



MID-KANSAS ENGINEERING CONSULTANTS  
 240 NORTH ROCK ROAD SUITE 130  
 WICHITA, KANSAS 67206

PROJECT NORTHRIDGE

TRANSMITTAL

DATE March 14, 1983

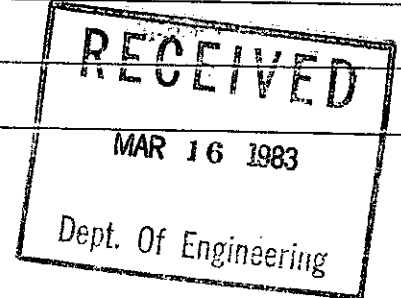
PROJECT NO. \_\_\_\_\_

TO Chris Breitenstein

Drainage & Flood Control Engineer

455 North Main - 7th Floor

Wichita, Ks. 67202



We are sending you the following items:

- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> PRINTS | <input type="checkbox"/> SPECIFICATIONS | <input type="checkbox"/> LEGAL DESCRIPTIONS | <input type="checkbox"/> TRACINGS |
| <input type="checkbox"/> PETITIONS         | <input type="checkbox"/> CORRESPONDENCE | <input type="checkbox"/> OTHER              |                                   |

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> FOR YOUR APPROVAL | <input type="checkbox"/> APPROVED AS TO<br>GENERAL CORRECTNESS | <input type="checkbox"/> APPROVED AS<br>CORRECTED |
| <input type="checkbox"/> REVISE & RESUBMIT | <input type="checkbox"/> FOR YOUR FILES.                       | <input checked="" type="checkbox"/> FOR YOUR USE  |
| <input type="checkbox"/> OTHER             |  |   |

REMARKS: Submitted herewith is a print of the drainage concept plan for  
Northridge

COPIES TO:

Signed Kenneth H. Bengtson  
 Kenneth H. Bengtson

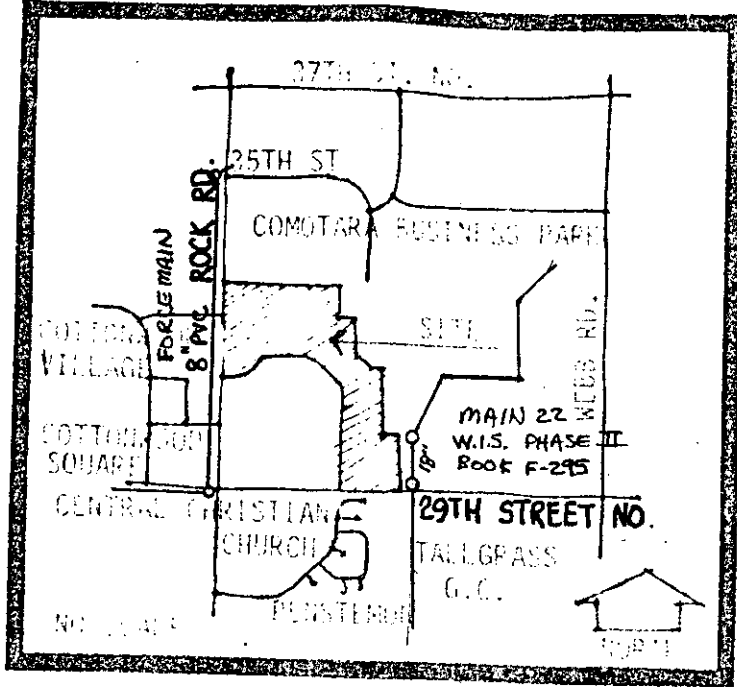
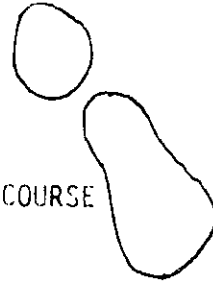
31

