SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

May 13, 1994

Mid Kansas Engineering Consultants, Inc.
c/o Greg Allison
3500 N. Rock Road - #800
Wichita, KS 67226

Re: S/D 94-18 KELLOGG WEST SQUARE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 12, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be part of site development.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. Based on this revised plat, Lot 1 will not have adequate access to a public street. The applicant shall either provide proof that this site has an acceptable, legally established means of access to a public street or the applicant shall establish or obtain such access. Proof of such access shall be provided to Planning. If an easement is to be provided on this site, such easement needs to be shown on the final plat tracing.

F. Kellogg Drive along the east line of Lots 2 and 1 is a dedicated public street and

Wichita
All-America City
1993

consequently a building setback is expected adjacent to this street. While a 35-foot setback may not be needed, a 20-foot setback shall be platted on Lots 1 & 2, adjacent to Kellogg Drive.

G. If this plat is vacating any easements, setbacks, etc., the surveyor's text should reference such replatting by noting K.S.A. 512(b) as amended.

H. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter indicating that any portion of the building in the southeast corner of Lot 3, shown as presently encroaching street right-of-way has been removed or is planned to be removed shortly.

I. On the final plat tracing, the MAPC signature block shall be amended to indicate James D. Miner.

J. The applicant's agent is reminded that a platting binder is required to be submitted with the final plat. This plat will be subject to review of such a binder and any relevant conditions noted in the binder. The binder that has been submitted for this plat is not only outdated, it is incomplete and does not include all of the area involved in this replat.

K. As indicated by City Engineering, based on the drainage plan for this site, a cross-lot drainage agreement is required. Such an agreement shall be submitted to Engineering for review and approval and subsequently to Planning, with the final plat tracing, for recording.

L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

O. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The **enclosed "marked"** copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 19, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Innovative Developers, Inc., Fort Worth Club Tower, Penthouse II - Suite J, 777 Taylor Street, Fort Worth, Texas 76102-4919
Mike Lindebak, City Engineer

June 7, 1994

Gene Rath, P.E.
City of Wichita
455 N. Main, 7th Floor
Wichita, KS 67202

Reference: Kellogg West Square
Drainage

Gene:

Here are the supporting documents for the drainage from Lot 1 onto Towne West. These documents indicate the reduction of the drainage area on to Towne West. Included is the document you signed certifying this reduction.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, INC.

Greg Allison, P.E.

GA/dm

Enclosures, as noted

RECEIVED
JUN 8 1994
ENGINEERING DIVISION

MID-KANSAS ENGINEERING CONSULTANTS, INC.
(316) 636-5566 **FAX (316) 636-4125**
3500 N. ROCK ROAD #800
WICHITA, KANSAS 67226

June 6, 1994

Kevin A. Sims
Development Manage
Melvin Simon & Associates, Inc.
Merchants Plaza
P.O. Box 7033
Indianapolis, IN 46207

Reference: Kellogg West Square Addition
Cross Lot Drainage Agreement

Kevin:

I have done a drainage study of the Kellogg West Square Addition, as well as an overview study of the Town West site. The current drainage of the Kellogg West Square Addition indicates that approximately 1.7 acres of paved surface and roof runoff overland flows onto the Town West site. The proposed drainage of the Kellogg West Square Addition indicates that approximately 1.4 acres of paved surface and roof runoff will be captured in underground pipes and drain into the existing Town West system. Included is a letter from the City of Wichita, which verifies that the drainage area of Lot 1 Kellogg West Square has been decreased.

Analysis of the Town West system indicates that the original design is based on a 10-year, 30-minute duration storm or 3.5 inches per hour. During the more severe storms (50-100 year design storms), storage areas for runoff have been provided in the parking lot. In a letter (May 3, 1978) to the City Engineer (R.W. Linn) from Van Doren Hazard Stallings, the design engineer (Kenneth H. Bengtson) for the City portion of the Town West drainage system, stated there is more than adequate storage on this site. The Town West drainage engineer (Bob Friesen) has stated in a conference report (May 16, 1978) that ponding during the 100 year storm would be approximately 12" over the storm inlets in Town West Parking. He further explained that an 18" depth would provide two to three times the predicted storage capacity required by the City.

