had been excavated, 15" stubs removed. They were trenching, & had approximately 75' complete from the existing manhole.

Mid-Kansas Crews were setting forms for sidewalk along 25th Street west of Woodland Avenue. Also were working on Woodland Avenue with tractor and sheepsfoot.

At Ward, Allied Laboratories was testing sidewalk subgrade with Troxler. I advised him to talk to Mr. Gordon as soon as results are known.

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF LAW DATE September 8, 1975

TO Dean Sellers, Assistant City Engineer


FROM Eugene L. Pirtle, First Assistant City Attorney

SUBJECT Procedure for Construction of Public Works Improvements by Private Contract

We have examined and return herewith, approved as to form:

1. Contract with Amarado Investments, Inc.
2. Bond No. 8067-80-51 with Mid States Construction Co., Inc.
3. Dual Obligee Rider

The documents should be executed in behalf of the City by the Mayor and attested by the City Clerk in a manner similar to other public bonds and documents.

  
Eugene L. Pirtle  
First Assistant City Attorney

ELP:cg  
Attachments



THE CITY OF WICHITA

OFFICE OF

ENGINEERING

DATE September 5, 1975

ON SAFETY  
PHASE II

TO Gene Pirtle, First Assistant City Attorney


FROM Dean Sellers, Assistant City Engineer

SUBJECT Procedure for Construction of Public  
Works Improvements by Private Contract

Following our discussion regarding construction of public improvements by private contract, we wrote a procedure to follow in those circumstances. A copy of the procedure is attached.

Since that time Amarado Investments, Inc. has prepared the documents necessary to follow that procedure in constructing the sanitary sewer by private contract to serve an addition called Amarado Estates in northwest Wichita. These documents include an Engineering service agreement, Statutory Bond, and Performance and Maintenance Bond.

Would you please review these documents to see if they are adequate and if so indicate your approval and return them to us for further processing. Each document has a place for execution by the City of Wichita and we need to know who has authority to sign for the City.

  
Dean Sellers  
Assistant City Engr.

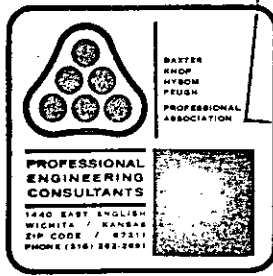
DS/mrc  
enclosures

RECEIVED

AUG 22 1975

MEMO

Engineering Division



TO: Project File

PROJECT NO. 30-75237-380

PROJECT: Amarado Sewer

COPIES TO:

ATTN:

DATE: 8-21-75

Don Schneider, P.E. ✓

FROM: Charles Brown

REFERENCE: Inspection Note

City Project Number

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

1. City Project Number for Part B of referenced project to be the same as number for Part A.
  
2. "Note to Contractor" stamped on title sheet to remain as is. The inspection referenced in this note is not on-site inspection by PEC, but is City final inspection, whether TV or otherwise.



# MEMO

RECEIVED

AUG 15 1975

Engineering Division

TO: Mr. R. W. Linn, P.E.

PROJECT NO. 30-75237-380

City Engineer

PROJECT: Amarado Estates

Sanitary Sewer

COPIES TO:

ATTN:

DATE: August 8, 1975

Skip Brasted

FROM: W. H. Keltner

Howard Ladd

REFERENCE: City Project No. DBKW 705026

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

In accordance with our conversation yesterday (August 7, 1975) we have calculated quantities included in the Part A plans for the subject project.

These are as follows:

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>
10" VCP	= 1207.65 LF	9.70
10" VCP in Type II encasement	= 297.41 LF	17.00
8" VCP	= 1930.58 LF	9.00
(Total all VCP	= 3435.64 LF)	
Special Conc. Support	= 130.00 LF	* 20.00
Type A (or Type C) Manholes	= 17 Each	700.00

We will advise our client to forward a check for  $3435.64 \text{ LF} \times \$0.35 = \$1202.47$  to the City of Wichita as an initial deposit for T.V. inspection of the sewer lines, work to be done by the City of Wichita on completion of construction.