32

33

A.A. ZONING UNDER C.H.P.  
D.P. -96

TALLGRASS GOLF COURSE



8

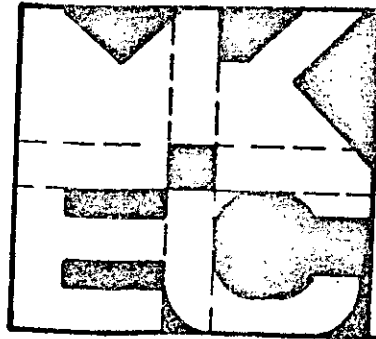
APRIL 28, 1983



Scale: 1" =

LIFT STA. #1  
MAIN #7, SS. #23  
Book m-213

### AREA MAP



MID-KANSAS ENGINEERING CONSULTANTS PA  
682-6561

240 N ROCK ROAD SUITE 130  
WICHITA, KANSAS

Sheet  
of

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

RECEIVED

MAR 21 1983

Dept. Of Engineering

March 18, 1983

Bill G. Yung Design  
8225 E. 35th North  
Wichita, Kansas 67226

Re: S/D 83-14 - Preliminary plat of Northridge 2nd Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 17, 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 paving of 31st Street North and Penstemon. Sidewalks are required on both sides.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots. A proposed sewer layout shall be submitted to City Engineering prior to or at the time of submission of the final plat. Any necessary off-site sewer easements shall be obtained by separate instrument.
- C. The applicant shall guarantee extension of City water to serve all lots.
- D. As required by the associated C.U.P.s, a continuous decel lane on Rock Road and a decel lane on 29th Street into Penstemon shall be guaranteed at the time of platting.
- E. For Lot 3, Block 1 and Lot 1, Block 2, the applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property. These lots are within the McConnell A. F. B. compatible use district #13 which has an average day/night sound level of 65 to 70 decibels.
- F. The applicant's drainage concept has been approved subject to obtaining the necessary drainage easements for Lot 3, Block 1.


Mr. Bill G. Yung  
3-18-83, Page 2

- G. A drainage plan shall be submitted with the final plat. Any drainage improvements required by the approved drainage plan shall be guaranteed by the applicant.
- H. Right-of-way on Rock Road is shown at 60 feet with a gradual widening to 65 feet as Rock Road approaches the proposed K-96 right-of-way. This additional five feet may be dedicated contingent upon its need for Rock Road/K-96 intersection or interchange improvements.
- I. The applicant or his agent shall provide the Planning Department with a copy of the Cooperative Refinery Association easement as it affects this property. Any relocation or encasement of the pipeline required by development of this property will be without expense to the City.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. The applicant or his agent shall contact Larry Henry of the Soil Conservation Service to determine what needs to be done to eliminate the terracing on this property.
- 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.

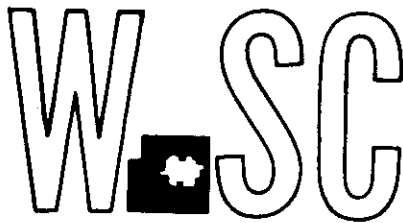
Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

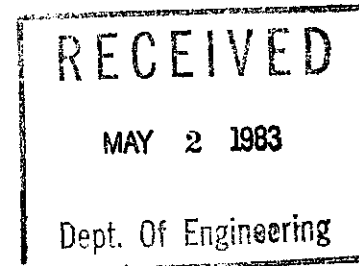
cc: Woodlawn Development Company, P.O. Box 8128, 67208  
Mid-Kansas Engineering Consultants, 240 N. Rock Rd.,  
Suite 130, 67206  
X Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



April 29, 1983

Mid-Kansas Engineering Consultants  
240 N. Rock Rd., Suite 130  
Wichita, Kansas 67206

