

a four-lane
That there be constructed pavement on Webb Road from the south line of Lot 1, Block 1, Maxwell Addition to the south line of Douglas Avenue.

That said pavement between aforesaid limits be constructed of an asphaltic concrete base and an asphaltic concrete wearing surface, composed of stone, sand, mineral filler, and asphalt.

That an acceleration and deceleration lane be constructed on the west side of above said pavement to serve Lot 1, Block 1, Maxwell Addition and Lot 1, 2, 3, 4 and 5 Block 1, Maxwell 2nd Addition

That medians, left turn lanes, channelization, major entrances and driveways be constructed as necessary.

That above said improvements be constructed according to plans and specifications furnished by the City Engineer.

Note: to be continued when Lindbak gives information



MEMO

TO: Chris Breitenstein

PROJECT NO. 36-78414-2-1014

PROJECT: Maxwell Addition

COPIES TO:

ATTN:

DATE: May 19, 1982

FROM: Michael W. Berry, E.I.T. *MMB*

REFERENCE: 100-Year runoff detention requirement

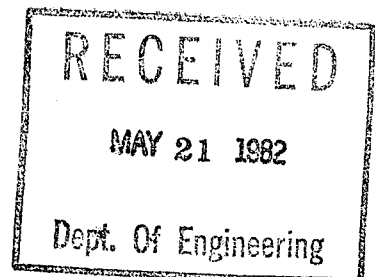
PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

This memo is in response to your verbal request of May 18, 1982.

The detention requirement for the difference between pre- and post-development condition 100-year runoff is approximately 6.5 acre-feet, with a maximum discharge rate of 670 cfs, more or less.

Upon completion of the drainage plan, more accurate values will be submitted. The preliminary analysis was made using TR-55 procedures using the 100-Year, 24-hour rainfall.

If you have any further questions, please call.





MEMO

TO: Chris Breitenstein, P.E. ✓

455 N. Main

Wichita, Kansas 67202

ATTN: _____

PROJECT NO. 36-78414-1014

PROJECT: Maxwell Addition

DATE: _____

COPIES TO:

Louise Olivarez

Phil Dietrich

FROM: Michael W. Berry, E.I.T. *MB*

REFERENCE: Drainage Concept

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

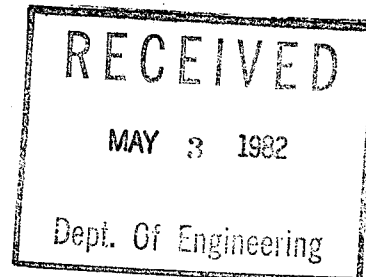
Transmitted herewith is one copy of the Drainage Concept for Maxwell Addition.

It is proposed that drainage internal to each lot shall be conveyed by flumes, drives, private storm sewers, or other approved structures to the platted drainage easements.

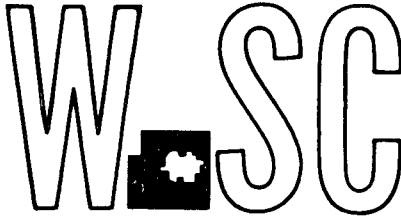
The difference between the pre-development and post-development 100-year discharge shall be detained in the proposed retention/detention pond(s).

It is planned that this project be heard at the regular meeting of the Subdivision Committee on May 13, 1982.

If you have any question, please advise.



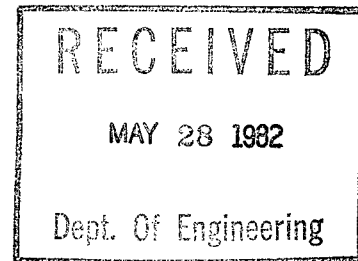
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 27, 1982