As you are aware, the applicant has signed petitions for guarantees relating to platting for the sanitary sewers. It was my understanding that Mr. Linn would review the requirements and advise as to what additional bond or letter of credit requirements would be involved in order to guarantee acceptable construction of these sanitary sewers by a Contractor working directly for the Owner.

Based on unit prices already obtained from the Contractor (Mid States Construction Company, Inc.) the total cost for Part A will be \$48,645.40.

We will advise the Contractor and the Owner that the Wichita Engineering Department will conduct a pre-construction meeting at which all parties noted above would be expected to attend. I will be in contact with you to schedule this meeting when review of the Part A plans are completed.

Thank you for your assistance with this project.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 2, 1974

TO Ralph Wulz, City Manager  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT S/ 74-32 - AMARADO ESTATES -  
Petition for drainage channel  
improvements



A condition of approval of the above-captioned plat, approved by the Metropolitan Area Planning Commission on August 8, 1974, the applicant is to guarantee the improvement of a storm water drainage system associated with said plat.

The applicant has submitted an 80.9% petition for the improvement and the City Engineer has sent the appropriate notices to the affected property owners advising them that this petition would be considered by the Board of City Commissioners on October 8, 1974. Attached is said petition, which should be placed on the October 8, 1974 City Commission agenda.

The recommended action to be taken by the governing body is: Approve the petition and instruct the Director of Law to prepare the necessary resolution and instruct the City Clerk to withhold publication of the resolution until the associated plat of AMARADO ESTATES has been approved by the Commission and released for recording.

The plat of AMARADO ESTATES is being held by our office pending completion of the plat approval requirements and we anticipate forwarding the plat for consideration by the governing body in the next few weeks.

If you have any questions concerning this matter, please call.

JHG:CLN:ber

Attachment

cc: Amarado Investments, Inc., 230 South Market 67202  
X Dick Linn, City Engineer

COPY

Ass't. Supt. of Public  
Works Maint.

Sept. 27, 1974

Jack Galbraith, Chief Planner, MAPD

M. S. Mitchell

- Amarado Estates Addn. -  
Drainage Plan

Reference is made to my request before the Subdivision Committee for an overall drainage plan for subject plat to insure its compatibility with the Westlink-Rolling Hills channel on the east and the 13th Street Storm Sewer project on the south. PEC has submitted a plan and drainage computations which shows the need for three storm drains from the plat into the Westlink-Rolling Hills channel. The consultant has considered the affect of the 100-year storm on the local drainage system and these 3 drains. The plan as submitted is approved.

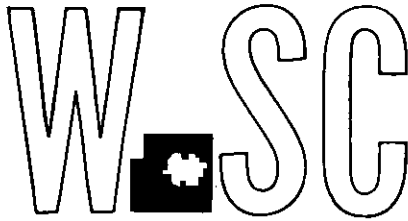
I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: G. H. Wilton  
Dick Linn, City Eng. ✓  
Bill Keltner, PEC  
Amarado Estates Plat File

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

PHONE 262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

September 17, 1974

William Keltner  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Subject: S/D 74-32 - Sidewalk  
Plan associated with  
Amarado Estates

Dear Mr. Keltner:

On this date I reviewed a memorandum from M. S. Mitchell who had reviewed the submitted sidewalk plan for Amarado Estates where particularly the walks cross drainage swales. His only comment was that you had advised that the walks would be at grade and will permit drainage to cross them without requiring a structure. This condition was satisfactory to him.

In our review we question the duplication of a parallel public sidewalk and a private sidewalk on the north side of 13th Street. We assume that you propose a fence separating the two, however, if this is not the case, then you might consider eliminating the private sidewalk.

With the two comments stated above, the revised sidewalk plan dated August 26, 1974 is acceptable and you may pick up the approved tracing at your convenience.

It is necessary that satisfactory guarantees be submitted for the construction of both the indicated public and private sidewalks. We would suggest that you furnish a copy of the approved plan to the Engineering Division and have them prepare an estimate. The guarantees should be separate and the private sidewalks cannot be guaranteed by petition.

