

THE CITY OF WICHITA
OFFICE OF Design Engineer

DATE July 8, 1983

TO Art Chambers, Senior Planner
FROM Don Schneider, Design Engineer

SUBJECT Georgetown CUP

The drainage plan for Georgetown CUP, a revision to Meadowlark CUP and Slothower Addition, is approved.

The design consists of a detention pond, which will limit the flow downstream. The flow will be less than predeveloped flow.

If you have any questions, please advise.



Don Schneider
Design Engineer

DS:gr

cc: R. W. Linn, Professional Engineering
Consultants

S/D No. 83-72 Name Georgetown
Date Application Rec'd. 8-19-83 Preliminary Approval _____
Scheduled S/D Meeting 9-1-83

DESCRIPTION

General Location South side of Harry in an area east of Terrace as extended from the north

Owner Kansas General Properties, Inc., William E. Morin
Surveyor/Engineer Professional Engineering Consultants, P.A., Att: Gary Wiley
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 262-2691

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>20.26 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>14</u> | b. _____ R/W _____ ft. |
| Commercial <u>6</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>20</u> | TOTAL <u>-0-</u> New _____ ft. |
| 3. Minimum Lot Frontage <u>46 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes X no</u> |
| 4. Minimum Lot Area <u>8400 sq. ft.</u> | |
| 5. Existing Zoning <u>R-6</u> | |
| 6. Proposed Zoning <u>LC and R-6 (Z-2517) (DP-130)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____ | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: On August 9, 1983, the applicant's associated Community Unit Plan and zone case, which requested "R-6" to "LC" for Lots 1, 2, 3, 18, 19 and 20, was approved by the Board of City Commissioners subject to replatting. The Community Unit Plan restricts the development of Lots 2 and 3 to the uses permitted in the Office/Commercial Zoning District. Lots 4 through 17 are zoned R-6. Lot 17 will be developed with garden apartments and Lots 4-16 will be developed with one duplex, triplex or 4-plex per lot.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve each lot.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. The applicant shall guarantee the paving of the loop private street. Street name signs will be the owners' responsibility.
- F. As required by the associated Community Unit Plan, the applicant shall guarantee the construction of that portion of the major entrance within public right-of-way and a decel lane from 200 feet ± west of the west entrance to the east entrance.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- H. On the final plat, the plattor's text shall state the purposes of the proposed reserve along with who is to own and maintain them.

- I. The applicant shall submit an owners' association agreement providing for ownership and maintenance of the Reserves as well as maintenance of the sidewalk and fencing leading to the school. The agreement shall give the City the authority to maintain the drainage facilities (detention pond and related outfall) and assess the costs to the lots if the drainage facilities are not adequately maintained.
- J. When this property was first platted in 1980, a guarantee was required for construction and fencing of a sidewalk from this plat to Griffith School to the west. A 10-foot pedestrian access easement was obtained from the Park Board. The applicant shall submit a new guarantee for construction and fencing of this sidewalk.
- K. It can be noted from the preliminary plat that the 20-foot storm sewer easement obtained from the Park Board when this property was first platted does not coincide with location of the drainage facility proposed by this replat. The applicant or his agent should be prepared to comment on this.
- L. It is recommended that the east-west portion of the private street be designated "Georgetown" over to the northwest corner of Reserve A. The suffix "Drive" shall be deleted from both street names.
- M. The applicant shall submit an avigational easement and a restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-72 Name Georgetown
Date Application Rec'd. 8-19-83 Preliminary Approval 9-1-83
Scheduled S/D Meeting 9-15-83

DESCRIPTION

General Location South side of Harry in an area east of Terrace as extended from the north

Owner Kansas General Properties, Inc., William E. Morin
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 262-2691

