

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

April 2, 1980

Mr. Kenny Hill, P.E.
Reiss & Goodness, Consulting Engineers
2160 West 21st Street
Wichita, KS 67203

Re: Kappelman's Bel Aire Heights

Dear Kenny:

Comments on drainage plan for Kappelman's Bel Aire Heights are as follows:

1. Permission to drain onto undeveloped land from cross-hatched needs to be obtained from adjacent owner.
2. Does Reserve 'B' and the downstream channel have enough capacity to adequately receive and convey the storm water from D.A. #5 and D.A. #4?

yes

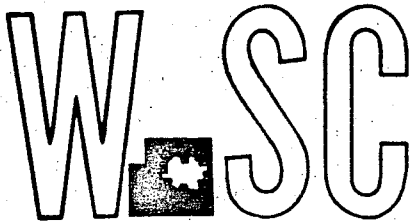
Please advise on these two items.

Yours truly,

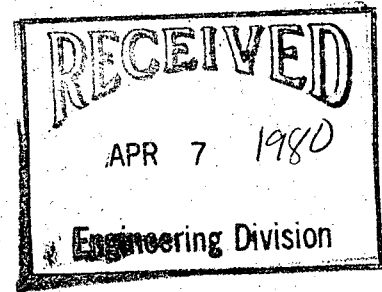
Steve Lackey
Steve Lackey, P.E.
Design Chief Engineer

SL:md

WICHITA - SEDGWICK COUNTY



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



April 4, 1980

Reiss and Goodness Engineers
2160 W. 21st
Wichita, Ks. 67203

re: S/D 79-126 - Preliminary plat of Kappleman's Bel Aire
Heights

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 3, 1980, 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. Prior to filing a final plat, the applicant shall submit a final drainage plan for review and approval to City Engineering, County Public Works and the Flood Control Office.
- B. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve all lots being platted. Since this plat is located within the Bel Aire Improvement District, the applicant shall obtain a letter from the Improvement District stating that the District has the capacity and is agreeable to providing sewer and water to this subject property. A copy of this letter shall be provided to the Planning Department.
- C. The applicant shall guarantee the construction of sidewalks at the following locations:
 1. Both sides of Farmstead (collector);
 2. Both sides of Hedgerow (collector);
 3. Southwest side of Auburn adjacent to Lot 1, Block 10 (multiple family development).
- D. The 100' x 100' site which has recently been approved for a water tower and which is located within the multi-family lot should be platted as a reserve and designated for water tower purposes.

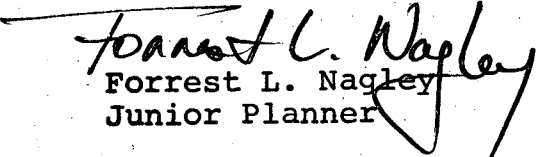
Reiss and Goodpss Engineers
Page 2
April 4, 1980

- E. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of Reserves A and B. The covenant shall contain a provision which gives the appropriate governing body authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- F. The applicant shall guarantee the paving of all interior streets.
- G. The collector street widths shall be 66 feet. Auburn, because it is adjacent to multi-family use, shall also be 66 feet.
- H. Approval of this preliminary plat is subject to approval of the applicant's associated zone case and conditional use application.
- I. The final plat shall indicate a temporary turnaround for both Auburn and Hedgerow at the west end of the property.
- J. Prior to filing a final plat, the applicant shall meet with City and County staff and work out acceptable street names for this plat.
- K. The easements requested by K.G. and E. shall be shown on the final plat. These easements are shown on the enclosed "marked copy" of the preliminary plat.
- 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. 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,


Forrest L. Nagley
Junior Planner

cc: Lester B. Kappleman, 144 N. Oliver, 67208
X Dean Sellers, Acting City Engineer
Paul Johnston, Flood Control Engineer
Phil Dietrich, Senior Civil Engineer, County Dept. of Public Works



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203 (316) 832-0213

June 30, 1980

Steve Lackey
Engineering Division
Department of Public Works
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

Re: Kappelman's Bel Aire Heights

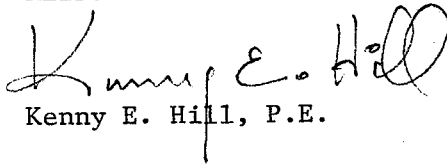
Gentlemen:

The enclosed information is in answer to questions about the Drainage Plan that was discussed in our meeting on April 6th. We obtained additional topographic information on surrounding property as well as cross sections of 45th Street. The Drainage Ditch along 45th Street was re-designed to provide minimum side slopes, maximum velocities acceptable by KDOT Design and maximum clearance over the existing Cities Service Gas Line. Water surface elevations were computed through the area East of the Southeast (West side of Addition) have been revised, as shown. Storm Sewers were added in the Northwest Corner of the Addition. If this plan is acceptable we will try to obtain a Drainage Easement for that area draining Northwest.