Mr. William Keltner  
September 17, 1974  
Page Two

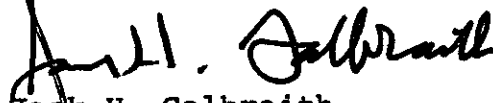
In reviewing the file I found that one of the conditions that was approved by the Subdivision Committee was not listed in our letter to you on August 2, 1974. That condition was as follows:

A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, private sidewalks, community facilities, etc., shall be submitted to the Planning Department for approval as to content and to the Department of Law for approval as to form.

In addition, in reviewing the plattor's text, I found the wording concerning drainage dedications and floodways confusing and would recommend that you review that wording.

If you have any questions on these comments, please advise.

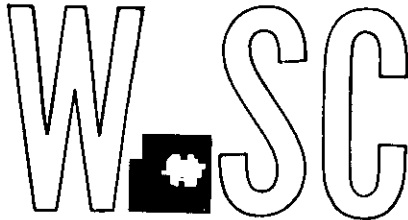
Sincerely,

  
Jack H. Galbraith  
Chief Planner

JHG:js

cc: Amarado Investments, Inc., 230 South Market 67202  
Dean Sellers, Assistant City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

August 9, 1974

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 74-32 - Final Plat  
of AMARADO ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 1974, the above-captioned plat was considered. The action of the Commission was to recommend approval of the plat subject to the conditions indicated in our letter dated August 2, 1974, except that Condition B. was deleted and Condition D. was changed to read as follows:

- D. The applicant shall guarantee the paving of all streets shown on this plat except Maize Road and 13th Street, and the guarantee for half street right-of-way for 17th Street shall be by petition only.

In addition, the following was added as Condition Q:

- Q. In the event the City Commission does not concur in accepting a half-street petition for 17th Street, Condition B., which reads as follows and as recommended by the Sub-division Committee and as shown in our letter of August 2, 1974, shall apply:

The Committee recommends that a guarantee for the paving of 17th Street not be required as a condition of the approval of this plat since the right-of-way being dedicated is for a half-street only and it would appear that a valid petition for paving of a half-street only is not recommended by the Department of Public Works. The applicant has also indicated that the portion of subject property adjacent to 17th Street will not be included in this final plat, or will be shown as an exception to the plat.

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:

Page 2 - Professional Engineering Consultants  
August 9, 1974

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1973 and prior years have been paid.

If you have any questions, please call.

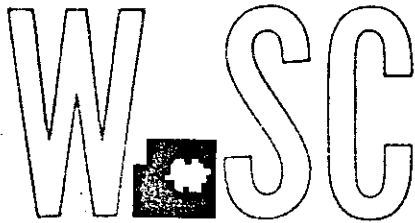
Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Amarado Investments, Inc., 230 South Market 67202  
\*Dean Sellers, Assistant City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

August 2, 1974

Professional Engineering  
Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 74-32 - Final Plat of  
AMARADO ESTATES.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 1, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ok A. "Complete access control" shall be labeled adjacent to Maize Road for a distance of 40 feet north of 13th Street and adjacent to 13th Street for a distance of 40 feet east of Maize Road.
- ok B. The Committee recommends that a guarantee for the paving of 17th Street not be required as a condition of the approval of this plat since the right-of-way being dedicated is for a half street only and it would appear that a valid petition for paving of a half street only is not recommended by the Department of Public Works. The applicant has also indicated that the portion of subject property adjacent to 17th Street will not be included in this final plat, or will be shown as an exception to the plat.
- ok C. The applicant shall install or guarantee the installation of sidewalks as shown on the approved sidewalk plan.
- ok D. The applicant shall guarantee the paving of all streets shown on this plat, EXCEPT Maize Road, 13th Street and 17th Street.
- E. Reserve A shall be referenced in the plattor's text as being also reserved for utilities.

