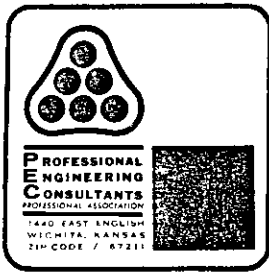


MEMO



TO: Mr. M. E. Lindebak, P.E.
City Engineer
455 N. Main - City Hall
Wichita, KS 67202

PROJECT NO. 32-84654-1-1120

PROJECT: Daybreak Addition-
Streets

COPIES TO:

ATTN: Mr. Don Schneider, P.E.

DATE: December 17, 1984

Larry Chambers

FROM: Brent Remsberg, P.E.

File

REFERENCE: Geometrics

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

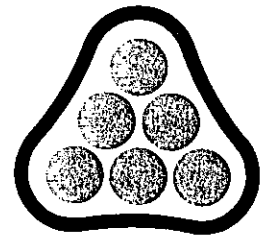
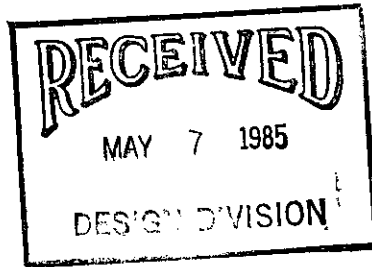
The developer for Daybreak Addition has requested a median island on Covington Circle at 21st Street. We have prepared a layout showing the proposed geometrics for your review and comments.

We are available to discuss this matter at your convenience.



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., PH.D.



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION



May 7, 1985

Inland Investment Co., Inc.
10300 West Central
Wichita, Kansas 67212

Attention: Mr. Larry Chambers

Reference: Woodbridge
Estimated Special Assessments
PEC File No: 36-84654-1120

Dear Mr. Chambers:

Listed below is a breakdown of the estimated project costs and estimated special assessments for Woodbridge. The existing special assessments on the previous twenty-three lots in Block 1, Echo Hills 2nd Addition were prorated against the twenty-nine lots in Block 1, Woodbridge on an equal basis. The City Clerk will prorate these specials on a square foot basis and variation will occur based on lot size. The project costs on the current construction projects are based on the construction bids, estimated engineering and inspection fees, estimated administrative and temporary note interest costs.

The estimated special assessments are based on the above estimated project costs and a fifteen-year special assessment using a 10.03% bond interest rate.

EXISTING SPECIAL ASSESSMENTS:

Main Sewer: $[\$57.28 \text{ (annual)}](23 \text{ lots})/29 \text{ lots} = \$45.43 = \$3.79/\text{mo}$

Water Supply Line (#1): $[\$17.13 \text{ (annual)}](23)/29 = \$13.59 = \$1.13/\text{mo}$

Storm Water Drain: $[\$677.50 \text{ (total)}](23)/29 = \$537 = \$70.73 = \$5.90/\text{mo}$

NEW PROJECT SPECIALS:

<u>PROJECT</u>	<u>CONST BID</u>	<u>ENGR & INSP</u>	<u>ADMIN, ETC.</u>	<u>TEMP INT</u>	<u>TOTAL COST</u>
Streets & Drainage	82,461	19,593	2,301	8,348	\$112,703
Water Line	28,124	9,500	900	3,082	41,606
Water Supply Line (#2)	53,300	14,930	1,450	5,574	75,254
San. Sewer	57,699	20,000	1,670	6,349	85,718

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

Inland Investment Co., Inc.
May 7, 1985
Page 2

ESTIMATED SPECIALS:

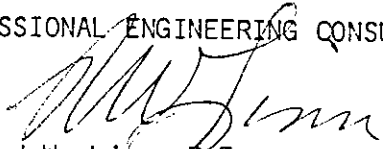
<u>PROJECT</u>	<u>TOTAL COST</u>	<u>TOTAL ASSM'T</u>	<u>ANNUAL</u>	<u>MONTHLY</u>
Streets & Drainage	112,703	3,886	512	42.65
Water Line	41,606	1,435	189	15.75
Water Supply Line (#2)	75,254	197	26	2.17
San. Sewer	85,718	2,956	390	32.50

These estimates of the existing and proposed special assessments result in a total assessment per lot of \$103.89 per month.

