

LETTER OF TRANSMITTAL

PROJECT: Woodland Estates
Drainage & Utility Concept

PROJECT #: _____ DATE: 6/10/86

MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

TO: Vicky Huang
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending the following items: Attached
X Under separate cover via Frank Nelson

Prints Specifications Legal Descriptions
Tracings Petitions Correspondence X Other

COMMENTS: The above referenced item was given to Carl Gipson, Friday, June 6, 1986.

These are transmitted as checked below:

For Your Approval As Requested
X For Your Use For Your Files
Approved as Noted X For Review and Comment

REMARKS:

Signed: Frank B. Nelson
Frank B. Nelson, P.E.



FBN/ds

Pre-Sub June 19, 1984

①

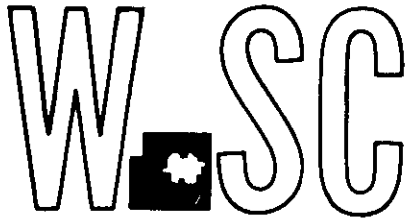
1. Miklos and Gabriella Lorik. Vacation of Sewer and Utility easement. No water problem.
2. Lagaly Addition. Final Plat. Item E, wells. No Water problem.
3. Simon Industrial Park. Final Plat. Item B. Water to be extended from Park City. No Wichita Water available. No water problem.
4. Hadijski Second Addition. Final Plat. Existing 20" AC Water along Harry St. not shown on sketch plat. No Water problem.
5. Brammer Addition. Final Plat. Plot now served. No water problem.
6. Andrew Walker Second Addition. Final Plat. Plot now served. No water problem.
7. Teal Cove 3rd Addition. Preliminary plat. Item B, mains to be extended. No water problem.
8. Woodland Estates. Preliminary plat. Item B, mains to be extended. Existing mains in Central. No water problem.
9. Northborough 3rd Addition. Preliminary Plat. Item B, mains to be extended. No water problem.
10. Golf Park West Addition. Final Plat. Item B, mains to be extended.
11. Westwind Addition. Preliminary Plat. Item A, mains to be extended. Nearest water at 17th and Woodchuck. No water problem.
12. Wolke Addition. Final Plat. Item C, wells, no city water available. No water problem.

Pre-Sub June 19, 1986

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13. Coleman Acres. Final Plat. Item A, mains to be extended. Existing 12" main in Sheridan; existing 8" main in Gou from 15th St, ending 6' NNL of #1921 N. Gou. No water problem.
14. Ralph Hamilton. Grant additional Utility Easement. No water problem.
15. Ernest Doyon and Glen Rupe. Street R/W Dedication. No water problem.
16. Community Psychiatric Centers. Grant Utility Easement. Easement is for water line. No water problems.
17. Other matters.

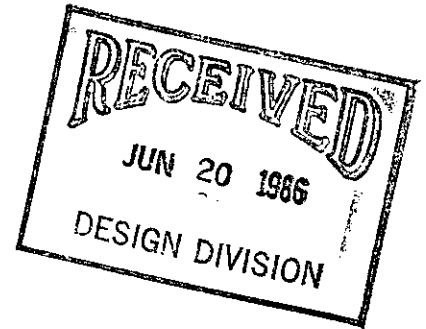
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 20, 1986



Bill G. Yung Design
4912 E. 29th N., Suite One
Wichita, KS 67220

Re: S/D 86-56 - WOODLAND ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1986, 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 sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The Gatewood street paving petition shall provide for the construction of sidewalks on each side of this collector street. These sidewalks may be located in the adjacent reserves.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Prior to release of this plat for recording, the structures which encroaches into the street rights-of-way and utility easements being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.

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- H. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- L. On the final plat, dimensions shall be provided for the utility easement stubbing into Lot 19, Block 1.
- M. The final plat shall label the centerline of the utility easements.
- N. The final plat shall indicate the following street name changes:
 - 1. Dublin Circle, where it intersects Linden, renamed Tipperary;
 - 2. Dublin Circle, adjacent to Lots 11 thru 13, Block 1, renamed either Tipperary Court or West Parkway Circle.
- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. The applicant shall obtain, by separate instruments, the off-site utility and drainage easements required by this plat.
- Q. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

S/D 86-56 - WOODLAND ESTATES
Page 3

- R. Prior to submitting a final plat, the applicant shall submit, to City and Traffic Engineering, proposed paving layout plans for the Gatewood/Central and Linden/Gatewood intersections.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

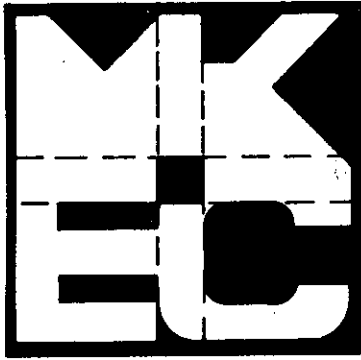


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 1400, Wichita, KS 67226
Mid-Kansas Engineering Consultants, 3500 N. Rock Rd. #800,
Wichita, KS 67226
~~Mike~~ Lindebak, City Engineer



**MID-KANSAS ENGINEERING
CONSULTANTS, P.A.**
3500 N. Rock Road, #800
Wichita, KS 67226

LETTER OF TRANSMITTAL

PROJECT: Woodlands Estates

PROJECT #: _____ DATE: 7/11/86

TO: Mr. Carl Gipson, P.E.
City Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending you the following items: Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS: Submitted herewith is a print of the utility and drainage concept plan for the revised preliminary plat for the referenced project.

These are transmitted as checked below:

For Your Approval As Requested
 For Your Use For Your Files
 Approved as Noted For Review and Comment

REMARKS:

Signed: Dean Sellers
Dean Sellers, P.E.