Please review this information and give me any comments as soon as possible.

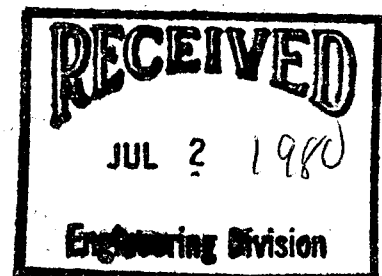
Sincerely,

REISS & GOODNESS ENGINEERS


Kenny E. Hill, P.E.

KEH/sc
Enc.

cc: Lester B. Kappelman
Louise Olivares



THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

July 15, 1980

Mr. Phil Dietrich
Department of Public Works
Sedgwick County
1015 Stillwell
Wichita, KS 67213

Re: Kappelman's Bel Aire Heights
Drainage Plan

Dear Mr. Dietrich:

The following are my comments regarding the subject plat.

1. Intersection at Southwest Corner of plat: Arrange inlets such that all water is intercepted. This means eliminating V.G.'s and reversing flow which is currently shown as being directed northward off the plat and into private property.
2. Acquire approval to drain west across private property.

If you have any questions, please call.

Yours truly,

Steve Lackey, P.E.
Design Chief Engineer

SL:md

cc: Kenny Hill

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

TO

FROM

SUBJECT

July 25, 1980

Kenny Hill
Reiss and Goodness Engineers
2160 W. 21st St.
Wichita, Ks. 67203

Re: S/D 79-126 - Final plat of Bel Aire Heights

Dear Mr. Hill

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 24, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:


- COPY**
- A. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of Reserves A and B. The covenant shall contain a provision which gives the appropriate governing body authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
 - B. The final plat labels temporary turnaround easements at the west ends of 44th St. North and Hedgerow. In addition to indicating the turnarounds on the face of the plat, appropriate wording shall be included in the plat's text. The text shall state that the right-of-way easements will expire at such future time as these streets are extended.
 - C. The applicant shall obtain a drainage easement from the neighboring property owner to the northwest. If this easement cannot be obtained, then Lots 1-6, Block 7 and Lots 1-6, Block 2 shall not be final platted.
 - D. The final plat tracing shall indicate the additional side lot line easements as requested by K.G.&E. and shown on the engineer's marked copy of the plat.
 - E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

Kenny Hill, Reiss and Goodness
Page 2
July 25, 1980

This matter will be forwarded to the Planning Commission for its consideration on July 31, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Lester B. Kappelman, 144 N. Oliver, 67208
x Dean Sellers, Acting City Engineer
Paul Johnston, Flood Control
PHIL DIETRICH, Co. PUBLIC WORKS.



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

LAWRENCE E. MULLINS
DIRECTOR OF PUBLIC WORKS

July 28, 1980

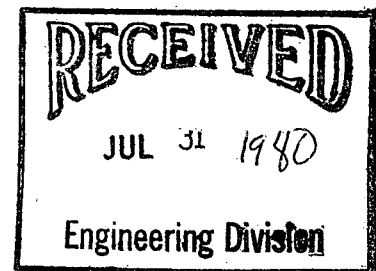
Mr. Kenny Hill, P. E.
Reiss & Goodness Engineers
2160 West 21st Street
Wichita, Kansas . 67203

RE: Drainage Plan, Kappleman's Bel Aire Heights (Dated 6-16-80)

Dear Mr. Hill:

This office in conjunction with the City of Wichita Engineering has reviewed the above referenced drainage plan and approve the same subject to the following:

1. Drainage on Farmstead Street between Lot 1, Block 2 and Lot 9, Block 1, shall drain from the north to the south to the intersection of Farmstead and 49th Street North. In conjunction, the drainage from the south on the west side of Farmstead should turn west at the intersection of Farmstead and 49th Street, eliminating a north/south valley gutter across 49th Street North.
2. The northwest 14 acres of drainage will require an off site drainage easement to "daylight" the same. If this cannot be obtained at this time, Lot 1 thru 6, Block 2, and Lot 1 thru 6, Block 7, shall not be finalized until such time as the easement is obtained.
3. The following minimum building pad elevations shall be changed to conform with F.I.A. projected 100 Year elevations. Lot 15, Block 8 from 1405 to 1406 Lot 25, Block 8 from 1403 to 1404 based on calculations submitted, all other minimum building pads as shown on the final plat appear to be in order.



