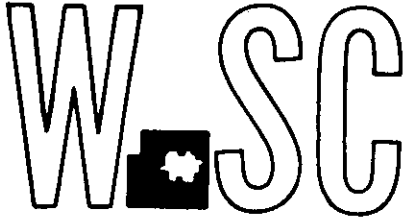


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



February 27, 1985

Mr. Gerald Blood  
6346 South Broadway  
Wichita, KS 67216

Re: S/D 85-20 - Sketch Plat of Pine Bay Estates

Dear Mr. Blood:

We have reviewed the above-referenced sketch plat and would now like to provide you with the following comments:

1. All of the property is currently zoned "R" by the County Zoning Regulations. In order to plat lots with less than two (2) acres of area, a request for a zone change to "R-1" zoning will need to be approved by the County Commission.
2. When Gary Wiley submitted this sketch plat, we questioned him as to the purpose of the large easement proposed on the rear part of many of the lots. We were advised that this plat proposes the creation of suburban-sized lots around a 9-hole golf course. Mr. Wiley stated that the large rear-lot line easement was for golf course purposes and that the area needed to be included as part of each lot in order to meet the lot area requirement for use of a septic tank and private water well. We do not object to your selling these lots with the encumbrance that allows the use of a part of each lot for a golf course, but the instrument which establishes the right of one owner to use another owner's property is a private matter. It is not something that should be established by the plat. When you submit a preliminary plat, it would be helpful if you submitted a drawing with dimensions that indicates the perimeter of the golf course and the location of tees and holes. The actual preliminary plat should propose the platting of easements only for a public purpose.
3. The Environmental Health Division of the Health Department has advised that approval of on-site sewerage and water wells will require the meeting of specific standards. A requirement of preliminary plat approval will be for you to contact the Health Department relative to obtaining their approval for this Addition to use septic systems and private water wells.

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Mr. Gerald Blood  
Re: S/D 85-20 - Sketch Plat of Pine Bay Estates  
February 27, 1985  
Page 2

4. Platting of the proposed Reserves will require the formation of a homeowners' or lot-owners' association to own and maintain the Reserves. For those Reserves which are elements of the drainage plan for this property, the restrictive covenant providing for the perpetual ownership and maintenance of the Reserves will also need to grant to the appropriate governmental agency the authority to maintain the Reserves in the event the owner(s) fail to do so.
5. At the time of submitting a preliminary plat for this property, a drainage concept will need to be submitted to County Public Works for review and approval. The following are the County's sketch plat comments on drainage for this property:
  - A. The applicant should submit a restrictive covenant allowing public use of the lake for temporary storm-water detention storage.
  - B. The design of this plat indicates that the applicant intends to route the drainage from the north side of 63rd Street South down the Hydraulic Street ditch. The applicant should be advised that additional right-of-way may be required for the frontage road along Hydraulic. The required width can only be determined after review of a design for the ditch along Hydraulic.
  - C. A minimum pad elevation of 1258 should be shown on the plat.
  - D. Construction of the ditch system from 63rd Street South to the flood control structure, including a connection to the lake, should be guaranteed with this plat.
  - E. A drainage easement should be shown connecting the Hydraulic Street right-of-way to the lake. The connection between the ditch system and the lake would be constructed within this easement.
  - F. All internal drainage should be directed to the lake.
  - G. The 5-foot wide reserve on the west side of the exception should be eliminated to simplify maintenance.
6. The preliminary plat should indicate "complete access control" from the frontage road to the adjacent arterial streets except at the points of planned intersection.

Mr. Gerald Blood  
Re: S/D 85-20 - Sketch Plat of Pine Bay Estates  
February 27, 1985  
Page 3

7. A guarantee for the improvement of the proposed suburban streets and frontage roads will be required with the platting of this property.

With the above comments in mind, you should proceed to pursue a zone change for "R-1" County Zoning and you may prepare a preliminary plat for this property. Should you have any questions about these comments, please call me at 268-4421.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Gary Wiley, Professional Engineering Consultants, P.A., 1440 East  
English, Wichita, KS 67211  
✓ Mike Lindebak, City Engineer  
Jim Weber, County Public Works  
Jack Brown, Health Department

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

May 23, 1985

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

Re: S/D 85-20 - Preliminary Plat of Pine Bay Estates.