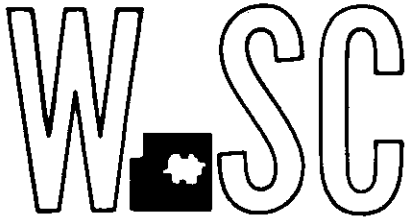
DS/jlk

Enclosure

cc: Mr. Jack Ritchie

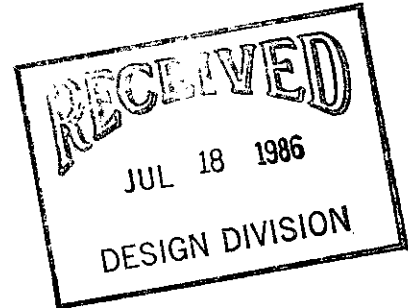


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



July 17, 1986

Bill G. Yung Design
4912 E. 29th N., Suite One
Wichita, KS 67220

Re: Revised Preliminary Plat S/D 86-56 - WOODLAND ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 17, 1986, 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 sanitary sewer to serve the lots being platted. This plat shall be served from the new sanitary sewer main presently under construction and not from an existing private 8-inch line.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The Gatewood street paving petition shall provide for the construction of sidewalks on each side of this collector street; or a guarantee for a private sidewalk system in accordance with a sidewalk plan to be submitted with the final plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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- G. Prior to release of this plat for recording, the structures which encroaches into the street rights-of-way and utility easements being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- L. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, in order to preserve as many of the existing trees as possible, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- M. The final plat shall state in the platator's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. The final plat shall label the centerline of the utility easements.
- O. On the final plat, a dimension shall be provided for the narrowest part of Reserve B. Bearings shall be provided for the west line of Reserve A.
- P. The final plat shall indicate the utility easements requested by K.G.&E. which are indicated on the enclosed "marked" copy of the plat.
- Q. The applicant shall meet with Traffic Engineering to resolve the issue of possibly lowering the handrails on a bridge to the east in order to provide proper site distance.

- R. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. 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.

Sincerely,



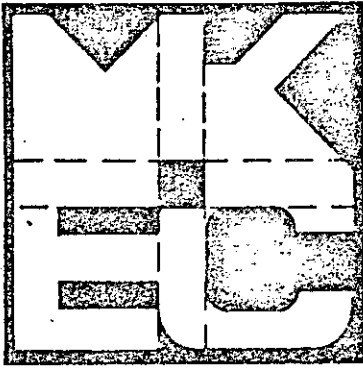
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 1400, Wichita, KS 67226
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineering

1. Rick Kirkland. Vacation of Utility Easement. No water lines in easement. No water problem.
2. Kansas Department of Transportation. Vacation of St. R/W, Oldy. Setbacks, and Utility easements. Area in Young to be retained as utility easement as per earlier agreement. No water problem.
3. Farris S. Farha. Vacation of Alley R/W. No water lines in area to be vacated. No water problem.
4. Randy Deans. Vacation of Utility Easement. No water lines in area to be vacated. No water problem.
5. Builders Inc. Vacation of St. R/W. No water lines in area to be vacated. No water problem.
6. Bill and Donna Lee. Vacation of Access Control. Water line on south side of Central not in conflict with area. No water problem.
7. Almond Tree Addition. Final Plat. Existing 8" water line in Country Acres Avenue. No water problem.
8. Northborough 3rd Addition. Final plat. Item B, mains to be extended. No water problem.
9. Bent Tree Second Addition. Final Plat. Existing 8" water line crossing through plot. Utility easement to be retained as per item A. No water problem.
10. Woodland Estates. Revised Preliminary Plat. Item B, mains to be extended. Existing main in Central, no water problem.
- 11 & 12. Terrace Gardens Health Care. No water problem with dedication of access control or utility easement.
13. City Land Inv. Case. Area served by existing mains.
14. City Land Inv. Case. Area served by existing mains.
15. Other matters.



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

LETTER OF TRANSMITTAL

PROJECT: Fantasea Second and Woodland Estates

PROJECT #: _____ DATE: 7/21/86

TO: Mr. Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67226

We are sending you the following items: Attached
X Under separate cover via Darla

X Prints ___ Specifications ___ Legal Descriptions
___ Tracing ___ Petitions ___ Correspondence ___ Other

COMMENTS: Submitted herewith is the drainage concept plan for Fantasea Second and the final drainage plan for Woodland Estates.

These are transmitted as checked below:

 For Your Approval As Requested
X For Your Use For Your Files
 Approved as Noted For Review and Comment

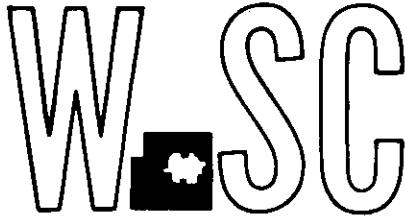
REMARKS:

Signed: Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

KHB/jlk

Enclosures

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 31, 1986



Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-56 - WOODLAND ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 31, 1986, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, in order to preserve as many of the existing trees as possible, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- E. As per the sidewalk plan for this property, the applicant shall guarantee the construction of a sidewalk within Reserves A and C. The amount of sidewalk within the reserves to be guaranteed is approximately 725 feet in length.
- F. The applicant shall guarantee the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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- H. Prior to release of this plat for recording, the structures which encroaches into the street rights-of-way and utility easements being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- M. The final plat shall indicate on the face of the plat the minimum building pad elevations required for Lots 1 thru 6, Block 2. The minimum building pad shall be noted in both Mean Sea Level and City Datum. Prior to submitting the final plat tracing for review by the City Commission, the applicant shall meet with City Engineering to arrive at the elevation for the required minimum building pad.
- N. On the final plat tracing, the 10-foot wide K.G.&E. easements shall be relabeled as "10-foot utility easements".
- O. On the final plat tracing, a 15-foot wide "street, drainage and utility easement" shall be platted within Reserves A and B adjacent to the narrow public street right-of-way (Gatewood). These easements were included as part of the approved preliminary plat.
- P. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plattor's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."

