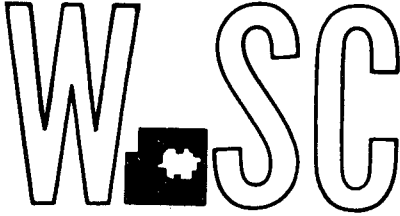




WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 18, 1981

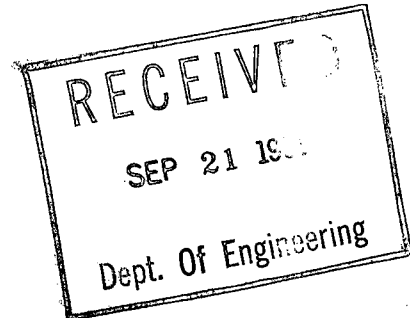
Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 81-95 - Preliminary plat of Keeler Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 17, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. Prior to submission of a final plat, the applicant shall submit (and obtain approval of) a final drainage plan. Any necessary drainage easements or minimum building pads shall be shown on the final plat. The applicant shall guarantee any drainage improvements required for development of this property and shall obtain the necessary approvals from the Wichita-Valley Center Flood Control Office and/or the Army Corps of Engineers for draining onto the Flood Control right-of-way.
- B. The Subdivision Committee recommends that no additional street width turnaround or paving be required on 31st Street South and that the sidewalk requirement be waived.
- C. Since the applicant intends to provide access into the site by means of a private road through some of his adjacent property to the east, a document shall be submitted for recording which legally defines this access and which provides for the improvement of the road prior to development of the site. It shall also provide for the perpetual ownership and maintenance of the road. The boundaries of this access road shall be shown on the final plat with the notation "being granted by separate instrument" OR the access road may be platted as part of the lot.
- D. 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.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).




Baughman Company, P.A.  
9-18-81  
Page 2

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: WALT KEELER, 2124 Garland, 67203  
x Mike Lindebak, City Engineering

# THE CITY OF WICHITA

OFFICE OF The Director  
Flood Control & Landfill Division

DATE October 13, 1981



TO Chris Breitenstein, Drainage & Flood Control Engineer

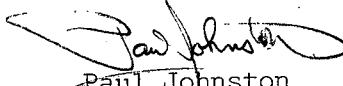
FROM Paul Johnston, Flood Control & Landfill Director

SUBJECT Keeler Addition  
Drainage Plan

Upon initial review of subject drainage plan, the following comments are offered:

1. Three outfalls are shown draining into the Flood Control right-of-way with neither pipe sizes or flowlines indicated. When one considers the normal depth of inlets and some minimal cover, it appears that the proposed drainageways, both on the west side and north of Thirty-First Street, are inadequate.
2. A toe drain system exists along the east side of levee D, i.e., west of the west property line. If drainage improvements are contemplated within the Flood Control right-of-way, this should be shown on the plans.
3. Any proposed modifications within the Flood Control right-of-way, such as outfalls and/or regrading, will require the approval of the Corps of Engineers and the Flood Control office. Four sets of plans should be submitted to the Flood Control office for forwarding to the Corps of Engineers.
4. Comments concerning the closing of Structure VI should be forthcoming from the Corps of Engineers.
5. Without a defined channel existing or proposed within the Flood Control right-of-way, it appears that the proposed regrading may cause that area to be inundated during wet weather. To ensure maintenance capabilities on the proposed outfall structures, an access way of ten feet should be provided along the west property line versus the five feet shown.

As flat as the area appears to be, consideration should be given to grade the site to drain south towards Thirty-First Street, as the grading plan shows the majority of the area to do. This would eliminate the need for outfall structures, maintenance problems, or regrading within the right-of-way.

  
Paul Johnston  
Flood Control & Landfill Director

PJ:jb

cc: David Stowe, Director of Operations & Maintenance  
Louise Olivarez, Current Plans/M. A. P. D.  
FC Memo File  
Keeler Addition  
Big Slough-Cowskin Floodway, Parcel B at 31st Street

December 4, 1981

Mr. Ray Bruggeman  
Director of Engineering  
City Hall - Eight Floor  
455 N. Main  
Wichita, KS 67202

Dear Mr. Bruggeman:

Regarding drainage of the abutting property along 31st Street South from Bolin Avenue to the Wichita Valley Center Flood Control Right of Way.

Please be advised all land owners adjacent to this project are in favor of an open drainage way within the south half of 31st Street. Water would flow from west to east where it would cross under Bolin into the old Protection Drainage Ditches thence eastward through the two 6 foot by 6 foot concrete boxes under Interstate #235. This project would be constructed at no expense to the city.

All property owners are aware that paving 31st Street South at some future date would necessitate a storm water sewer ahead of the paving project.

The following property owners request the right to drain their respective properties into this proposed drainage way as designed by the Baughman Company.

Sincerely,

Walt Keeler

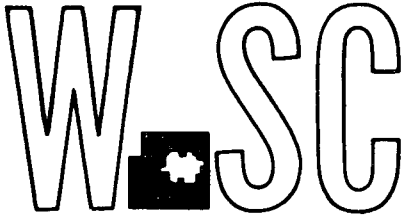
Jerry Westeman

Vic Isengring

Don Cain

*Walt Keeler North side of 31st*  
*Jerry Westeman " "*  
*Walt B. Isengring South side of 31st*  
*Don Cain " " "*

WICHITA—SEDGWICK COUNTY

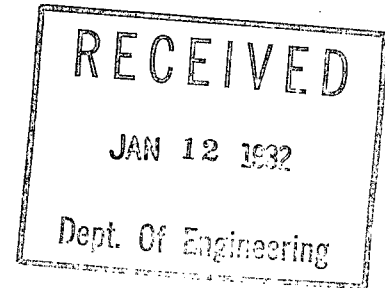


METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 8, 1982

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211



Re: S/D 81-95 - Final plat of Keeler Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission January 7, 1982, 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 construction of a private drainage ditch along 31st Street and shall submit a covenant for recording which provides for maintenance of this ditch.
- B. Access to this site is to be provided by way of the ingress-egress easement shown east of the lot. Since this is outside the boundaries of the plat, the easement shall be granted by separate instrument, recorded (after Planning Department approval), and the recording data shown on the final plat tracing. The legal document shall provide for the perpetual ownership and maintenance of the access road and shall provide for the improvement of the road prior to development of the site.
- C. 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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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

Baughman Company, P.A.

1-8-82

Page 2

This matter will be forwarded to the Planning Commission for its consideration on January 14, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Walt Keeler, 2124 Garland, 67203  
Mike Lindebak, City Engineering