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 1985, 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 construction of the proposed interior streets to the suburban street standard.
- B. The final plat shall name the proposed frontage roads "Hydraulic Drive" and "63rd Street South Drive."
- C. The final plat shall indicate the following street name changes:
  1. Pebble Beach to Madison.
  2. Pebble Beach Court to Madison Court.
- D. Regarding the proposed platted rear yard building setback on many of the lots, the applicant is advised that the general public has no interest in the platting of a rear yard setback which exceeds the setback provided for by the County Zoning Text. Should a future owner make application for vacation of the proposed rear yard platted setback, in favor of maintaining only the setback required by the zoning text, staff will not oppose the vacation application. The establishment of the greater setback is a private matter for purposes of providing for private golf course uses on private property sold by the applicant. The setbacks may be platted if clearly labeled and dimensioned, but, since their purpose is private in nature, the applicant should file appropriate deed restrictions to back up their enforcement.

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Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
Re: S/D 85-20 - Preliminary Plat of Pine Bay Estates  
May 23, 1985  
Page 2

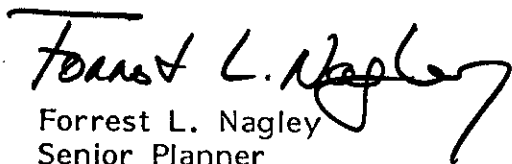
- E. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be required and what standards are to be met for approval of on-site water wells and sewerage facilities.
- F. The final plat shall state, in the plat's text, the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- G. Provision 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. For those reserves which are elements of the drainage plat for this property, the restrictive covenant, providing for the perpetual ownership and maintenance of the reserves, shall grant to the appropriate governmental agency the authority to maintain the reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such public maintenance to be charged back to the owner(s) similar to special assessments.
- H. The final plat shall indicate the recording information for the 50-foot gas line easement on this property.
- I. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- J. Any relocation or lowering of the pipeline made necessary by this development will be at the applicant's expense.
- K. As requested by K.G. & E., the final plat shall indicate a 20-foot utility easement on the front of each lot.
- L. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the County Engineer's office. The applicant is advised that a guarantee will be required for the proposed drainage ditch system and, the platting of a minimum building pad and establishment of a covenant allowing use of the lake to accept storm waters, may be required.
- 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.

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
Re: S/D 85-20 - Preliminary Plat of Pine Bay Estates  
May 23, 1985  
Page 3

N. 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:mlh

Enclosure

cc: Gerald E. Blood, 6346 South Broadway, Wichita, KS 67216  
X Mike Lindebak, City Engineer  
David Spears, Director, County Public Works

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE July 12, 1985

TO Gene Rath, Street Services Director

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Pine Bay Estates Drainage Plan

Please find attached four copies of the Pine Bay Estates Drainage Plan for transmittal to the Corps of Engineers for their review and comments.

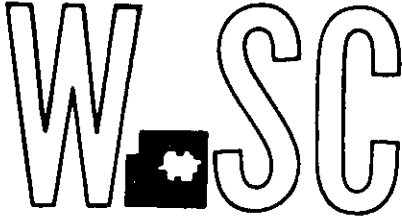
This information is being submitted to the Corps for their review since this development will encroach on Ponding Area 'C', station 152+60 Levee 'D'.

  
Chris Breitenstein  
Civil Engineer III

CB:gr

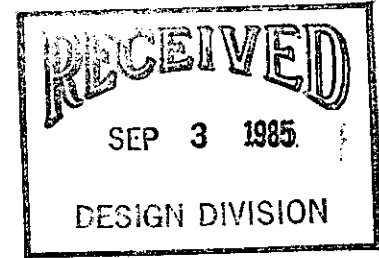
Attachments

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



August 30, 1985

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

Re: S/D 85-20 - Final Plat of Pine Bay Estates

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 29, 1985, 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 construction of the proposed interior streets to the suburban street standard, including the required ditch system.
- B. Regarding the proposed platted rear yard building setback on many of the lots, the applicant is advised that the general public has no interest in the platting of a rear yard setback which exceeds the setback provided for by the County Zoning Text. Should a future owner make application for vacation of the proposed rear yard platted setback, in favor of maintaining only the setback required by the zoning text, staff will not oppose the vacation application. The establishment of the greater setback is a private matter for purposes of providing for private golf course uses on private property sold by the applicant. The setbacks may be platted if clearly labeled and dimensioned, but, since their purpose is private in nature, the applicant should file appropriate deed restrictions to back up their enforcement.
- C. The final plat shall indicate the recording information for the 50-foot gas line easement on this property.
- D. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the Pipeline Easement Agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- E. Any relocation or lowering of the pipeline made necessary by this development will be at the applicant's expense.