- Q. On the final plat tracing, the 20-foot wide utility easements centered on the lot lines common to Lots 1 and 2, and Lots 5 and 6, Block 2 and Lots 3 and 4, Block 1 shall be relabeled as drainage easements.
- R. The final plat tracing shall indicate utility easements to cover all the proposed locations of sanitary sewers.
- S. The final plat tracing shall indicate 10-foot utility easements centered on lot lines common to the following lots: 21 and 22, 25 and 26 and 27 and 28, all in Block 1.
- T. The Post Office representative has requested a copy of the overall development depicted on the sidewalk plan for the applicant's entire ownership.
- U. The applicant shall meet with Traffic Engineering to resolve the issue of possibly lowering handrails on a bridge to the east in order to provide proper site distance at the Gatewood/Central intersection.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. 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, August 7, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 1400, Wichita, KS 67226
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineering
Don Jenkins, U.S. Postal Service, 7117 W. Harry, Wichita, KS 67276

Proc-Sub 7-31-86

1. Calvary Bible Church. Vacation of Alley R/W. No water lines in alley. No water problem.
2. Fox Meyer Drug Co. Vacation of Building Setback. No water problem.
3. Andeel and Andeel Property and Frank Carney. Vacation of Drainage Dedication. No water lines in vacation area. No water problem.
4. Carson & Company. Vacation of Street R/W. No water problem.
5. CPC Properties of Kansas, Inc. Vacation of Street R/W. Existing 8" water parallel to St. R/W in easement. No water problem.
6. Autumn Ridge. Final plat. Item A, mains to be extended. Existing 12" main in 119th St.
7. Scholfield-Hatchett Addition. Final plat. Area now served by 12" and 8" mains. No water problem.
8. Fantasea II. Preliminary Plat. Area now served by existing 12" main in 32nd St. North. No water problem.
9. Woodland Estates. Final Plat. Item B, mains to be extended. No water problem.
10. Willian C. Moutray. Dedicate St. R/W. No water available. No water problem.
11. Willian C. Moutray. Dedicate Access Control. No water available. No water problem.
12. Other matters.

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% JOB:

*JOB 12 86 USING FILE 12 AT 08:11:06
LAST FIGURE NUMBER USED= 84 MAXIMUM ALLOWED= 99
LAST POINT NUMBER USED= 433 MAXIMUM ALLOWED= 500

START/OF/JOB 12 86 12

*
#WOODLAND ESTATES FINAL PLAT

*
#DATA FILE CGI012.AB1

*
AREA/BEARINGS 1*-----E 1/2 OF SEC.17-T27S-R2E-----
AREA = 14118652.11

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
1	S 89 53 2.000E	2652.3000	4987.1841	1006.5187
2	N 0 1 48.000W	2651.0100	4981.8092	3658.8133
3	N 0 6 51.000E	2654.3100	7632.8189	3657.4252
4	N 89 57 0.000W	2671.5100	10287.1235	3652.7141
5	S 0 5 21.000E	2648.5800	10289.4549	991.2051
6	S 0 14 29.897E	2653.7175	7640.8781	995.3270
1			4987.1841	1006.5187

e

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 C > JOB:

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21*-----WOODLAND ESTATES BOUNDARY-----
 AREA = 1408351.70

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
125			5027.1837	1005.3500
124	N 0 14 29.897W	10.0000	5037.1837	1005.3078
123	N 0 14 29.897W	1917.0900	6954.2566	998.2228
122	N 89 45 30.103E	270.0000	6955.3953	1258.2204
250	S 0 14 29.897E	279.0000	6676.3978	1259.3970
121	N 44 45 30.103E	279.0000	6874.5108	1465.8460
118	N 44 45 30.103E	116.2689	6957.0713	1547.7131
117	S 45 14 29.897E	207.5481	6913.5272	1697.6174
116	S 8 14 29.897E	205.0000	6610.6444	1727.0038
115	S 1 45 30.103W	180.0000	6430.7291	1721.4806
114	S 33 14 29.897E	70.0000	6372.1835	1759.8526
113	S 68 14 29.897E	45.0000	6355.5023	1801.6466
112	N 71 45 30.103E	80.0000	6380.5443	1877.6262
111	S 18 14 29.897E	95.0000	6290.3186	1907.3636
110	S 21 45 30.103W	65.0000	6229.9496	1888.2686
109	S 1 45 30.103W	245.0000	5985.0648	1878.7509
108	S 39 45 30.103W	165.0000	5858.2213	1770.2249
107	S 0 14 29.897E	45.0000	5813.2217	1770.4147
106	S 37 14 29.897E	80.0000	5749.5346	1818.6289
105				

6/24

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 >> JOB:

105	S	0	14	29.897E	150.0000	5589.5359	1819.5037
55	N	89	53	2.000W	150.0000	5589.8359	1669.5040
54	S	20	10	23.000W	147.6800	5451.2193	1618.5755
58	S	0	1	47.257E	425.2760	5025.9434	1618.7967
125	N	89	53	2.263W	512.4479	5027.1837	1006.3500

CIRCULAR CURVE 122 250 121 R
 CENTRAL ANGLE = 45 0 0.000
 CHORD BEARING = S 67 44 29.897E
 RADIUS = 279.0000
 LENGTH = 219.1261
 TANGENT = 115.5556
 CHORD = 213.5374
 EXTERNAL = 22.9874
 MIDDLE ORDINATE = 21.2376



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
1609 S.W. 37th STREET
TOPEKA, KANSAS 66611

CONFIRMATION MEMO

PROJECT: Woodlands Estate
PROJECT NO.: _____ MKEC DATE: 9/5/86
TO: File
FROM: John White *JW*
REF: Hydrology

Attached is a table outlining the various flow calculations that have been completed on the East Branch of Gypsum Creek. The FEMA calculations were completed using TR 55 while the MKEC calculations used TR 20. The same CN numbers were used in all calculations. Following is a brief summary of each set of numbers.