# WICHITA—SEDGWICK COUNTY

August 2, 1974

Page 2

- F. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to indicating appropriate drainage easements within the Reserves on the plat.
- G. The applicant shall contact KG&E, Southwestern Bell Telephone Company and the Engineering Division of the Department of Public Works, relative to the location of easements to be shown on the plat.
- H. The applicant shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on this plat.
- I. The drainage dedication indicated on the plat shall be changed to a "floodway reserve" and shall be incorporated into and become a part of the Reserve, A open space on the final plat.
- J. The applicant shall guarantee the extension of City water to serve all lots being platted.
- K. The applicant and/or his engineer shall continue to work with the Maintenance-Flood Control Office relative to the width of drainage right-of-way to be indicated on the plat and the guarantee for the improvement thereof.
- L. The legal description shall be amended to read: "...the west 808.7 feet...".
- M. The plat's text shall be expanded to reference the access controls as they appear on the face of the plat.
- N. Building setbacks, as approved on the preliminary plat, shall be indicated on all lots on the final plat.
- O. The street dedication from the KG&E substation site shall be indicated on the final plat along with the Book and Page number.
- P. 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.

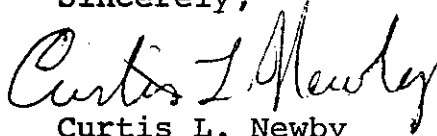
WICHITA—SEDGWICK COUNTY

August 2, 1974  
Page 3

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, August 8, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Amarado Investments, Inc.  
230 South Market, 67202

Dean Sellers, Assistant City Engineer



METROPOLITAN AREA PLANNING  
COMMISSION

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

August 9, 1974

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 74-32 - Final Plat  
of AMARADO ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 1974, the above-captioned plat was considered. The action of the Commission was to recommend approval of the plat subject to the conditions indicated in our letter dated August 2, 1974, except that Condition B. was deleted and Condition D. was changed to read as follows:

- D. The applicant shall guarantee the paving of all streets shown on this plat except Maize Road and 13th Street, and the guarantee for half street right-of-way for 17th Street shall be by petition only.

In addition, the following was added as Condition Q:

- Q. In the event the City Commission does not concur in accepting a half-street petition for 17th Street, Condition B., which reads as follows and as recommended by the Sub-division Committee and as shown in our letter of August 2, 1974, shall apply:

The Committee recommends that a guarantee for the paving of 17th Street not be required as a condition of the approval of this plat since the right-of-way being dedicated is for a half-street only and it would appear that a valid petition for paving of a half-street only is not recommended by the Department of Public Works. The applicant has also indicated that the portion of subject property adjacent to 17th Street will not be included in this final plat, or will be shown as an exception to the plat.

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:

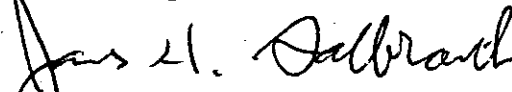
WICHITA—SEDGWICK COUNTY

Page 2 - Professional Engineering Consultants  
August 9, 1974

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1973 and prior years have been paid.

If you have any questions, please call.

Sincerely,

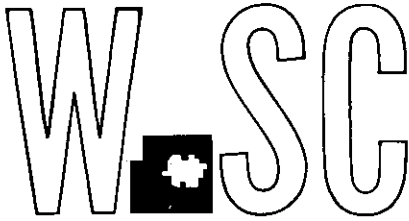


Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Amarado Investments, Inc., 230 South Market 67202  
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

May 20, 1974

Oblinger-Smith Corporation  
625 First National Bank Building  
Wichita, Kansas 67202

Re: S/D 74-32 - Preliminary Plat  
of HARVEST HILLS ADDITION.