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Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
Re: S/D 85-20 - Final Plat of Pine Bay Estates  
August 30, 1985  
Page 2

- F. The final plat tracing shall omit referencing that Reserves A, B and D are platted for pipeline purposes since the pipeline on this property does not affect these reserves. The only reserves encumbered by the pipeline are Reserves C and F.
- G. The final plat tracing shall label the 25-foot building setback from Grove Street on Lots 27 and 33, Block 2.
- H. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be required and what standards are to be met for approval of on-site water wells and sewerage facilities.
- I. The platlor's text states that Reserves C and E will be owned and maintained by the Pine Bay Estates Homeowners' Association. The platlor of this property shall either form the Homeowners' Association prior to recording the plat or shall submit a covenant stating when the association will be formed, when Reserves C and E will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. Since Reserve E is being platted adjacent to a major street intersection and Reserve C will be used for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain Reserves C and E 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 platlor's text states that Reserves A, B, D and F will be owned by Gerald E. Blood rather than assigned to the Pine Bay Estates Homeowners' Association. Typically, this is not permitted as the ownership and maintenance of reserves are required to be vested with a Homeowners' Association which benefits from their purpose and not with an individual or company. In order to assure proper maintenance of Reserves A, B, D and F, the platlor's text shall be amended to reference that these reserves will be owned and maintained by the owner of Lot 26, Block 2. This lot will be the site of the golf course clubhouse and related facilities.
- K. On the final plat tracing, the wording in the platlor's text shall be amended to correctly reference the access controls being platted. The following wording is suggested: "All abutter's rights of access to and from 63rd Street South, across the north line of 63rd Street South Drive, and all abutter's rights of access to and from Hydraulic, across the west line of Hydraulic Drive, are hereby dedicated to the appropriate governing body.
- L. On the final plat tracing, the County Clerk's name shall be changed to read DON WRIGHT.

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
Re: S/D 85-20 - Final Plat of Pine Bay Estates  
August 30, 1985  
Page 3

- M. Prior to submitting the final plat tracing for review by the Board of City Commissioners, the applicant's agent shall provide, to the County Engineer, the information necessary in order to determine the required minimum building pad elevation for this property. The final plat tracing shall indicate the minimum building pad required by the County Engineer.
- N. Prior to the submitting of this plat to the Board of City Commissioners, the applicant shall provide the County Engineer's office proof that the Army Corp of Engineer's has approved the applicant's proposal to encroach onto a designated ponding area.
- O. As required by the drainage plan for this property, the applicant shall submit a covenant which provides for storm waters to drain into the private lake within Reserve "C". The wording of this covenant shall be approved by the County Engineer's office.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. 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, September 5, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

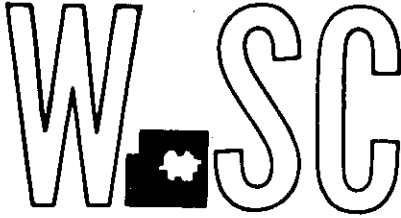
Enclosure

cc: ~~Gerald E. Blood, 6346 South Broadway, Wichita, KS 67216~~  
✓ Mike, Lindebak, City Engineer  
Jim Weber, County Engineer's Office  
Jack Brown, Health Department