1. FEMA: These calculations assumed no upstream constraints and did not reduce the drainage area as it moved upstream. These assumptions should produce an inflated flow.
2. MKEC using SCS 24 hr. and 6 hr. rainfall. Both of these rainfall distributions have one peak hour with rainfall of about 3 inches. In smaller drainage area this tends to produce higher runoffs.
3. MKEC using 6 hr. Weather Bureau: The Weather Bureau rainfall tends to give reasonable flows except for time of concentration of 15 minutes or less at which point it underestimates flow. The t_c for this basin is about 1.8 hours.
4. MKEC using TR - 60. The TR - 60 was developed for dam design which is more sensitive to volume than peak inflow. The TR - 60 uses a more constant rainfall and thus produces a longer flatter hydrograph.
5. MKEC with no upstream constraints. This flow was developed to show the comparison of the FEMA calculations to the SCS 24 hour rainfall using the same assumptions. The SCS rainfall produces a peak about 30 percent higher.

Summary: A review of the hydrology seems to point to the 6 hr. Weather Bureau Rainfall using the existing upstream constraints as being the most reasonable. It is recommended that these flows be used in design.

Woodlands Estates and Gatewood
Hydrology Comparison

Description	Mouth	100 Year Flow (cfs)	
		Central	Section 3
FEMA - With no upstream constraints, Total Drainage Area = 2.76 sq. mi.	2590	2590	-
MKEC - With upstream constraints, Total Drainage Area = 3.03 sq. mi. Drainage Area above Central 2.71 sq. mi. Drainage Area above Section 3 = 2.18 sq. mi.			
a. 24 hr. SCS rainfall distribution	2400	1920	1368
b. 6 hr. SCS rainfall distribution	-	1946	1201
c. 6 hr. Weather Bureau Rainfall	-	1550	1107
d. TR 60 Rainfall	-	1326	1088
MKEC - With no upstream constraints Total Drainage Area = 3.03 sq. mi. Using 24 hr. SCS rainfall distri- bution	3410	-	-

*Section 3 located 800 ft. upstream of Central

Plat Folder File

September 17, 1986

Mr. Michael E. Lindebak, P.E.
Acting Director of Planning
455 N. Main, 7th Floor
Wichita, KS 67202

Reference: Woodland Estates

Dear Mr. Lindebak:

The buildings within the area being platted as Woodland Estates have been taken down and removed from the site in accordance with the requirements set by the Subdivision Committee of the Metropolitan Area Planning Commission.

Very truly yours,

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

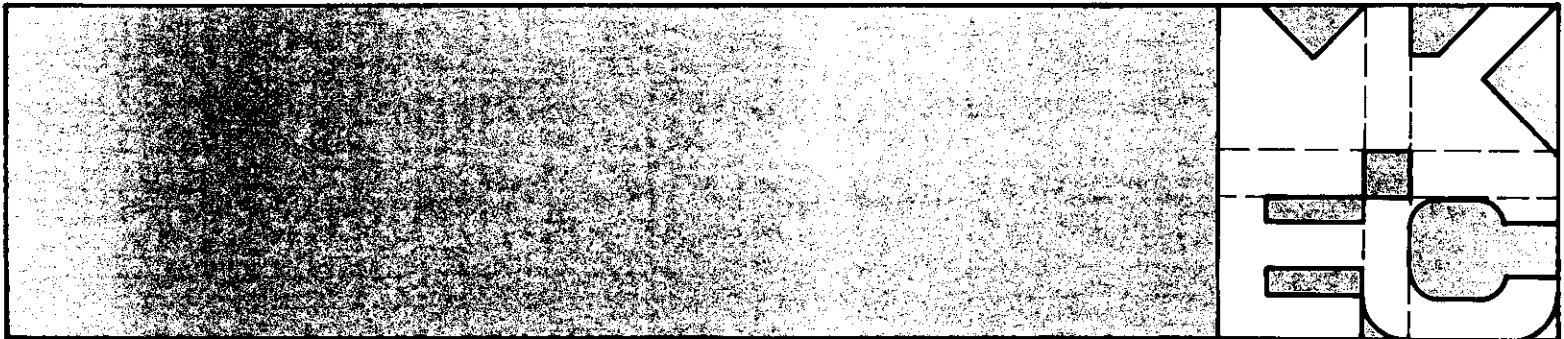
Kenneth H. Bengtson

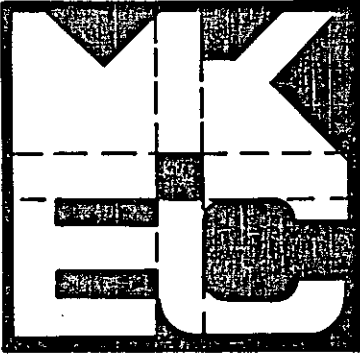
Kenneth H. Bengtson, P.E.