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 16, 1974, 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 be advised that lots on Roble Court and Parque Court cannot be developed until full street right-of-way has been dedicated for 17th Street, and said street is opened and improved.
- B. Approval of the plat is subject to the approval of the associated zone case Z-1634, "AA" & "LC" to "A" which will be considered by the Planning Commission on June 13, 1974.
- C. "Access control except for 2 openings" shall be indicated adjacent to both 13th Street and Maize Road on Lot 1, Block 1, as approved on the sketch plat.
- D. It is recommended that the Subdivision Committee approve the associated proposed sidewalk plan subject to the applicant submitting a revised plan which will define which of the sidewalks are public and which are private.
- E. The applicant shall install or guarantee the installation of sidewalks as shown on the approved sidewalk plan.
- F. The applicant shall guarantee the paving of all streets shown on this plat EXCEPT Maize Road and 13th Street.

HARVEST HILLS ADDITION  
May 20, 1974  
Page 2

- G. A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, community facilities, etc., shall be submitted to the Planning Department for approval as to content and to the Department of Law for approval as to form.
- H. The applicant shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on this plat.
- I. Utility easements as shown on the "engineers copy" of the preliminary shall be indicated on the final plat.
- J. The applicant shall guarantee the extension of City water to serve all lots being platted.
- K. The applicant and/or his engineer shall continue to work with the Maintenance-Flood Control Office relative to the width of drainage right-of-way to be indicated on the plat and the guarantee for the improvement thereof.
- 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Amarado Investments, Inc.  
230 South Market, 67202

Dean Sellers, Assistant City Engineer

Ass't. Supt. of Public  
Works Maint.

April 1, 1974

Curt Newby, MAPD

M. S. Mitchell

- Sketch Plan CUP-Harvest Hills

We have reviewed subject sketch plan dated March 7, 1974 and comment as follows:

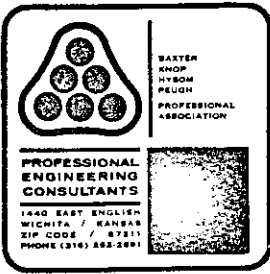
- 1) Since all of the right-of-way for the Westlink Tributary must come from subject plat and since no accurate location of the existing hedge at the east property line is available, we recommend that the drainage dedication be a minimum of 150 feet west of the west edge of the hedge.
- 2) The transition from the portion of drainage channel adjacent to the east property line to the existing drainage structure under Thirteenth Street will require more right-of-way than shown on the sketch plan.
- 3) It will be necessary to construct a wing dike from the west bank of the drainage channel to elevation 1344.0 in order to insure protection for the platted lots. We suggest that the wing dike be constructed on the half street right-of-way shown for Seventeenth Street on the premise that when the other half right-of-way becomes available the drainage channel will be extended and the wing dike will no longer be needed. The two cul-de-sacs which run south off of Seventeenth Street are not compatible with that plan.
- 4) An interior drainage system should be proposed by the developer to insure that lotting as shown on the sketch plan is compatible with topography of the site.
- 5) We recommend that all of the work of constructing the drainage channel be completed prior to the release of the final plat to insure that no building begins before flood protection is provided.

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: G. H. Wilton  
Dick Linn, City Eng.  
Harvest Hills (CUP) Plat File

# MEMO



TO: Files

PROJECT NO. 30-73062-297

PROJECT: Harvest Hills

Drainage

COPIES TO:

ATTN:

DATE: May 11, 1973

J. Risdal (O-S)

FROM: W. H. Keltner

M.S. Mitchell

REFERENCE: Meeting at Flood Control Dept.

Clewal Const. Co.

Dean Sellers ✓

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The following persons met with Mr. M. S. Mitchell, on Wednesday May 9, 1973: Charles Brown (PEC), John Risdal (O-S), Earl Deal (Clewal) and W.H. Keltner (PEC).

P.E.C. presented a drainage concept represented by a colored drawing which indicated the proposed channel on the east side of the development, the proposed drainage network, and proposed street grade control points.

The general drainage concept was explained by Mr. Keltner, at which time the following points were noted by Mr. Keltner and Mr. Risdal.

