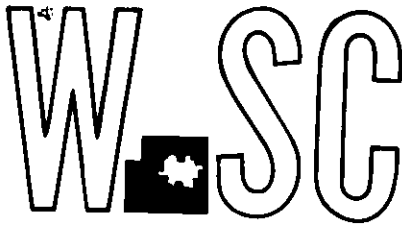


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

Februaru 8, 1979

Kenny Hill
Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Kansas 67203

Re: S/D 79-10 - Preliminary plat of Mallard Cover

Dear Mr. Hill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 8, 1979, 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. Forty-first Street North may be platted with 54 feet of right-of-way which will provide for 2 moving lanes but no parking lanes.
- B. The applicant shall dedicate by separate instrument 41st Street from the east line of Mallard Cove to Amidon.
- C. A drainage plan shall be submitted to the City Engineer's office for review and approval prior to submission of the final plat.
- D. The applicant shall guarantee the construction of a deceleration lane on Meridian south of 42nd Street North.
- E. The applicant shall submit his plans for sanitary sewer service to the City Engineer's office for review and approval and shall guarantee the necessary sewer construction and extensions to serve this property.
- F. Mallard Drive shall be relabeled as Meridian Drive.
- G. The excess area between Meridian and the required right-of-way for Meridian Drive shall be designated as a reserve for landscaping and open space purposes.

FEB 12 1979

Engineering Division

Mr. Kenny Hill

2-8-79

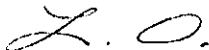
Page 2

- H. The applicant shall submit a maintenance covenant which provides for the maintenance of the lake, the reserve, and all other common open space on this property. The covenant shall contain a provision which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to said areas and the cost thereof being assessed to the benefiting properties in the event the owners fail to do so.
- I. The existing Water Department easement shall be shown on the final plat.
- J. 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.
- K. 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,

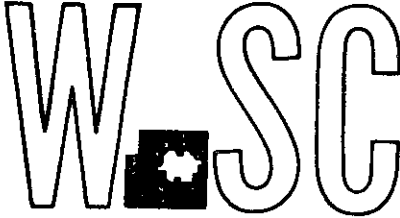


Louise Olivarez
Junior Planner

LO:bh

cc: V. Harley Miles, Miles Sand, Inc., 4852 N. Meridian, 67204
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 26, 1979

Kenny Hill
Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Ks. 67203

Re: S/D 79-10 - Preliminary plat of Mallard Cove

Dear Mr. Hill:

At their regular meeting of February 22, 1979, the Subdivision Committee of the Metropolitan Area Planning Commission reconsidered the above referred to preliminary plat. The action of the Committee was to reapprove the preliminary plat subject to the conditions as outlined in our letter to you dated February 8, 1979, including the requirement to change the name Mallard Drive to Meridian Drive. In addition, the Subdivision Committee recommended that a guarantee be required for paving only the portion of 41st Street adjacent to the area being platted at this time, and the applicant shall be advised that an easement will have to be provided on the final plat for the existing east-west temporary drainage ditch, if alternate arrangements for handling of drainage cannot be made with the State Highway Department of Transportation.

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads 'Curtis L. Newby'.

Curtis L. Newby
Junior Planner

CLN:bh

cc: V. Harley Miles, Miles Sand, Inc., 4852 N. Meridian, 67204
Dean Sellers, Assistant City Engineer