KHB/jlk

cc: Forest Nagley

OK





MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

PROJECT: Woodland Estates

PROJECT #: _____ DATE: 10/29/86

TO: Mr. Mike Lindebak, P.E.
Acting Director of Planning
455 N. Main, 7th Floor
Wichita, KS 67202

We have completed the sanitary sewers and water mains serving this addition. The sanitary sewer laterals will be bid November 14, 1986. The storm sewer is being modified because of an owner purchasing two lots and wanting to eliminate a storm drainage easement common with the two lots.

I have met with Mr. Gipson regarding this change and obtained his verbal approval. In addition with this change, we have modified other lines to save a tree row, meet a home owner's desires and then balance the new areas served.

These changes are costing us additional time and expense. We would request an additional two weeks to take care of these items as our agreement was for October 31, 1986.

Your assistance in this matter is appreciated.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB/jlk

cc: Tim Cain




THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING

DATE December 1, 1988

TO Dale Rea, City Clerk

FROM Steve Lackey, Director of Public Works


SUBJECT Drainage Easement Encroachment
Agreement: Lot 4, Block 2,
Woodlawn Estates Addition

Please place the attached agreement on the Consent Agenda. The purpose of the agreement is to allow a covered walkway to be built across a drainage easement. The Law Department has approved the document as to legal form.

Recommendation/Action: Approve the agreement and authorize the Mayor to execute.

Please return the executed agreement to the City Engineer's office so that it can be recorded.

Attachment

SL/BM/lw

(7266K)

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

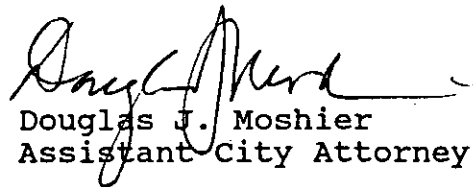
DATE: November 29, 1988

TO: Vicky Huang, P.E., Subdivision Engineer

FROM: Douglas J. Moshier, Assistant City Attorney

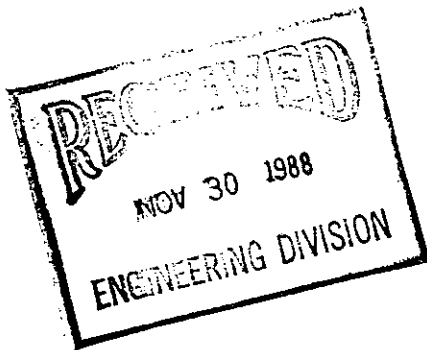
SUBJECT: Agreement between City and
Fred and Myrna Clayton

The attached, above-referenced agreement allowing construction over a drainage easement, is approved as to form.


Douglas J. Moshier
Assistant City Attorney

DJM:cdh

Attachment



AGREEMENT

THIS AGREEMENT made this day of _____, 19____, BY AND BETWEEN

THE CITY OF WICHITA, KANSAS
hereinafter called

"PARTY OF THE FIRST PART:

AND

FRED AND MYRNA CLAYTON
hereinafter called

"PARTY OF THE SECOND PART"

WITNESSETH:

Whereas, the public has been granted a drainage easement 15.00
feet in width, Located in the South 5.00 feet of Lot 5, Block 2 and the
North 10.00 feet of Lot 4, Block 2 of Woodland Estates, An Addition to Wichita,
Sedgwick County, Kansas.

Whereas, the Party of the First Part has constructed and maintained a
storm sewer in said easement, and;

Whereas, Party of the Second Part desires to occupy and construct
improvements over the following described section of said easement, to-wit;

The East 85.00 feet of the West 119.00 feet of the
South 5.00 feet of Lot 5, Block 2 Woodland Estates
an Addition to Wichita, Sedgwick County, Kansas, and
the East 14.00 feet of the West 107.00 feet of the
North 10.00 feet of Lot 4, Block 2 of said Woodland
Estates.

hereinafter referred to as Tract "A".

NOWHEREFORE, in consideration of the premises and the several mutual
and reciprocal promises of the parties, it is agreed as follows:

- (1) The Party of the First Part hereby agrees to permit the Party
of the Second Part to occupy and construct improvements on,
over and across the aforesaid public easement, and specifically
waives any and all rights of action in law or equity against
Party of the Second Part, arising out of Party of the Second
Part's occupancy and encroachment on and over said easement.

- (2) The Party of the Second part agrees that it will not begin construction of improvements, on, over and across the said easement without first obtaining the Party of the First Part's approval of any and all plans and specifications for such improvements.
- (3) The Party of the Second Part agrees to inspect, maintain and repair the storm water sewer from such time as it starts construction of improvements until such time as the Party of the Second Part ceases to occupy that portion of the easement described as Tract "A", and provided that the Party of the First Part may order the sewer replaced and assess the cost thereof to the within described property at any time repair of this sewer is determined to be impossible or impractical due to its condition or length of time required for repair, as determined by the Party of the First Part.

The Party of the Second part may at its option clear the easement to permit the Party of the First Part to repair the sewer or may pay the cost of tunneling under the improvement to permit the repair of the sewer.

- (4) The Party of the Second Part agrees to protect and indemnify adjacent property owners against any increased cost that may accrue to them, due to the necessity of laying sewer line of greater distance to avoid connecting under any improvements, or the increased costs which might be incurred because of the difficulty in connecting beneath any improvements that may be built on, over and across said easement.
- (5) The Party of the Second part agrees to indemnify and hold harmless the Party of the First part from any and all claims resulting from the leaking, cave-in or other failure of said sewer lying within Tract "A", so long as the Party of the Second Part occupies Tract "A" of said easement.
- (6) This agreement shall not become effective until the Party of the Second Part has caused to be recorded this original instrument with the Register of Deeds, Sedgwick County, Kansas, and has caused to be recorded this original instrument with the Register of Deeds, Sedgwick County, Kansas, and has caused to be furnished to the Party of the First part a duplicate recorded copy of this agreement.
- (7) The provisions contained herein are to be construed as covenants running with the land and may be enforced against any titleholder of the within described premises, so long as the structure contemplated by this agreement is in existence.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their names the day and year first above written.