Lot 1 of Kellogg West Square Addition currently drains to Towne West property. Towne West property drains to a City system through the middle of the parking. The City system drains to a pump station which pumps to the Big Ditch. Lots 2 and 3 of Kellogg West Square Addition currently drain to Kellogg Dr. and then to the same pump station. Regardless of the direction that runoff from Lot 1 Kellogg West Square (through the Towne West system or Kellogg Drive system), it all ends up at the same location.

MID-KANSAS ENGINEERING CONSULTANTS, INC.
3500 N. ROCK ROAD #800

In conversation with the Chris Brietenstien, Public Works Engineer (Chris managed the storm water system for several years), the City system lacks inlet capacity, but has enough pipe capacity. In other words, the inlets are not big enough to get the water into the system, but the pipes could handle the water if the inlets were big enough. By putting the runoff from Lot 1, Kellogg West Square, underground on site, the ponding on the Towne West site will be reduce. The proposed grading of Lot 1 will incorporate on site ponding. The existing grading of Lot 1 has no storage capability.

Research from the title company shows that Lot 1 was formerly owned by Towne West. KDOT owned land immediately south of the Toys R Us tract. Land was traded between Towne West and KDOT in an agreement dated January 20, 1977. An access agreement was part of this exchange of land. This access did not include drainage but it probably should have.

Based on this information Innovative Developers Inc. is requesting a Cross Lot Drainage Agreement with Simon and Associates. As the site grading engineer, we feel that the Towne West site will affected only in a positive manner.

1. The drainage area has been decreased.
2. Drainage will be underground, rather through undersized inlets.
3. Storage has been created on Lot 1, Kellogg West Square.
4. Drainage from Lot 1, Kellogg West Square will eventually flow to the pump station whether it drains to the Towne West or Kellogg Dr.
5. An Agreement should have been created at the time of the land exchange.
6. There is plenty of storage on Towne West per Towne West drainage Engineer

Please review these items, at your earliest convenience.

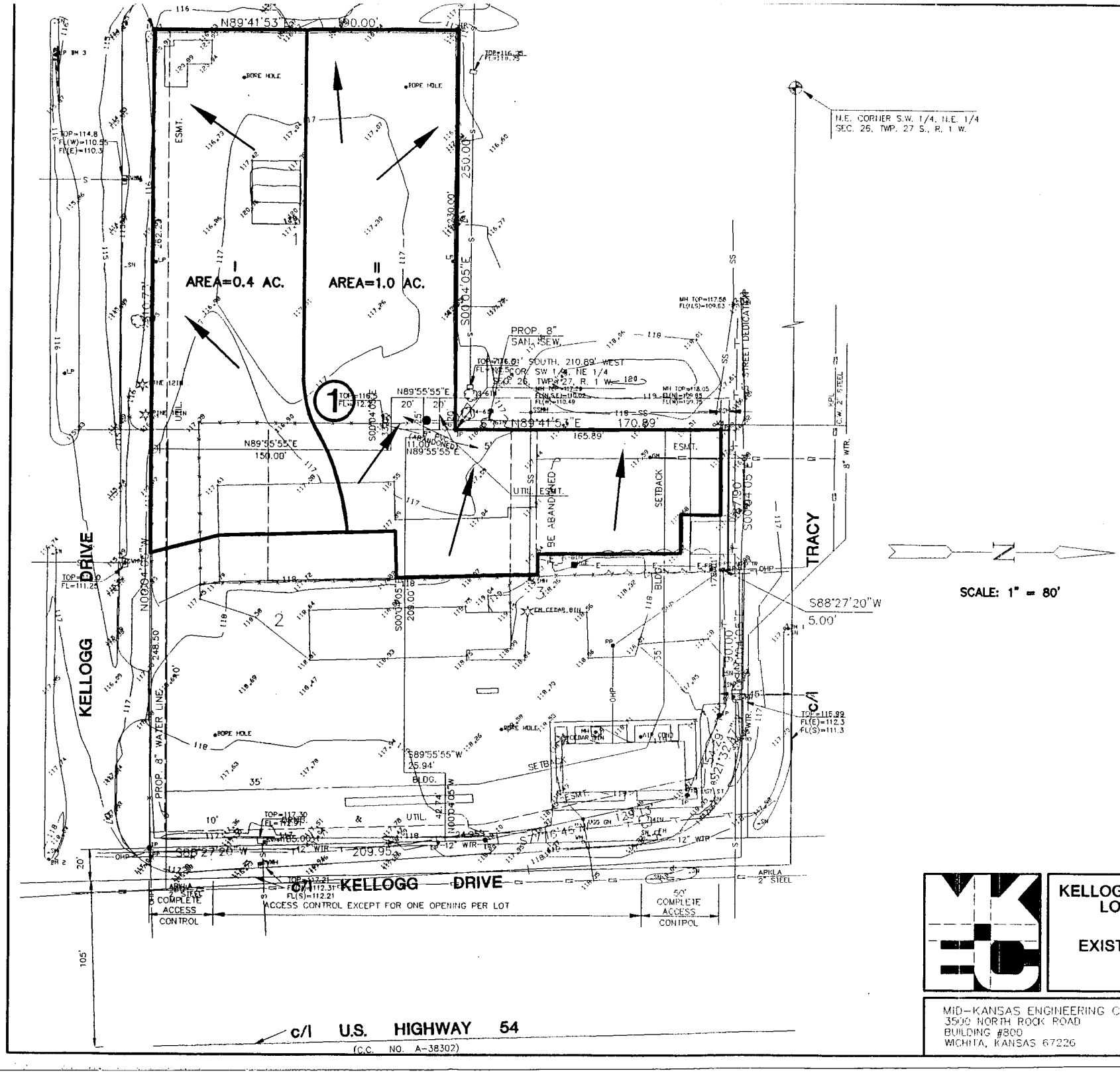
Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, INC.