1. Tallgrass Commercial Third. Existing 8" main and fire hydrant in area to be vacated. If main to be removed, developer should be charged all costs. Current Benefit District special assessments shall remain against property.
2. Briarwood Estates 5th. Item C. Existing 8" main in Ponderosa joins E. from Alderny. Existing 12" in 13th. Existing 12" in 119th stops N. of Alderny, coming from 13th. If possible, 12" to be extended along 119th S. to South line of Alderny or to S. line of project. If 119th 12" not possible, existing water will serve the project.
3. Davidson and Frey Addition. ~~the~~ Water main available.
4. Maize Avenue Addition. Existing water (16" in Maize, 12" in Corn) to area. No water problems.
5. Hadijski Addition. Existing 8" water in water easement along E. side of Reserve B. Depending on use of Reserve B, additional easement to serve the property may be necessary to cross Reserve B.
6. Air Park Northeast. Existing rural water district line is in 37th and goes N. & S. in Greenwich. The nearest City of Wichita water line is in Webb Rd. at 39th, or in Webb Rd. at 37th. Either main could be extended to Greenwich. 20" Supply line required. Item C
7. Jeff Bruce Addition. Existing 6" water in Cleveland. No water problems.
8. First Dixon Addition. Existing 2" water main in New York. No water problems.
9. West Meadows Addition. Nearest water at 15th and Cedar Park (W. of 119th).

- 10. Maria Addition. Item B. Existing 6" Main in Lewis. Item C, additional water easement will be necessary in order to move water main out from under proposed pavement.
- 11. de Paul Addition. Existing water in Central, Kessler, and along the West side of the plat north of the existing hydrant. No water main in Newell.
- 12. Maxwell Third Addition. Item L. Existing water main shall be abandoned, any cost charged to developer.
- 13. Pine Bay Estates. Existing 16" main in Hydraulic ends at approximately 200' N. of 55th St. Much interest has been expressed in running city water to the area. If possible would suggest a supply line benefit district be tried. Ground Water is of poor quality, and once wells are allowed, extension of city water becomes more difficult.
- 14. A.T. & SF RR Street R/W Dedication. No water problems.
- 15. A.T. & SF RR Street Dedication along Santa Fe. No water problems. Existing 8" along existing R/W on E side 8' W of E.R. Need to verify no prior water easement along R/W.
- 16. A.T. & SF Street Dedication along Santa Fe, S of 34th. No water problem.
- 17. Hamel & Rew Land Company. Utility Esmt. No water problem.
- 18. Woodlawn Development Co. Utility Esmt. No water problem.
- 19. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

September 5, 1985

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

Re: S/D 85-20 - Final Plat of Pine Bay Estates

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on September 5, 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 August 30, 1985.

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 plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

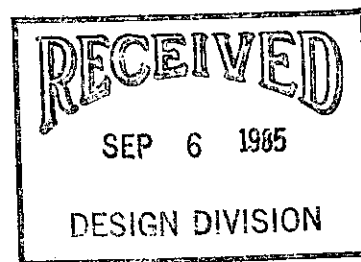
Very truly yours,

*Barbara R. Bonanni*

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Gerald E. Blood, 6346 Broadway, Wichita, KS 67216  
Mike Lindebak, City Engineer  
Jim Weber, County Engineer's Office  
Jack Brown, Health Department



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DEPARTMENT OF THE ARMY  
TULSA DISTRICT, CORPS OF ENGINEERS  
POST OFFICE BOX 61  
TULSA, OKLAHOMA 74121-0061

REPLY TO  
ATTENTION OF:

September 23, 1985

Operations  
Navigation and Maintenance



Mr. Gene Rath  
Street Services Director  
City Hall, Eighth Floor  
455 North Main  
Wichita, KS 67202

Dear Mr. Rath:

The submitted plans for the proposed Pine Bay Estates have been reviewed and are disapproved for the reasons listed below:

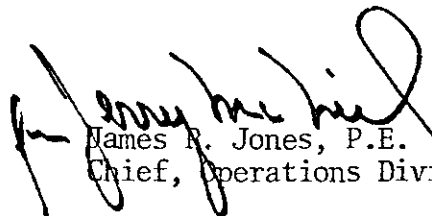
a. Portions of the proposed development are located in Ponding Area "C" with a designated flooding elevation of 1254.7 feet NGVD (approximate 25-year flood). Several of the lots along the west side appear to be subject to flooding at this elevation and it is contrary to the cooperative agreement signed by the city of Wichita prior to construction.

b. The storage capacity of the ponding area must not be reduced and all encroachments into a ponding area should be prohibited. This should be strictly enforced for good floodplain management and for proper operation of the project.