Handwritten mark

Mallard Cove

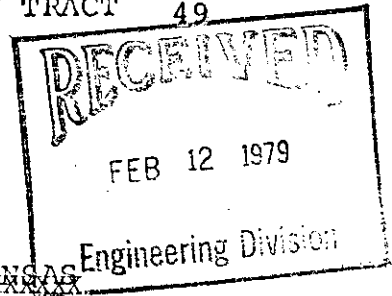
TEC-1

COUNTY SEDGWICK

R/W TRACT 49

PROJECT (BC) 96-87 U 044-1 (13) Pt. I

DATE 10/29/75



KANSAS DEPARTMENT OF TRANSPORTATION
~~STATE HIGHWAY COMMISSION OF KANSAS~~

***** TEMPORARY EASEMENT FOR CHANNEL CHANGE *****

THIS AGREEMENT made and entered into this 21 day of

April A.D. 1975, by and between _____

<u>The Fourth National Bank and Trust</u>	<u>The Fourth National Bank and</u>
<u>Company, Wichita, A.R. Winzeler and</u>	<u>Trust Company, Wichita</u>
<u>Richard Jones, Co-Trustees Mabel I. Grubb</u>	<u>Trust Department</u>
<u>Trust dated November 30, 1970</u>	<u>P. O. Box 1090</u>
	<u>Wichita, Kansas 67201</u>
<u>(Name)</u>	<u>(Address)</u>

part ies of the first part, and the ~~State Highway Commission~~ Department of Transportation of the State of Kansas, acting for the State of Kansas, party of the second part.

WITNESSETH, whereas for the proper construction, maintenance and drainage of State Highway _____ in _____ Sedgwick County it is necessary to change the channel of _____ upon land owned by party of the first part and described as follows:

A one-fourth undivided interest in the following:

49

(c) A tract of land in the Northwest Quarter of Section 30, Township 26 South, Range 1 East of the 6th P.M., described as follows: BEGINNING at a point on the East right of way line of the proposed highway which point is North 21 degrees 03 minutes East, 348.1 feet from the Southwest corner of said Quarter Section, the West line having an assumed bearing of North 00 degrees 00 minutes East; thence North 00 degrees 00 minutes East, 75.0 feet along said right of way line; thence South 86 degrees 57 minutes East, 751.1 feet; thence South 00 degrees 00 minutes East, 70.0 feet; thence North 87 degrees 20 minutes West to the place of beginning. The above contains 54,375 square feet, more or less.

Now, therefore, in consideration of the payment of _____

One Hundred Fifty (\$150.00) _____ Dollars to party of the first part, by party of the second part, party of the first part hereby grants and conveys to party of the second part an easement upon the above described premises for the purpose of making and maintaining such change in said channel. Earth or other material removed in construction or maintenance of said channel may be used in construction or maintenance of said highway.

Any and all verbal agreements are merged in this written contract and it is understood and agreed that the consideration for said real estate above stated is in full payment for the purchase of said real property and all damages arising from the transfer of said property and its use for the purposes above set out. All parties to this agreement are on notice of the provisions of K.S.A. 1970.Supp. 46-901 et seq.

This easement expires ninety days after completion of the highway construction for which this easement is acquired.

The Fourth National Bank and Trust Company, Wichita, Co-Trustee.

KANSAS DEPARTMENT OF TRANSPORTATION
~~STATE HIGHWAY COMMISSION~~
~~OF KANSAS~~

E.H. Loveless, Vice President and Trust Officer

A.R. Winzeler, Co-Trustee

Richard Jones, Co-Trustee



BY: [Signature]

[Signature]

Title: Secretary of Transportation
Party of the second part. Part ies of the first part.

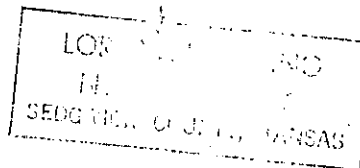
Recommended:
By [Signature]
Right of Way Agent


STATE OF KANSAS, SEDGWICK COUNTY, SS.

On this 26 day of December A.D. 19 75, before me, a notary public in and for said county and state, personally E.H. Loveless, Vice President and Trust Officer of The Fourth National Bank and Trust Company, Wichita, A. R. Winzeler and Richard Jones to me known to be the persons named in and who executed the foregoing instrument, and duly acknowledged the execution thereof.

[Signature]
Notary Public

My commission expires November 28, 19 77.





June 11, 1979

Mr. Phil Gilman
Engineer Assistant to Chief of R/W
Kansas Department of Transportation
State Office Building
Topeka, KS 66612

Dear Mr. Gilman:

Re: Mallard Cove Addition Drainage Plan

Enclosed is a copy of the memo sent to our Planning Department regarding the Drainage Plan of the subject Addition to the City of Wichita.