Mr. Kenny Hill, P. E.
Drainage Plan, Kappleman's Bel Aire Heights
July 28, 1980
Page 2

4. Calculations for Reserve B indicate two ditch checks. These need to be shown on the drainage plan. It is requested that these changes be indicated on the drainage plan and submitted to the appropriate agencies for record.

If you should have any questions regarding the above items, contact Mr. Phil Dietrich of this office.

Very truly yours,



L. E. Mullins
Director of Public Works

LEM/PD/bd

cc: Mr. Lackey, City of Wichita Engineering ✓
Mr. Johnston, Flood Control
Ms. Olivarez, M.A.P.D.
Plat File



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203 (316) 832-0213

July 31, 1980

Mr. L.E. Mullins
Director of Public Works
1250 S. Seneca
Wichita, Kansas 67213

Re: Drainage Plan, Kappleman's Bel Aire Heights
(Revised Date 7-31-80)

Dear Mr. Mullins:

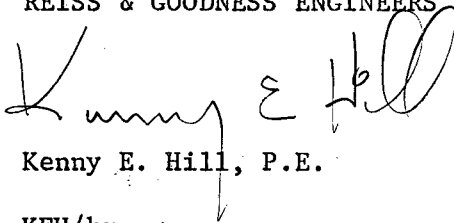
The above captioned drainage plan has been revised as indicated in your letter dated July 28, 1980. The revisions are as follows:

1. Drainage on Farmstead at the north of the addition has been directed south and the valley gutters at Farmstead and 49th Street have been eliminated.
2. A note has been added to the plan indicating that part of the north-west area of this property will not be platted unless a drainage easement can be obtained.
3. The minimum pad elevations have been revised on the drainage plan and final plat as requested.
4. Notes indicating ditch checks in the channel below the pond have been added to the drainage plan.

A copy of the revised drainage plan is enclosed for your records and copies have been sent to all appropriate agencies.

Sincerely,

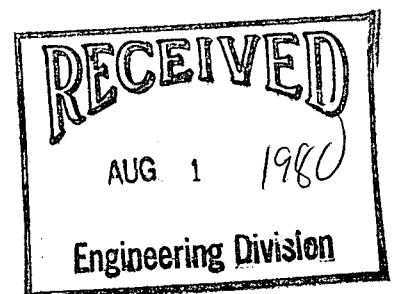
REISS & GOODNESS ENGINEERS



Kenny E. Hill, P.E.

KEH/km

cc: ✓ Steve Lackey
Paul Johnston
Louise Olivarez



CHRIS



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

LAWRENCE E. MULLINS
DIRECTOR OF PUBLIC WORKS

September 19, 1980

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

ATTENTION: Mr. Art Griffiths

RE: Drainage Plan, Kappleman's Bel Aire Heights

Dear Mr. Griffiths:

This office has reviewed the plan for a proposed channel connecting proposed thirty inch storm sewer located at the Northwest corner of the above referenced addition and an existing drainage swale approximately 600 feet north. This office has no objections to the alignments and channel sections as submitted, although we should point out that there may be some conflict with the fill areas shown on the east side of the channel and an existing North/South hedge row. Clarification with owner of property concerning the hedge should be obtained before final easement is prepared.

Final approval of this channel proposal would be contingent upon securing a drainage easement from the individual who owns the land upon which the proposed channel is located, and for your convenience we have enclosed a blank drainage easement form.

If you should have any additional questions regarding the above mentioned items, please contact Mr. Phil Dietrich of this office.

Very truly yours,

L. E. Mullins
Director of Public Works

LEM/PD/bd

enc:

cc: Mr. Paul Graves, City of Wichita ✓
Ms. Louise Olivarez, M.A.P.D.
Plat File