Mr. Gary Wiley
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 82-24 - Preliminary plat of Maxwell Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 27, 1982, 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. One of the major items discussed at the C.U.P. hearings was the Webb Road improvements which would be required to handle a development of this magnitude. The current proposal is for Webb to be improved (4 lane, curb and gutter) from Central to Kellogg as a joint City-County project. The decel lane plus the necessary channelization and signalization adjacent to this plat are to be paid for by the developer. Guarantees for these improvements as well as for those portions of the major entrances within the public right-of-way for Webb Road shall be submitted prior to the final plat being forwarded to the City Commission for review.
- B. A 30-foot ingress-egress easement is proposed as the only access for Lots 4, 5, 6, and 7. This easement may also be used by Lot 3. An access and maintenance agreement shall be submitted for recording. The agreement shall also provide for the initial construction of the access road to any one of Lots 4, 5, 6, or 7 prior to development of that lot. All costs of the access road, including the bridge over the floodway, will be at the developers' expense.
- C. The drainage concept which has been submitted for this property provides for the difference between the pre-development and post-development 100-year storm discharge to be retained in retention ponds on the site. Minimum building pads will be determined when the final drainage plan is submitted. The final drainage plan shall be submitted to City Engineering prior to or at the time of submitting a final plat. Any drainage improvements required by the approved drainage plan

Gary Wiley - Page 2
May 27, 1982

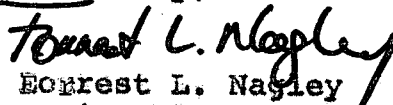
shall be guaranteed by the applicant. A covenant providing for the maintenance of the retention ponds will be required. The final plat shall show the floodway as part of the proposed lots.

- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- F. If improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted for recording.
- G. The standard avigational easement and associated restrictive covenant shall be submitted for this property.
- H. 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.
- I. 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

FLN:bh

cc: Phil Ruffin (Attention: Gary Snyder) - P.O. Box 17087, 67217
Mike Lindebak, City Engineering

August 2, 1982

Mrs. Louise Olivarez, Senior Planner
Metropolitan Area Planning Department
10th Floor - City Hall
455 N. Main
Wichita, Kansas 67202

RE: Maxwell Addition - Off Site Drainage
S/D 82-24

Dear Mrs. Olivarez:

Item "A" of your letter dated July 9, 1982, states that the applicant shall obtain any off-site drainage easements and/or agreements required by the approved drainage plan.

Since I am the owner of both Maxwell Addition and the land adjacent to the north it is my desire to allow Maxwell Addition to drain in its natural drainage course until such time as the balance of the property is platted and drainage improvements as required by the approved drainage plan have been completed.

Professional Engineering Consultants, P.A., have been employed to complete the platting of Maxwell 2nd Addition, and have indicated that final platting will be completed prior to this years end.

I trust that this will satisfy the requirement for Item "A".

Very Truly Yours,

Hugh S. Maxwell

cc: PEC, Mike Lindebak

COPY

MAXWELL ADD.

1.) Storm Sewer

- 1 - M.H. @ 2500⁰⁰
- 3 - Inlets @ 2500⁰⁰ ea.
- 500 lin. ft. 36" pipe @ 45⁰⁰/ft.

\$ 2500⁰⁰
7500⁰⁰
22500⁰⁰
\$ 32,500⁰⁰
10% Field Eng. & Cont. 3250⁰⁰
\$ 35,750⁰⁰

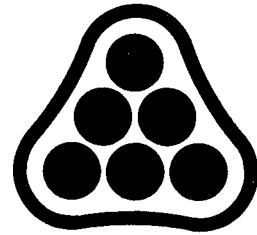
2.) Sanitary Sewer

- 2200 lin. ft. 12" @ 30⁰⁰/ft.
- 550 lin. ft. 10" @ 25⁰⁰/ft.
- 400 lin. ft. 8" @ 20⁰⁰/ft.
- 14 M.H.'s @ 2000⁰⁰ ea.
- 270 lin. ft. of conc. encas. @ 20⁰⁰/ft.

\$ 66,000⁰⁰
13,750⁰⁰
8,000⁰⁰
28,000⁰⁰
5,400⁰⁰
\$ 121,150⁰⁰
+10% Field Eng. & Cont. 12,115⁰⁰
\$ 133,265⁰⁰
say \$ 133,500⁰⁰

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.
D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.
G. D. SCHOCK, P.E.
J. H. BAILEY, P.E.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

September 23, 1982

Mr. Yash Desai
Acting Sanitary Engineer
City of Wichita
City Hall - 455 N. Main
Wichita, Kansas 67202

Reference: Maxwell Addition Sanitary Sewers
PEC File 34-78414-3-1014

Dear Yash:

Transmitted herewith for your review and approval is one set of plans for the above-referenced project. The Maxwell Addition will consist of commercial development on all lots serviced.