CITY OF WICHITA, KANSAS

By _____
Mayor
Party of the First Part

ATTEST:

City Clerk

By *Paul Clayton*
Party of the Second Part

STATE OF KANSAS, SEDGWICK COUNTY, ss:

BE IT REMEMBERED, that on this _____ day of _____, 19____, before me, a Notary Public in and for said county and state, came _____, Mayor of the Party of the First Part, of Wichita, Kansas, to me personally known to be the same person who executed the within and foregoing instrument, and duly acknowledged execution of the same, for and on behalf, and as the act and deed of said Party of the First Part.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

My commission expires:

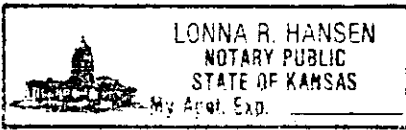
STATE OF KANSAS, SEDGWICK COUNTY, ss:

BE IT REMEMBERED, that on this 21st day of November
1988, before me, a Notary Public, in and for said county and state, came
Fred Clayton, Party OF THE SECOND PART to me
personally known to be the same person who executed the within and foregoing
instrument and duly acknowledged the execution of the same, _____

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my
official seal, the day and year last written.

Lonna R. Hansen

Notary Public
Lonna R. Hansen



My commission expires:

August 25, 1990

Approved as to Form:

Director of Law

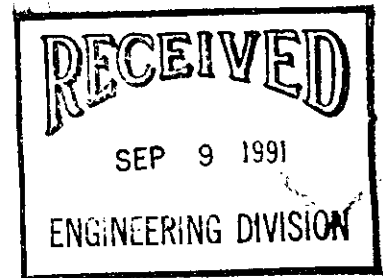
FOULSTON & SIEFKIN
L A W O F F I C E S

700 FOURTH FINANCIAL CENTER BROADWAY AT DOUGLAS WICHITA, KANSAS 67202 (316) 267-6371 FAX: (316) 267-6345

ROBERT N. PARTRIDGE RICHARD C. HARRIS GERALD SAWATZKY ROBERT L. HOWARD CHARLES J. WOODIN MIKEL L. STOUT BENJAMIN C. LANGEL WILLIAM H. DYE PHILLIP S. FRICK STANLEY G. ANDEEL	FREDERICK L. HAAG RICHARD D. EWY DARRELL L. WARTA HARVEY R. SORENSEN JAMES M. ARMSTRONG MARY KATHLEEN BABCOCK CHARLES P. EFFLANDT JAMES D. OLVER GARY L. AYERS LINDA K. CONSTABLE	GLORIA G. FLENTJE LARRY G. RAPP R. DOUGLAS REAGAN JAY F. FOWLER STEPHEN M. KERWICK GARY E. KNIGHT JOHN J. MURPHY CHRISTOPHER M. HURST WAUGHN BURKHOLDER TERRY C. CLIPPS	SUSAN L. SMITH WYATT M. WRIGHT JIM H. GOERING WYATT A. HOCH AMY S. LEMLEY DAVID R. EDWARDS JAMES P. RANKIN DOUGLAS L. HANISCH DOUGLAS L. STANLEY J. STEVEN MASSONI	TIMOTHY B. MUSTAINE JEFFERY A. JORDAN TRISHA A. THELEN WILLIAM R. WOOD II MARK D. ANSTOETTER KEVIN J. ARNEL C. A. BEIER JOAN M. BOWEN SHARON L. CHALKER	PHILLIP A. GLENN WILLIAM N. KIRK ERIC K. KUHN ERIC F. MELGREN JAY M. RECTOR GAYE S. TIBBETS SUSAN H. TILTON STEWART T. WEAVER CRAIG W. WEST REBEKAH S. WHITEFORD	THOMAS W. YOUNG Special Counsel STEPHEN M. BLAES ROBERT L. HEATH NANCY M. CLIFTON JOHN R. LUTTJOHANN DAVID M. TRASTER Of Counsel ROBERT C. FOULSTON
	Retired JOHN F. EBERHARDT	ROBERT M. SIEFKIN	ROBERT C. FOULSTON (1988-1987)	GEORGE SIEFKIN (1988-1984)	GEORGE B. POWERS (1988-1987)	

September 6, 1991

Mr. Steve Palmer
City of Wichita
Engineering Department
8th Floor, City Hall
Wichita, Kansas 67202



Re: Easement Agreement/Woodland Estates Second

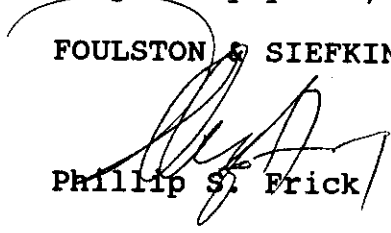
Dear Steve:

Enclosed is an original agreement on the City form allowing the owners of the lots described therein to construct a wall along a portion of the utility easement. The property is described, together with the easement area upon which the wall will be located. There is further attached a drawing showing the exact location of this area, together with the location of the line. The owners, Mark and Jean Beck, have executed this agreement.

I would appreciate your obtaining the appropriate signature on behalf of the City and then, if it is your preference, we will be glad to see to the recording of this agreement. Please let me know if you have any questions.