Detailed floodplain maps should be obtained from the Federal Emergency Management Agency (FEMA), Region VII, to determine the 100-year frequency flood. Any proposed construction should conform to FEMA requirements and with other local floodplain ordinances.

I am returning three sets of the submitted plans for your use and retaining one set for our records. If you have questions concerning this matter, please contact Mr. Bob Hope, Operations Division at the above address or telephone (918) 581-7360.

Sincerely,

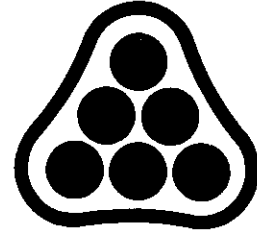
  
James R. Jones, P.E.  
Chief, Operations Division

Enclosures

SEP 25 1985

**DIRECTORS**

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



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION

October 15, 1985

The City of Wichita  
455 North Main  
Wichita, Kansas 67202

Attention: Mr. Chris Breitenstein, P.E.  
Flood Control Engineer

Reference: Pine Bay Estates  
PEC File No. 36-84032-959

Dear Mr. Breitenstein:

Reference is made to the September 23, 1985 letter from the Tulsa District Corps of Engineers to Mr. Gene Rath, City of Wichita, which disapproved the drainage plan for Pine Bay Estates. In response to this letter we offer the following:

1. We agree that a portion of the proposed development is within the Ponding Area "C" designated by the Corps. I would note, for the record, however, that we have not heretofore been advised of a "Cooperative Agreement" between the City and the Corps which unequivocally denies the property owner the right to develop that portion of his property within Ponding Area "C".
2. The proposed development plan includes a levee around the site with a crown elevation of approximately 1256.0. The lots in questions are therefore protected.
3. The portion of Ponding Area C that will be lost to platting will be more than replaced by the lake which now exists on the property. Storm water runoff at peak flow will be directed to the lake and eventually resorbed into the ground water net. Low flows will continue to be routed to the Floodway Structure. At present, approximately 269 acre feet of storage is available in the lake below elevation 1254. We estimate that the portion of Ponding Area C being displaced constitutes 62 acre feet.

Our calculations indicate that the proposed flood routing will not impact the remaining portion of Area C; i.e. the backwater elevation will not exceed 1254.7.

Chris Breitenstein

October 15, 1985

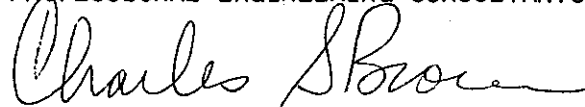
Page 2

4. Floodplain maps prepared by the Federal Emergency Management Agency do not indicate that the subject property is in a flood hazard area.

Due to the implications of the Corps of Engineers letter, we are unable to proceed with filing and recording the final plat. Accordingly we request your earliest attention to this matter to allay their concerns. If additional information is required, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



Charles S. Brown, P.E.  
Project Engineer

CSB:sg

cc: Mr. Gerald Blood  
Mr. James Weber, Sedgwick County Bureau of Public Services

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE November 19, 1985


TO Forrest Nagley, Senior Planner

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Pine Bay Estates Addition

The Corps of Engineers has approved the encroachment of the plat into Ponding Area "C".

You may release the plat for recording.

  
Chris Breitenstein  
Civil Engineer III

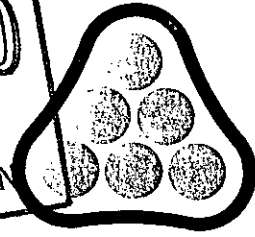
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cc: Jim Weber, Sedgwick County Bureau of  
Public Services

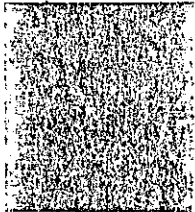
DIRECTORS

- \* 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. MALTBIIE, P.E.
- M. D. SCHOMAKER, P.E.
- G. D. SCHOCK, P.E.
- J. H. BAILEY, P.E.