The data used for the estimates was provided by the City Clerk and the Engineering Division of the City. If additional information is desired, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



Richard W. Lind, P.E.
Project Manager

cc: Mr. Larry Henry,
Engineering Division

RWL/mkm

October 18, 1985

Mr. Keith D. Callison
Real Estate Appraiser
Post Office Box 343
Wichita, Kansas 67201

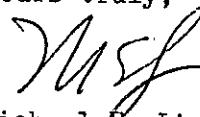
Subject: Street Improvements in Woodbridge Addition

Dear Mr. Callison:

Please be advised that the street improvements to serve the above-referenced addition have been installed in accordance with the City's plans and specifications.

Upon acceptance by the City, these improvements are being maintained by the City's Department of Operations and Maintenance.

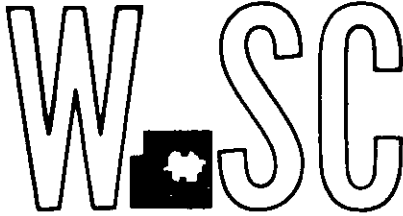
Yours truly,



Michael E. Lindebak, P.E.
City Engineer

MEL:cgr

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 10, 1985

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re.: S/D 84-118 - Final Plat of Woodbridge Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 21, 1984.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

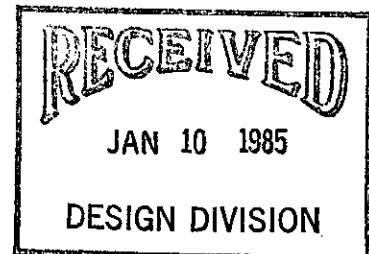
Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Larry A. Chambers, Inland Investment Co., Inc., 10300 West Central,
Wichita, KS 67212

*Mike Lindebak, City Engineer



Woodbridge Homeowners' Association
P.O. 12501
Wichita, KS 67277

RECEIVED

JUL 18 1995

1/20/95

TO: LINDEBAK
HUANG

July, 12, 1995

Mr. Chris Cherches
City Managers' Office
455 N. Main
Wichita, KS 67214

CC: LACKEY

Dear Mr. Cherches,

I believe the items discussed below
are development issues which should
be addressed by engineering. JCL

On August 18, 1994, the Woodbridge Homeowners' Association board sent you the attached memo for you (the City of Wichita) to address. To date, the Homeowners have yet to hear a response. Your immediate attention is requested in this matter.

The next item of concern has to do with the City of Wichita's compliance with the covenants in place, within the Association, for the said lots mentioned in the attached memo. Should the city be paying a \$60.00/year Homeowners due for each lot or are they exempt? Our records indicate that the city has not paid this fee since acquiring the lots in 1992. If you have any questions concerning this issue or records indicating why the dues should not be paid, please contact the undersigned to coordinate resolution.

The last item I wish to bring to your attention has to do with the new addition being developed to the north of Association. It appears the City has allowed the developer to design the water runoff to flow through our divisions waterways. The waterways in our development were not designed to carry this amount of water. Significant erosion has already occurred from the water runoff. Our request is that the City review the waterway erosion and provide the Association with a plan to fix the erosion problem.

If you have any questions concerning any element within this letter, please feel free to call me at 722-5852 or 526-1589.

Sincerely

Joseph McCormick

Joseph McCormick, President
Woodbridge Homeowners' Association

copies to: Water and Sewer Department
Greg Ferris, City Commissioner

RECEIVED

JUL 24 1995

CITY - ENGINEERING

I N T E R O F F I C E M E M O R A N D U M

Printed by: Chris Breitenstein
Date: 08-Aug-1995 03:31pm CDT
From: Chris Breitenstein
BREITENSTEI
Dept: Public Works
Tel No: 268-4235

TO: Larry D. Henry (HENRY_L)
CC: Mike Lindebak (LINDEBAK_M)
Subject: Woodbridge Homeowners' Assoc.

Mr. Joe McCormick, President of the Woodbridge Homeowners' Association (21st. No. & 119th. W.) wrote a letter to the City Manager in mid-July requesting a response on several issues. I was asked to look into their concern about off-site drainage entering their drainage reserves and a concern about the erosion it was causing (Suzanne has seen the letter) to their drainage channels. I have talked with Mr. McCormick on several occasions and visited the two drainage channels in their development. The only erosion I could see due to the height of the vegetation in the channels was some scour at the ends of the concrete structures that were built in the 21st. street ditches. Mr. McCormick agreed that was one of the areas of the Assoc.'s concerns.