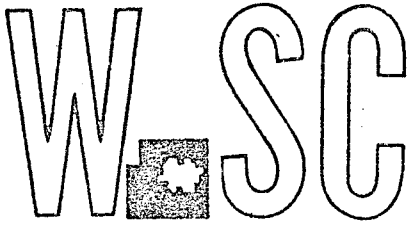
- | | |
|---|--|
| <p>1. Gross Acreage of Plat <u>20.26 acres</u></p> <p>2. Number of Lots :
Residential <u>14</u>
Commercial <u>6</u>
Industrial _____
Other _____
Total Number of Lots <u>20</u></p> <p>3. Minimum Lot Frontage <u>46 ft.</u></p> <p>4. Minimum Lot Area <u>8400 sq. ft.</u></p> <p>5. Existing Zoning <u>R-6</u></p> <p>6. Proposed Zoning <u>LC and R-6 (Z-2517)</u></p> | <p>7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>-0-</u> New _____ ft.</p> <p>8. Sidewalk adjacent to all streets _____ yes <u>X</u> no</p> |
|---|--|
9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The applicant shall guarantee construction of the proposed detention pond and outfall. A new storm sewer easement for the outfall will be needed across park property.
- B. The applicant shall guarantee the extension of City water to serve each lot.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. As required by the associated Community Unit Plan, the applicant shall guarantee the construction of that portion of the major entrance within public right-of-way and a decel lane from 200 feet + west of the west entrance to the east entrance.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- F. The applicant shall submit a covenant to be recorded with the plat which states that paved access to any lot will be provided prior to development of the lot. The private street system is to be constructed to public paving standards. Street name signs will be the owner's responsibility.
- G. When this property was first platted in 1980, a guarantee was required for construction and fencing of a sidewalk from this plat to Griffith School to the west. A 10-foot pedestrian access easement was obtained from the Park Board. The applicant shall submit a new guarantee for construction and fencing of this sidewalk.
- H. The applicant shall submit an owners' association agreement providing for ownership and maintenance of the Reserves as well as maintenance of the sidewalk and fencing leading to the school. The agreement shall give the City the authority to maintain the drainage facilities (detention pond and related outfall) and assess the costs to the lots if the drainage facilities are not adequately maintained.

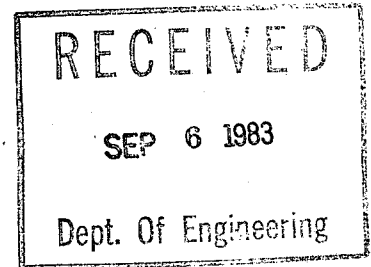
- I. The applicant shall submit an avigational easement and a restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- J. The applicant's agent shall work with the various utility companies to determine where the utility service lines will be constructed. It is noted that only a ten-foot perimeter easement is proposed.
- K. The representative from the City Engineer's Office should be prepared to comment on the need for a guarantee for abandoning the existing sanitary sewer in the southeast corner of the plat. Can this work be included as part of the guarantee for extension of sanitary sewer to the lots being platted?
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



September 2, 1983

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Kansas 67211

Re: S/D 83-72 - Preliminary plat of Georgetown

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 1, 1983, 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 guarantee the extension of City water to serve each lot.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant shall guarantee construction of the proposed detention pond and outfall. A new storm sewer easement ~~from~~ ^{for} the outfall will be needed across park property.
- D. The applicant shall submit a covenant to be recorded with the plat which states that paved access to any lot will be provided prior to development of the lot. The private street system is to be constructed to public paving standards. Street name signs will be the owner's responsibility.
- E. The applicant's agent shall work with the various utility companies to determine where the utility service lines will be constructed.
- F. As required by the associated Community Unit Plan, the applicant shall guarantee the construction of that portion of the major entrance within public right-of-way and a decel lane from 200 feet + west of the west entrance to the east entrance.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.

P.E.C., P.A.