October 31, 1985



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
 PROFESSIONAL ASSOCIATION



The City of Wichita  
 455 North Main  
 Wichita, Kansas 67212

Attention: Mr. Gene Rath  
 Environmental Maintenance Engineer

Reference: Pine Bay Estates  
 PEC File No. 36-84032-959

Dear Mr. Rath:

As per our telephone conversation with the Tulsa District Corps of Engineers (COE) this date, we offer the following:

1. A portion of COE Ponding Area "C" will be displaced by the proposed plat. This area is approximately 20.7 acres lying in the NW 1/4 of Section 34, Township 28' South, Range 1 East, generally bounded by 63rd Street, Hydraulic, and south edge of the proposed plat. The volume displaced is estimated to be 62.1 acre-feet (20.7 acres X 3' average depth).
2. To make up for the volume displaced by the plat, the lake within Pine Bay Estates will now be available for flood runoff storage. The amount of storage volume available between the pond overflow elevation of 1251.0 and the maximum ponding elevation of 1254.7 is estimated to be 127.7 acre-feet (34.5 acres X 3.7' depth).

As you can see, the lake is more than adequate to handle the volume to be displaced. Neither the ponding elevation nor the volume of Ponding Area "C" will be adversely affected.

Please forward this information to the Corps of Engineers for their review. If you have any questions or need any additional information, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

*Charles S. Brown*  
 Charles S. Brown, P.E.  
 Project Engineer

*Appr. by Corps*  
*11/18/85*  
*CJB*

CSB:sg

cc: Mr. Gerald Blood  
 Mr. James Weber, Sedgwick County  
 Mr. Chris Breitenstein, Flood Control

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

**THE CITY OF WICHITA**

**OFFICE OF ENVIRONMENTAL MAINTENANCE  
DIVISION**

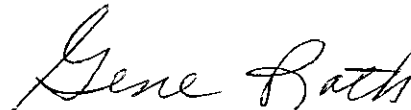
**DATE** December 6, 1985

**TO** Chris Breitenstein, Civil Engineer III

**FROM** Gene Rath, P.E., Environmental Maintenance Engineer

**SUBJECT** Pine Bay Estates

This is to inform you that the Corps of Engineers approved the proposed Pine Bay Estates development project subject to the following comment: The development shall be in compliance with Federal Emergency Management Administration (FEMA) criteria. The Corps determined that, based on subsequent supporting data furnished to them, the adjoining dredged lake will provide capacity equal to or greater than Ponding Area "C" storage displaced by the development.



Gene Rath, P.E.  
Environmental Maintenance Engineer

cc: Bob Jennings, Flood Control Supervisor  
Steve Lackey, P.E., Director of Operations and Maintenance



*epb*



DEPARTMENT OF THE ARMY  
TULSA DISTRICT, CORPS OF ENGINEERS  
POST OFFICE BOX 61  
TULSA, OKLAHOMA 74121-0061

November 26, 1985

REPLY TO  
ATTENTION OF:

Operations  
Navigation and Maintenance

Mr. Gene Rath  
Director of Flood Control  
Eighth Floor, City Hall  
455 N. Main Street  
Wichita, KS 67202

Dear Mr. Rath:

Please refer to your letter of November 4, 1985, concerning the proposed Pine Bay Estates development.

Subsequent to disapproval, supporting data was furnished this office by the consulting firm which is designing the project. We have determined that the adjoining dredged lake will provide capacity equal to or greater than Ponding Area "C" storage displaced by the development.

This letter will serve to approve the proposed project subject to the following comment: The development shall be in compliance with Federal Emergency Management Administration (FEMA) criteria.

I have retained the submitted information for our files.

If you have questions concerning this project, please contact Mr. Bob Hope at the above address or telephone (918) 581-7360.

Sincerely,

James P. Jones, P.E.  
Chief, Operations Division

# WICHITA



DEPARTMENT OF  
OPERATIONS AND MAINTENANCE  
STREET SERVICES DIVISION  
CITY HALL -- EIGHTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4559

July 23, 1985

Mr. Bob Hope, Operations Division  
Corps of Engineers  
P.O. Box 61  
Tulsa, Oklahoma 74121

Dear Mr. Hope:

Enclosed are four copies of the Pine Bay Estates Drainage Plan and Supporting Calculations for Corps review.

This project, located at the southeast corner of 63rd Street South and Hydraulic, will encroach on Ponding area "C", station 152+60 Levee D (see plate 3 in the O & M Manual).

Please return two sets of marked/approved plans. If you have any questions, please advise.