Would you have a maintenance crew place some rip-rap in the area immediately downstream of the concrete structures to limit the erosion. The two channels in question are on the south side of 21st. st. No. between 119th. St. West and the Jamesburg Ditch.

If you have any questions give me a call.

8/29/95
Iske
Talked to Jennings. He will
put in some Rip-Rap when he has
time. CDB

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
FAX (316) 268-4114

August 7, 1995

Mr. Joseph McCormick, President
Woodbridge Homeowner's Association
P.O. Box 12501
Wichita, Kansas 67277

RE: Letter of July 12, 1995

Dear Mr. McCormick;

I visited your development on Friday afternoon, August 4, 1995. I looked at both of your channels immediately south of 21st. in the areas where you expressed concern during our phone conversations. With the extensive vegetation in the bottom of both channels I could not identify the erosion you are concerned about. The only possible problem I could guess as occurring in that area would be some scouring at the end of the concrete ditch structure in the R/W of 21st. If, this were to continue to scour it might create a future problem for the City by undermining the structure in public right of way. This would be the City's problem in the future.

As I discussed with you on the phone last week, the new developments north of 21st. St. are being required to limit their stormwater runoff to pre-development conditions just as your development was required to do.

Please feel free to contact me if you do not agree with my determination of erosion problems being created for your homeowner's association. I would be happy to meet you on site to further discuss your concerns.

Sincerely,

Chris J. Breitenstein, P.E.
Civil Engineer II

cc. Paul Steinbrenner, Asst. City Manager
Steve Lackey, Director of Public Works
Mike Lindebak, City Engineer



I N T E R O F F I C E M E M O R A N D U M

Printed by: Chris Breitenstein
Date: 07-Aug-1995 10:15am CDT
From: Mike Lindebak
LINDEBAK_M
Dept: Public Works
Tel No: 268-4266

TO: Chris Breitenstein (BREITENSTEI)

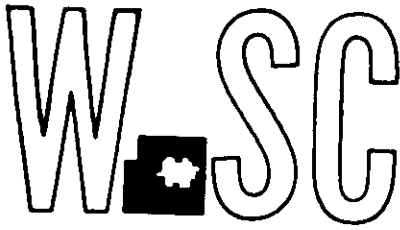
CC: Steve Lackey (LACKEY_S)

Subject: RE: Woodbridge Owner's Assoc.

Prepare a response saying you reviewed the site conditions and were unable to identify an erosion problem, if that is the case.

Include Paul S. , Lackey and myself as cc's on the letter.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



December 21, 1984

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 84-118 - Final Plat of Woodbridge Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 20, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since the applicant will be filing an associated zone case requesting downzoning from duplex uses to single-family uses, the applicant shall guarantee the pavement of the proposed streets to the 29-foot standard.
- B. Approval of this plat shall be subject to approval of the applicant's request for "AA" (single-family) zoning.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the construction of the storm sewers required by this replat.
- E. The applicant shall submit a covenant requiring four off-street parking spaces for each lot in this addition (29-foot street pavement).
- F. The engineer's text shall be amended on the final plat tracing to reference that this is a replat of Echo Hills 2nd Addition rather than Echo 2nd Hills.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C
O
P
Y

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
Re: S/D 84-118 - Final Plat of Woodbridge Addition
December 21, 1984
Page 2

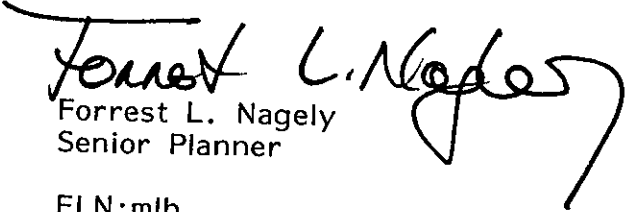
- H. As requested by K.G. & E., the final plat tracing shall indicate 10-foot utility easements centered on Lots 14 and 15, and Lots 19 and 20's common lot lines.
- I. Provision shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. Closure computations shall be submitted with the final plat tracing.
- K. 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, January 10, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Larry A. Chambers, Inland Investment Co., Inc., 10300 West Central,
Wichita, KS 67212
X Mike Lindebak, City Engineer