Very truly yours,

FOULSTON & SIEFKIN


Phillip S. Frick

PSF:blc
Enclosure
cc: Krista Peterson
Vicki Huang, City Engineering

AGREEMENT

THIS AGREEMENT made this _____ day of Sept, 1991, BY AND BETWEEN

THE CITY OF WICHITA, KANSAS
hereinafter called

"PARTY OF THE FIRST PART"

AND

MARK A. BECK and
Jean A. Beck

hereinafter called

"PARTY OF THE SECOND PART"

WITNESSETH:

Whereas, the public has been granted a utility easement twenty
feet in width, across the east twenty (20) feet of Lots 1 and 2,
Block 1, Woodland Estates Second, an Addition to Wichita,
Sedgwick County, Kansas

_____ ; and

Whereas, the Party of the First Part has constructed and maintained a
sanitary sewer in said easement, and;

Whereas, Party of the Second Part desires to occupy and construct
improvements over the following described section of said easement, to-wit;

The west ten (10) feet of (a) the south ninety-two (92) feet
of lot 2, and (b) the north thirty-two (32) feet of lot 1,
(see attached Exhibit "A"),

hereinafter referred to as Tract "A".

NOW THEREFORE, in consideration of the premises and the several mutual and
reciprocal promises of the parties, it is agreed as follows:

- (1) The Party of the First Part hereby agrees to permit the Party of the
Second Part to occupy and construct improvements on, over and across
the aforesaid public easement, and specifically waives any and all

rights of action in law or equity against Party of the Second Part, arising out of Party of the Second Part's occupancy and encroachment on and over said easement.

- (2) The Party of the Second Part agrees that it will not begin construction of improvements, on, over and across the said easement without first obtaining the Party of the First Part's approval of any and all plans and specifications for such improvements.
- (3) The Party of the Second Part agrees to inspect, maintain and repair the sanitary sewer from such time as it starts construction of improvements until such time as the Party of the Second Part ceases to occupy that portion of the easement described as Tract "A", and provided that the Party of the First Part may order the sewer replaced and assess the cost thereof to the within described property at any time repair of this sanitary sewer is determined to be impossible or impractical due to its condition or length of time required for repair, as determined by the Party of the First Part.

The Party of the Second Part may at its option clear the easement to permit the Party of the First Part to repair the sewer or may pay the cost of tunneling under the improvement to permit the repair of the sewer.

- (4) The Party of the Second Part agrees to protect and indemnify adjacent property owners against any increased cost that may accrue to them, due to the necessity of laying sewer line of greater distance to avoid connecting under any improvements, or the increased costs which might be incurred because of the difficulty in connecting beneath any improvements that may be built on, over and across said easement.
- (5) The Party of the Second Part agrees to indemnify and hold harmless the Party of the First Part from any and all claims resulting from the leaking, cave-in or other failure of said sewer lying within Tract "A", so long as the Party of the Second Part occupies Tract "A" of said easement.
- (6) This agreement shall not become effective until the Party of the Second Part has caused to be recorded this original instrument with the Register of Deeds, Sedgwick County, Kansas, and has caused to be furnished to the Party of the First Part a duplicate recorded copy of this agreement. This agreement may be terminated by the Party of the First Part upon failure of the Party of the Second Part to comply with all of the terms of this agreement.
- (7) The provisions contained herein are to be construed as covenants running with the land and may be enforced against any titleholder of the within described premises, so long as the structure contemplated by this agreement is in existence.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their names the day and year first above written.

CITY OF WICHITA, KANSAS

By _____
Mayor
Party of the First Part

ATTEST:

City Clerk

Mark A. Beck

Mark A. Beck

Jean A. Beck

Jean A. Beck
Party of the Second Part

STATE OF KANSAS, SEDGWICK COUNTY, ss:

BE IT REMEMBERED, that on this _____ day of _____, 1991, before me, a Notary Public in and for said county and state, came _____, Mayor of the Party of the First Part, of Wichita, Kansas, to me personally known to be the same person who executed the within and foregoing instrument, and duly acknowledged execution of the same, for and on behalf, and as the act and deed of said Party of the First Part.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

My commission expires:

STATE OF KANSAS, SEDGWICK COUNTY, ss:

BE IT REMEMBERED, that on this 6th day of September, 1991, before me, a Notary Public, in and for said county and state, came Mark A. Beck, and Jean A. Beck, his wife, to me personally known to be the same person who executed the within and foregoing instrument and duly acknowledged the execution of the same, as their act and deed

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last written.