9-2-83

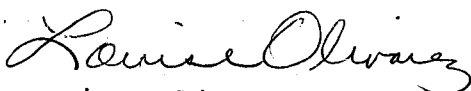
Page 2

- H. On the final plat, the platator's text shall state the purposes of the proposed reserves along with who is to own and maintain them.
- I. The applicant shall submit an owners' association agreement providing for ownership and maintenance of the Reserves as well as maintenance of the sidewalk and fencing leading to the school. The agreement shall give the City the authority to maintain the drainage facilities (detention pond and related outfall) and assess the costs to the lots if the drainage facilities are not adequately maintained.
- J. When this property was first platted in 1980, a guarantee was required for construction and fencing of a sidewalk from this plat to Griffith School to the west. A 10-foot pedestrian access easement was obtained from the Park Board. The applicant shall submit a new guarantee for construction and fencing of this sidewalk.
- K. It is recommended that the east-west portion of the private street be designated "Georgetown" over to the northwest corner of Reserve A. The suffix "Drive" shall be deleted from both street names.
- L. The applicant shall submit an avigational easement and a restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- M. 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.
- N. 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.

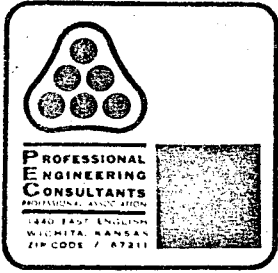
Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Kansas General Properties, Inc., c/o William E. Morin
555 N. Woodlawn, Bldg. #1 67208



MEMO

TO: Mike Lindebak
City Engineer
City Hall - 455 N. Main
Wichita, KS 67202

PROJECT NO. 36-83553-042

PROJECT: Georgetown Projects

COPIES TO:

John Wynkoop ✓

ATTN:

DATE: 9-15-83

FROM: Dick Linn

REFERENCE: Petitions and design engineering services

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

Attached is a breakdown of the estimated costs for the proposed improvements in Georgetown Addition. The Owner requests that the sanitary sewer, water line, and Harry Street decel lane be guaranteed by petition.

The proposed fees for design engineering services are also listed. The fees are based on the selection of our firm for all three projects (coordination in design and proration of survey costs).

RLW/rac

*Water in PEC will do design
 fee OK
 We will include in contract if they want PEC to bid*

③ Water line (Petition)

*2,900 for design @ 17.00/hr
 100 for coordination @ 10.00/hr
 1,000 for design @ 10.00/hr
 1,000 for design @ 10.00/hr*

Georgetown Projects

① Detention Pond & Outfall

520' - 24" @ 30 ⁰⁰	=	\$ 15,600
2 inlet M.H @ 3000 ⁰⁰	=	6,000
2 end sec & rip-rap	=	2,000
6000 cu. yds. exc. @ 2	=	12,000
0.6 acre seeding @ 1200	=	720
Road & path repair	=	630
Total	=	\$ 37,000

Letter of Credit

② Sanitary Sewer (Petition)

1,300 lin. ft. 8" @ 18 ⁰⁰	=	32,400
9 M.H @ 1500	=	13,500
Sub total	=	45,900
10% Contingency	=	4,600
Const. est	=	50,500
Engr. & Admin	=	9,500
Total	=	\$ 60,000

Georgetown
(Spine for)

③ Water Line (Petition)

2,900 lin. ft. 8" @ 17	=	49,300
100 " " boring @ 30	=	3,000
7 hydrants @ 1500	=	10,500
10% Const. Contingency	=	6,300
Const. est	=	74,600
Engr., Admin., etc	=	10,400
Total	=	\$ 85,000

Georgetown Projects (cont'd)

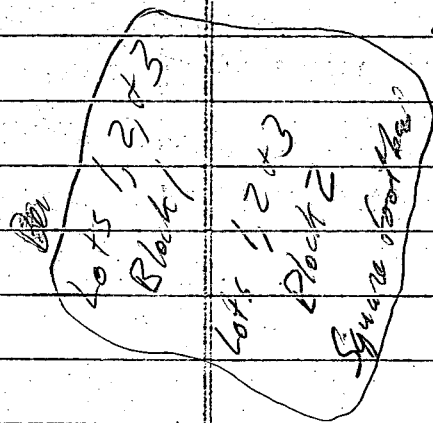
Major Entrance
Driveway

integral curb
50' x 4'

④ Harry St. Decol lane
465.634

200 feet west of
of Georgetown
to west of 1st St.