Re: S/D 83-14 - Final plat of Renaissance

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 28, 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 the paving of 31st Street North and Penstemon, including sidewalks on both sides and storm sewers.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots. Any necessary off-site sewer easements shall be obtained by separate instrument.
- C. The applicant shall guarantee extension of City water to serve all lots.
- D. As required by the associated C.U.P.s, a continuous decel lane on Rock Road and a decel lane on 29th Street into Penstemon shall be guaranteed at the time of platting.
- E. For Lot 3, Block 1 and Lot 1, Block 2, the applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property. These lots are within the McConnell A. F. B. compatible use district #13 which has an average day/night sound level of 65 to 70 decibels.
- F. The east-west portion of street along the north boundary of Block 2 shall be designated as 32nd Street North.

- G. The right-of-way for Rock Road shall be indicated on the final plat tracing as approved on the preliminary plat. I.e., the 60 feet of right-of-way shall increase to 65 feet as Rock Road approaches the proposed K-96 right-of-way. This additional five feet may be dedicated outright or may be dedicated contingent upon its need for Rock Road/K-96 intersection or interchange improvements. If dedicated contingently, the proper dedication language shall be included in the plat's text.
- H. The applicant or his agent shall provide the Planning Department with a copy of the Cooperative Refinery Association easement as it affects this property. Any relocation or encasement of the pipeline required by development of this property will be without expense to the City.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant or his agent shall contact Larry Henry of the Soil Conservation Service to determine what needs to be done to eliminate the terracing on this property.
- K. The approved drainage plan for this property requires obtaining an off-site drainage easement. This easement shall be submitted for acceptance by the City Commission when the final plat is reviewed by them.
- 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.

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

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 5, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Woodlawn Development Co., P.O. Box 8128, 67208  
Bill G. Yung Design, 3225 E. 35th St., N., 67226  
X Mike Lindebak, City Engineering

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE JULY 15, 1983

TO ROBERT FINCH, DEPUTY CITY MANAGER

FROM MIKE LINDEBAK, CITY ENGINEER

SUBJECT CONSULTANT ENGINEERING  
SERVICES FOR RENAISSANCE  
ADDITION IMPROVEMENTS

Landmark Communities, Inc., has requested that the City enter into a two party agreement with Mid-Kansas Engineering Consultants, P.A., for engineering services for sanitary sewer, storm sewer and street pavement improvements for Renaissance Addition in order to meet construction schedules for the development. The Renaissance Addition was approved by the City Commission on June 14, 1983. Letter of credit guarantees for 35% of the estimated development costs have been submitted for each of these improvement projects.

City Engineering staff is not available to do the above design work. In order to satisfy the intent of Administrative Regulation 7a, it is requested that authorization be given by the City Manager for the preparation of a two party agreement between the City and Mid-Kansas Engineering Consultants, P.A., for the necessary engineering services.

The agreement will be submitted for City Commission consideration as a part of the City Clerk's agenda.

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Mike Lindebak  
City Engineer

APPROVA

  
David Stowe  
Director of Operations and Maintenance

APPROVAL:

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E.H. Denton  
City Manager

TRC/dlp



Landmark

July 14, 1983

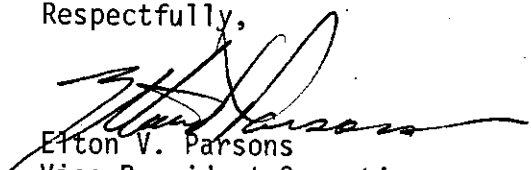
Mr. Mike Lindebak  
City Engineer  
City of Wichita  
Wichita, Kansas 67202

Dear Mike:

It is respectfully requested that a two-party agreement between Mid-Kansas Engineering Consultants and the City of Wichita, for engineering services for sanitary sewer, storm sewer and paving projects at The Renaissance Addition, be prepared and executed.

It is important that we begin these services immediately in order to meet construction schedules for development.

Respectfully,

  
Elton V. Parsons  
Vice President Operations

EVP:cs

cc: Bob Fox  
Ken Bengtson