Krista L. Peterson
Notary Public

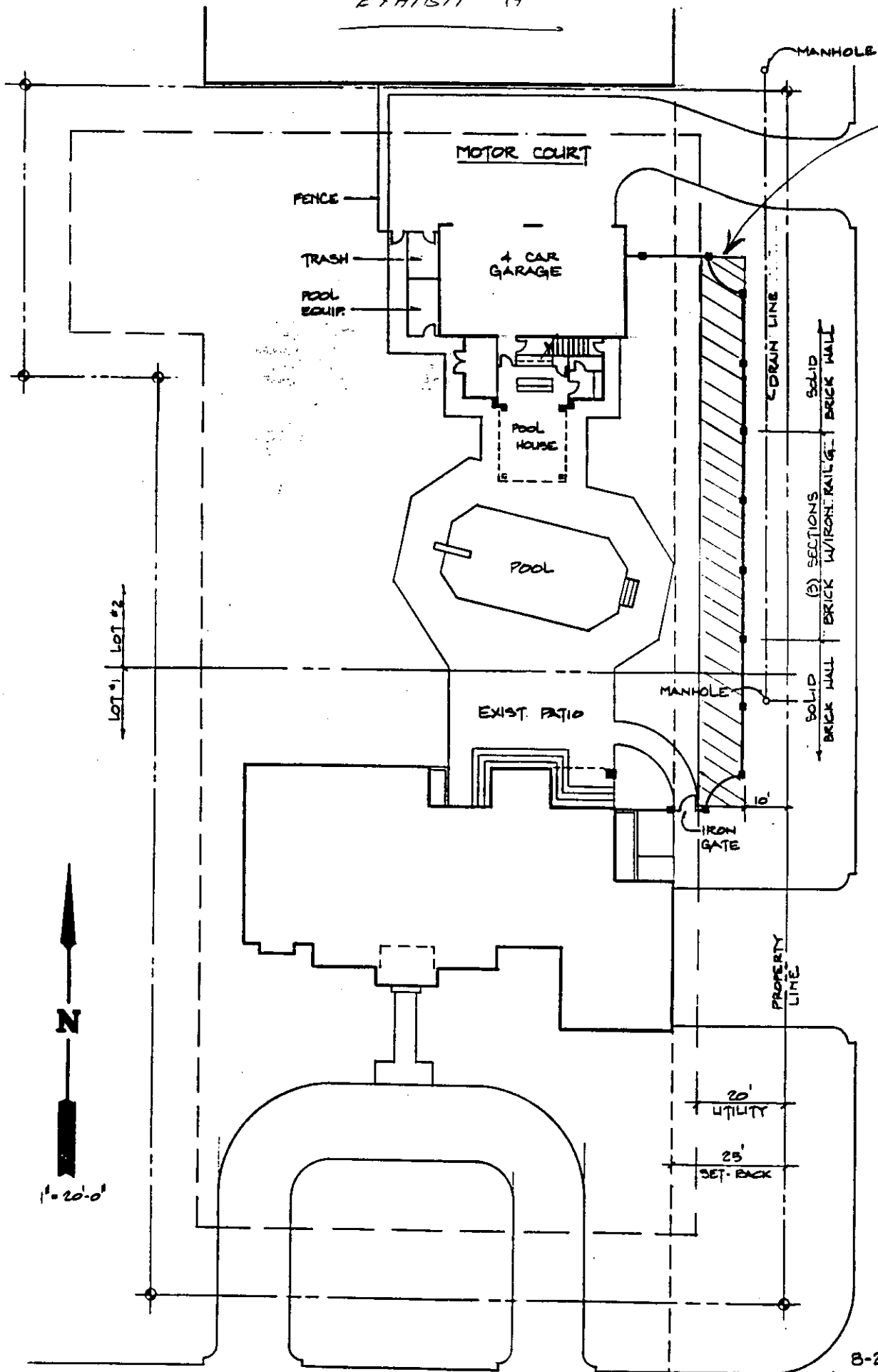
My commission expires:

9-27-91

Approved as to Form

Director of Law

EXHIBIT "A"



TRACT "A"



PROPERTY LINE

20' UTILITY
25' SET-BACK

SHANNON WAY

BECK RESIDENCE

8-26-91



ROD LEE

JOE LEE

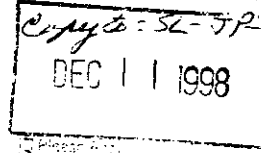
LEEWOOD HOMES, INC.

Custom Builder

3500 North Rock Road.
Building 2200, Suite 204
Wichita, KS 67226

Phone no. 316-636-5290
Fax no. 316-636-5375

OFFICE OF THE CITY MANAGER



December 10, 1998

Marvin Krout, Director
Metropolitan Planning Dept.
455 N. Main, 10th Floor
Wichita, Kansas 67202

Dear Marvin:

In 1995 our company, Leewood Homes, Inc. began the development of Woodland Lakes Estates, which will eventually consist of 400 single family homes. This development is in the City of Wichita and is located just south of Kellogg and west of 127th East.

The first phase of 96 homes is nearing completion and we will start the second phase in the first quarter of 1999. We are pleased with our progress.

Up to now the only way to enter Woodland Lakes Estates has been from 127th. By the end of this month Lincoln will be open from 127th to Greenwich. We realized early in our marketing program, that the intersection of Kellogg and 127th would be inconvenient for our homeowners and as the development progressed this intersection would become a safety hazard. So we made arrangements for Lincoln to be paved to Greenwich; (Cornejo & Sons has completed this project in a timely and efficient manner). As a result of the new street, USD 259 has decided to build a new, larger, Seltzer School on Lincoln, near Greenwich.

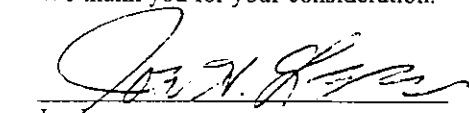
The purpose of this writing is to respectfully request that the City, County and State officials work together to improve the inconvenient and extremely dangerous intersection of Kellogg and 127th.

As it is now at the least, this intersection is an embarrassment to our entire community, and at the most a potentially tragic traffic hazard.

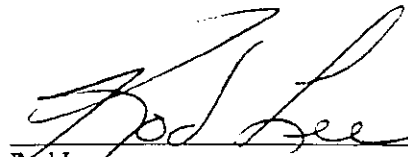
During the City Council discussion on how to proceed on East Kellogg several council members emphasized the need for staff to be vigilant in bringing "opportunity purchases" of land to the Council's attention.

Marvin, there will never be a better "opportunity purchase" than the southeast corner of Kellogg and 127th. This land could be used to improve the intersection and have a much safer and more convenient connection to K96.

We thank you for your consideration.



Joe Lee



Rod Lee

RECEIVED

DEC 14 1998

CITY - ENGINEERING



Quality * Energy Conscious * Builder