1. The PEC drainage network was indicated for both 2 year and 5 year design storms.
2. Hydraulic grade line data for 2 year design flows in 5 year design conduit sizes starting at the design water surface were indicated.
3. Rational formula constants for drainage areas were assumed as follows: Cemetery = 0.4, Residential = 0.7, Commercial = 0.9.
4. The design water surface was assumed to start at elevation 1338.0 which represents the proposed property line elevation just south of 13th Street as specified on the 13th Street reconstruction plans.
5. Flow through the existing 13th Street multiple box culvert for head water at elevation 1338.12 = 2072 cfs. The hydrology data for the tributary area indicates that 1715 cfs will be flowing through the culvert for a 50 year storm. This leaves about 350 cfs for overflow from the Cadillac Lake sink area north of 21st Street.
6. Right-of-way for the drainage channel has been dedicated to about 700'± north of 13th Street on the adjacent property to the East.

A general discussion of the project area drainage problems was then held with the following points being noted.

- A. Berm for the channel shall be 3' above the D.W.S..
- B. Top of curb grades at inlet points shall be at least 1' above the D.W.S. at the corresponding outfall. Street grades are 0.32% minimum.
- C. Design water service for a 5 year storm in the channel can control the outfall hydraulic grade line starting point (or top of outlet pipe - whichever is higher).
- D. Sump points should be checked for a 50 year storm to insure overflow runoff.
- E. Construction of the west bank of the channel with appropriate site earthwork to insure that ~~none~~ of the subject property will be flooded is acceptable to the Flood Control Department. Top of west bank berm and cut off levee to the west shall be 3' above design water surface.
- F. Design storm flow through the natural channel north of the subject property shall be checked to insure that the berm and levee noted in E. above are sufficient to protect the subject property.
- F. There is no specific criteria for which the system design must conform. Agreement between the Applicants Engineer, the Flood Control Department and the City Engineers office for approval by Subdivision Committee will control.

In general the overall drainage layout presented by P.E.C. appeared satisfactory, subject to the flood control department and the City Engineers office check. PEC will submit their Hydrology analysis and the layout plan to the two city departments for review. Oblinger-Smith should be able to proceed with the CUP as prepared. Modifications to the overall plan for the subdivision as necessitated by drainage considerations appear to be almost negligible.

S/D NO. S/D 74-32 Name HARVEST HILLS ADDITION  
Date Application Rec'd. 5-6-74 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 5-16-74

DESCRIPTION

General Location At the northeast corner of 13th Street and Maize Road.

Owner Amarado Investments, Inc.  
Surveyor/Engineer Oblinger-Smith Corporation  
Address 625 First National Bank Bldg. Phone 262-0451

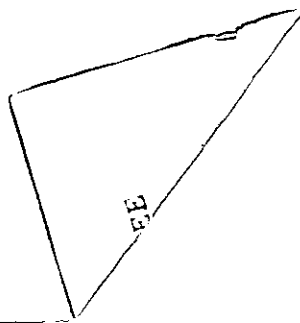
- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>120±</u>  | 7. Lineal Feet of New Streets:                                    |
| 2. Number of Lots:  | a. <u>64</u> R/W <u>11,050</u> ft.                                |
| Residential <u>199</u>  | b. <u>70</u> R/W <u>2,800</u> ft.                                 |
| Commercial <u>1</u>   | c. <u>35</u> R/W <u>1,340</u> ft.                                 |
| Industrial _____  | d. _____ R/W _____ ft.  |
| Other <u>1</u>  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>201</u>   | TOTAL <u>15,190</u> ft.   |
| 3. Minimum Lot Frontage <u>50</u> ft.                                       | 8. Sidewalk adjacent to all                                       |
| 4. Minimum Lot Area <u>8500 sq.</u> ft.                                     | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>LC &amp; AA</u>                                       |   |
| 6. Proposed Zoning <u>LC, AA &amp; A</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:

- A. The applicant shall be advised that lots on Roble Court and Parque Court cannot be developed until full street right-of-way has been dedicated for 17th Street, and said street is opened and improved.
- B. Approval of the plat is subject to the approval of the associated zone case Z-1634, "AA" & "LC" to "A" which will be considered by the Planning Commission on June 13, 1974.
- C. "Access control except for 1 opening" shall be indicated adjacent to both 13th Street and Maize Road on Lot 1, Block 1, as approved on the sketch plat.
- D. It is recommended that the Subdivision Committee approve the associated proposed sidewalk plan subject to the applicant submitting a revised plan which will define which of the sidewalks are public and which are private.
- E. The applicant shall install or guarantee the installation of sidewalks as shown on the approved sidewalk plan.
- F. The applicant shall guarantee the paving of all streets shown on this plat EXCEPT Maize Road and 13th Street.
- G. A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, community facilities, etc., shall be submitted to the Planning Department for approval as to content and to the Department of Law for approval as to form.
- H. The applicant shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on this plat.
- I. The applicant shall request annexation into the City of Wichita for that portion of this plat presently outside of the City limits.

(OVER)

- J. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
  
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



S/D NO. 74-32 Name AMARADO ESTATES  
Date Application Rec'd. 5-6-74 Preliminary Approval 5-16-74  
Scheduled S/D Meeting 8-1-74

DESCRIPTION

General Location At the northeast corner of 13th Street and  
Maize Road.  
Owner Amarado Investments, Inc.  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

1. Gross Acreage of Plat 120±  
2. Number of Lots:  
Residential 197  
Commercial 1  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 198  
3. Minimum Lot Frontage 50 ft.  
4. Minimum Lot Area 8500 sq. ft.  
5. Existing Zoning LC & AA  
6. Proposed Zoning LC, AA & A

7. Lineal Feet of New Streets:  
a. 64 R/W 11,050 ft.  
b. 70 R/W 2,800 ft.  
c. 35 R/W 1,340 ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 15,190 ft.  
8. Sidewalk adjacent to all streets? yes X no

9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) N/A (Yes-No)  
12. City of Wichita X : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. It shall be noted that this plat was considered and approved in preliminary form entitled "Harvest Hills" and that Lots 2-9, Block 1, have been approved for a zone change to the "A" two-family district.
- B. "Complete access control" shall be labeled adjacent to Maize Road for a distance of 40 feet north of 13th Street and adjacent to 13th Street for a distance of 40 feet east of Maize Road.
- C. A 10 foot utility easement shall be indicated on the centerline of Lots 19 and 20, Block 2 ; Lots 46 and 47, Block 3 and Lots 11 & 12; Lots 17 & 18; Lots 22 & 23; Lots 25 & 26; Lots 29 & 30 and Lots 32 & 33, all in Block 5.
- D. It should be noted that the Subdivision Committee has approved an associated sidewalk plan subject to the applicant submitting a revised plan which will define which of the sidewalks are public and which are private.
- E. The applicant shall install or guarantee the installation of sidewalks as shown on the approved sidewalk plan.
- F. The applicant shall be advised that the construction of the sidewalks will be required at the time of final building inspection when said sidewalks are required as a condition of plat approval.
- G. The applicant shall guarantee the paving of all streets shown on this plat EXCEPT Maize Road and 13th Street.
- H. A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, community facilities, etc., shall be submitted to the Planning Department for approval as to content and to the Department of Law for approval as to form.

(OVER)

- I. The applicant shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on this plat.
- J. The drainage dedication indicated on Block 3 shall be changed to a "floodway reserve" and shall be incorporated into and become a part of the Reserve A open space on the final plat.
- K. The applicant shall guarantee the extension of City water to serve all lots being platted.
- L. The applicant and/or his engineer shall continue to work with the Maintenance-Flood Control Office relative to the width of drainage right-of-way to be indicated on the plat and the guarantee for the improvement thereof.
- M. The legal description shall be amended to read "... the west 808.7 feet..."
- N. The plat's text shall be expanded to reference the access controls as they appear on the face of the plat.
- O. Building setbacks, as approved on the preliminary plat, shall be indicated on all lots on the final plat.
- P. The street dedication from the KG&E substation site shall be indicated on the final plat along with the Book and Page number.
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.