If you have questions, please feel free to call.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

Lynn Moore, P. E.
Project Engineer

LM/csr

Enclosure

WICHITA-SEDGWICK COUNTY

DATE August 29, 1983

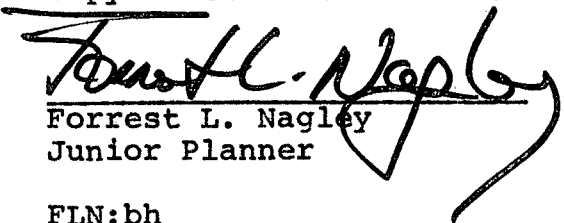
METROPOLITAN AREA PLANNING DEPARTMENT

TO Donald C. Gisick, City Clerk
FROM Forrest L. Nagley, Junior Planner
SUBJECT Release of letters of credit associated with the platting of Maxwell Addition. (Credit Numbers 992 and 993).

On August 24, 1983, the Board of City Commissioners "received and filed" two letters of credit from Fourth National Bank for the account of Phillip G. Ruffin. City Engineering has advised that the storm and sanitary sewer improvements guaranteed by these letters of credit have been included in the petitions for Maxwell 2nd Addition. The letters of credit may therefore be released.

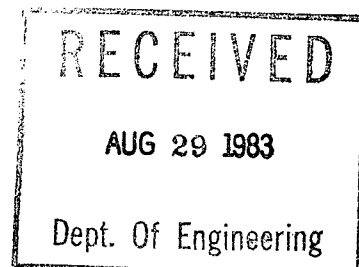
The letters of credit should be returned to the bank with their copy of this memorandum.

COPY

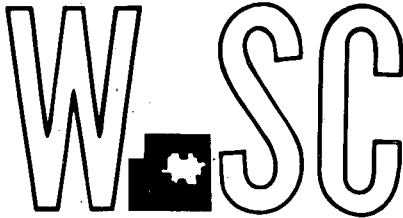

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Fourth National Bank and Trust, 100 N. Broadway, 67202
Phil Ruffin, Attention: Gary Snyder, P.O. Box 17087, 67217
~~Bill Morris, City Engineer's office~~

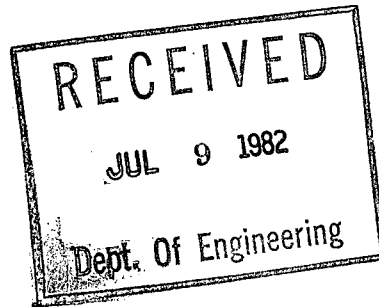


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 9, 1982

Mr. Gary Wiley, P.E.C., P.A.
1440 E. English
Wichita, Ks. 67211

Dear Mr. Wiley:

Re: S/D 82-24 - Final plat of
Maxwell Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 8, 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 obtain any off-site drainage easements and/or agreements required by his approved drainage plan.
- B. The applicant shall guarantee the storm sewers required to drain this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot.
- D. Since the only point of access to this proposed lot is by way of an off-site "ingress/egress, drainage and utility easement," it is necessary for that easement to be established by separate instrument prior to the recording of this plat. A draft of this document shall be submitted to the Planning Department for review and approval. Said document shall clearly set forth the beneficiaries of the easement and must outline the maintenance and construction responsibilities of each. The access agreement portion of the text shall provide for the initial construction of the access road to any one of the benefiting properties prior to development of that property. After Planning Department approval of the separate instrument, it will need to be recorded so appropriate recording data may be shown on the final plat tracing. A copy of the recorded document shall be provided to the Planning Department.
- E. At the time of site development, the applicant shall construct a major entrance at the ingress/egress easement location on Webb Road and shall guarantee construction of a temporary decel lane into the major entrance.

Mr. Gary Wiley, P.E.C., P.A.
July 9, 1982
Page 2


- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The standard avigational easement and associated restrictive covenant shall be submitted for this property.
- H. Closure computations shall be submitted with the final plat tracing.
- I. 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 Thursday, July 15, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Phil Ruffin, P.O. Box 17087, 67217
X Mike Lindebak, City Engineering