Greg Allison, P.E.

GA/dm

cc: Glen Hahn, I.D.I.

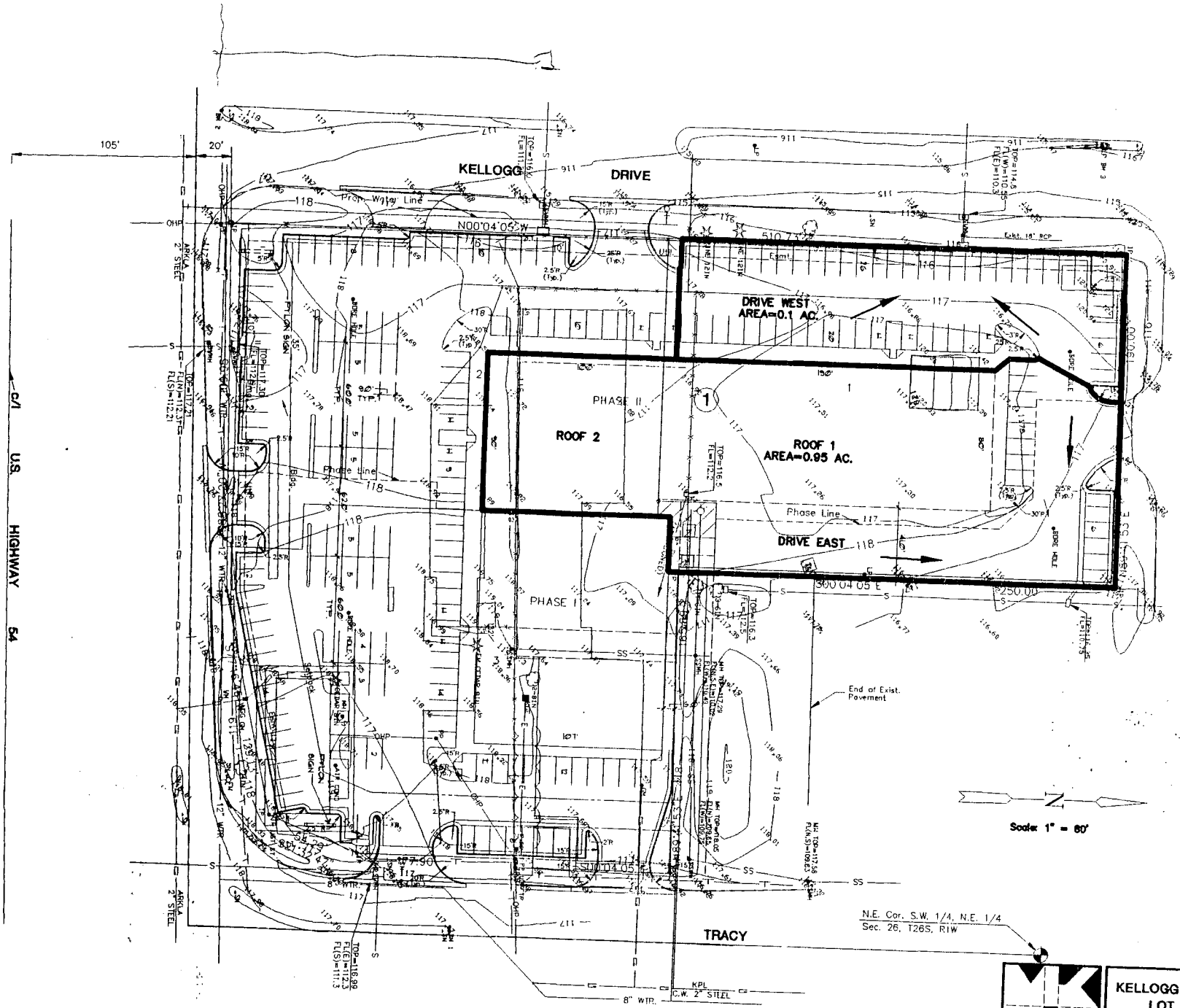


KELLOGG WEST SQUARE
LOT 1, BLOCK 1

EXISTING DRAINAGE AREA

Design
Drawn by
Checked by
Date
Job no. 942.NDREX
Sheet
of

MID-KANSAS ENGINEERING CONSULTANTS INC.
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
(316) 636-5566



	ORIGINAL	PROPOSED
WEST	0.70 AC.	0.40 AC.
EAST	1.00 AC.	1.30 AC.
TOTAL	1.70 AC.	1.70 AC.

KELLOGG WEST SQUARE
LOT 1, BLOCK 1

PROPOSED DRAINAGE AREA

Design
Drawn by
Checked by
Date
Job no. 94-2-106-AP
Sheet

MID-KANSAS ENGINEERING CONSULTANTS INC.
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
(316) 636-5566

June 6, 1994

Kevin A. Sims
Development Manage
Melvin Simon & Associates, Inc.
Merchants Plaza
P.O. Box 7033
Indianapolis, IN 46207

Reference: Kellogg West Square Addition
Cross Lot Drainage Agreement

Kevin:

This letter is to certify that the Drainage Plan and calculations provided by Mid Kansas Engineering Consultants, Inc. The indicated drainage areas to the Town West site from Lot 1, Block 1, Kellogg West Square have been decreased from 1.7 acres to 1.3 acres. The the runoff from Lot 1 will decrease by 24% from the existing conditions.

Mike Lindebakker
City Engineer

6-6-94
Date

KELLOGG WEST SQUARE --- DRAINAGE CALCULATIONS (EXISTING) 06/06/94 01:45 PM KELLOGEX.WK4

DRAINAGE AREA	AREA	ACCUM. AREA	C5	C100	TC5	TC100	I5	I100	Q5	Q100
AREA I	0.70		0.85	0.93	15	15	4.56	7.37	2.7	4.8
AREA II	1.00		0.85	0.93	15	15	4.56	7.37	3.9	6.9
ACCUMULATED		1.70	0.85	0.93	15	15	4.56	7.37	6.6	11.7

KELLOGG WEST SQUARE --- DRAINAGE CALCULATIONS (PROPOSED)

06/07/94 09:16 AM KELLOGG.WK4

DRAINAGE AREA	AREA	ACCUM. AREA	C5	C100	TC5	TC100	I5	I100	Q5	Q100
ROOF 1	0.36		0.85	0.93	15	15	4.56	7.37	1.4	2.5
ROOF 2	0.22		0.85	0.93	15	15	4.56	7.37	0.9	1.5
DRIVE EAST OF BLDG 1	0.32		0.85	0.93	15	15	4.56	7.37	1.2	2.2
ACCUMMULATED		0.90	0.85	0.93	15	15	4.56	7.37	3.5	6.2
DRIVE WEST OF BLDG 1	0.40		0.85	0.93	15	15	4.56	7.37	1.6	2.7
TOTAL		1.30								