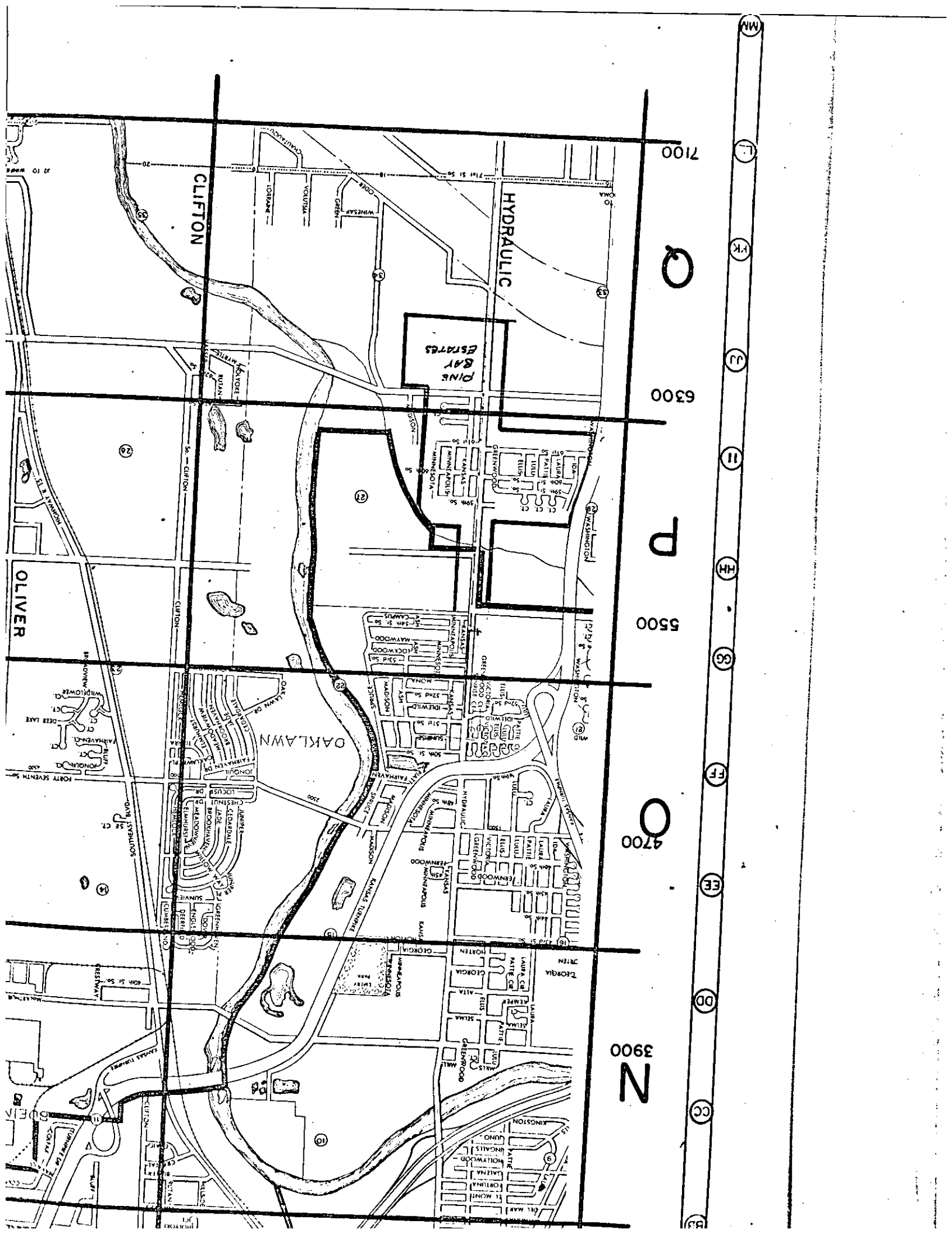
Sincerely,

Gene Rath  
Street Services Director

Enclosures (4)

cc: Steve Lackey, Director of O & M





7100

6300

P

5500

O

4700

N

3900

CLIFTON

HYDRAULIC

PINE BAY ESTATES

OAKLAWN

OLIVER

L

PK

JJ

III

H

G

FF

EE

DD

CC

BB

MM