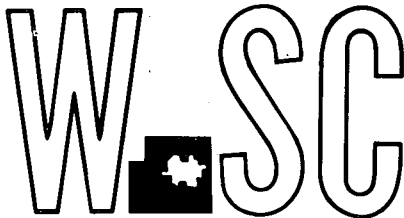
1000	sq. yds	8" conc. pvt	@ 25 =	25,000
670	lin. ft.	underpinning	@ 5 =	3,350
670	" "	curb	@ 2 =	1,340
670	" "	saw jt.	@ 2 =	1,340
1,000	sq. yds.	subgrade tr.	@ 2 =	2,000
10	tons	lime	@ 40 =	400
200	cu. yds.	exc.	@ 2 =	400
150	" "	comp. fill	@ 2 =	300
		misc. removal	@ =	1,870
		Sub tot	=	36,000
		Const. contingency (15%)	=	5,400
		Const. cost	=	41,400
		engr. & admin		8,600
		Tot.		\$ 50,000



Design fee (lump sum) 3 party agreement

1.	Sanitary Sewer	=	\$ 4,200
2.	Water line	=	\$ 5,600
3.	Harry St. decol lane	=	\$ 4,000

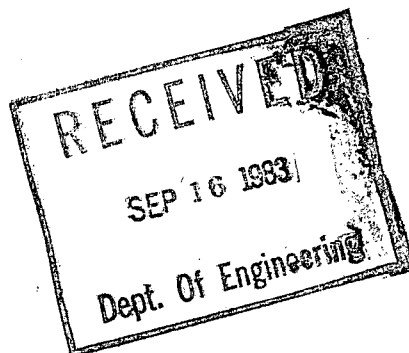
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 16, 1983



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Kansas 67211

Re: S/D 83-72 - Final plat of Georgetown

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 15, 1983, 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 the proposed detention pond and outfall. A new storm sewer easement for the outfall will be needed across park property and shall be obtained prior to forwarding the plat for City Commission review.
- B. The applicant shall guarantee the extension of City water to serve each lot.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot and shall guarantee abandonment of the existing sanitary sewer at the southeast corner of the plat.
- D. As required by the associated Community Unit Plan, the applicant shall guarantee the construction of that portion of the major entrance within public right-of-way and a decel lane from 200 feet + west of the west entrance to the east entrance.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- F. The applicant shall submit a covenant to be recorded with the plat which states that paved access to any lot will be provided prior to occupancy of that lot. The private street system is to be constructed to public paving standards. Street name signs will be the owner's responsibility. Prior

MA

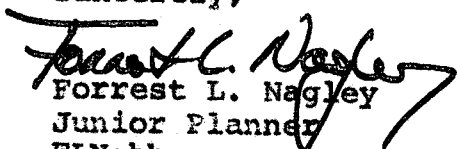
- to MAPC consideration of this final plat, the applicant shall meet with City staff regarding the requirement of paving the private street to the public street standards.
- G. When this property was first platted in 1980, a guarantee was required for construction and fencing of a sidewalk from this plat to Griffith School to the west. A 10-foot pedestrian access easement was obtained from the Park Board. The applicant shall submit a new guarantee for construction and fencing of this sidewalk.
 - H. The applicant shall submit an owners' association agreement providing for ownership and maintenance of the Reserves as well as maintenance of the sidewalk and fencing leading to the school. The agreement shall give the City the authority to maintain the drainage facilities (detention pond and related outfall) and assess the costs to the lots if the drainage facilities are not adequately maintained.
 - I. The applicant shall submit an avigational easement and a restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
 - J. The applicant's agent shall work with the various utility companies to determine where the utility service lines will be constructed. It is noted that only a ten-foot perimeter easement is proposed.
 - K. Closure computations shall be submitted with the final plat tracing.
 - L. 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.

This matter will be forwarded to the Planning Commission for its consideration on September 22, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner
FLN:bh

P.E.C., P.A.
9-16-83 - Page 3

cc: Kansas General Properties, Inc. - William E. Morin
555 N. Woodlawn, Building #1, 67208
Mike Lindebak, City Engineer