Please feel free to call me at (316)268-4235 if you need additional information.

Very truly yours,

Yash D. Desai
Drainage Chief Engineer

YDD/dla

Encl.

THE CITY OF WICHITA

OFFICE OF Engineering

DATE May 23, 1979

TO Jack Galbraith, Chief Planner

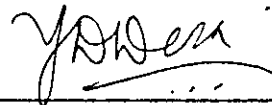
FROM Yash Desai, Drainage Engineer

SUBJECT Mallard Cove Addition Drainage Plan ✓

A proposed drainage concept plan for the subject plat has been submitted to my office for approval. The plan shows an existing 2 - 6'x4'x129' structure under Meridian Avenue which discharges approximately 141 cfs of water at 3.2' head which the subject Addition drainage plan should make provision for discharge. The existing topography and physical features of the plat, particularly directly east of this structure shows a channel that conveys the discharge from the box structure to the Lake. The developer proposes to construct an apartment building in the channel area thus blocking the flow of water from the box structure to the Lake. No alternative provision for this flow is shown on the submitted drainage plan. The storm water sewer (Main Storm Water Sewer) proposed by the developer in the vicinity of the channel does not have the capacity to accomodate the 141 cfs flow from the box structure.

Other than providing for the drainage upstream from the box structure under Meridian Avenue the drainage plan submitted appears to meet the requirements for drainage, subject to final refinements at construction time.

I trust this is sufficient information for not approving the submitted drainage plan. Please call me at Centrex 4235 for additional information.



Yash Desai, P.E.
Drainage Engineer

YD/lw

cc: Kenny Hill
Files

June 20, 1979

Mr. Phil Gilman
Engineer Assistant to Chief of R/W
Kansas Department of Transportation
State Office Building
Topeka, Kansas 66612

Re: Mallard Cove Addition

Dear Mr. Gilman:

The Community Unit Plan for the above referenced addition was filed in the Planning Department on November 16, 1978. The CUP was approved by the Planning Commission on December 21, 1978, and by the City Commission on January 16, 1979. Attached is a copy of the general provisions included in the CUP.

The preliminary plat for this addition was filed in the Planning Department on January 25, 1979. The Subdivision Committee of the Planning Commission approved the preliminary plat on February 8, 1979, and also submitted for reconsideration to the Subdivision Committee on February 22, 1979. Attached is a review sheet for the preliminary plat itemizing staff comments. Also attached is a letter to the applicant's Engineer from the Planning Department itemizing Subdivision Committee review comments. The preliminary plat and the applicant's drainage plan has been approved subject to resolution of the existing East/West drainage ditch across the property.

If additional information is necessary, please contact me.

Very truly yours,

R. W. Linn
City Engineer

RWL:ck

Attach: (4)

REQUEST FOR PAVING PETITION
(R/W 64 Feet)

Project Description:

Meridian Drive and 41st Street North from the east line of Meridian Avenue to the east line of Mallard Cove Addition.

Type and Description of Improvements:

30 feet from gutter line to gutter line.
Cement combined curb and gutter to be 2'-6" in width, making a total roadway of 34' (35' back to back).

Percent Distribution of Improvement Costs:

Street, Sidewalk and Drives	100% Property
	0% City

Benefit District:

Lot 1, Block 1, Mallard Cove

Project Map:

(See Attached Map Showing Benefit District)

Method of Assessment:

Owner of Lot 1, Block 1 will pay 100% of the costs.

Petition Estimate:

$$\frac{2010 \text{ L.F.} \times 30}{9} \times 1.03 = 6901 \text{ S.Y.} @ \$33 \text{ S.Y.} = \$227,733$$

Paving Split:

\$227,733.00	100% Property
<u>0.00</u>	0% City
\$227,733.00	

Drives and Sidewalk:

2 @ \$1200	= \$ 2,400.00
1950 L.F. @ \$9.00	= \$17,550.00

TOTAL PAVING COSTS (Including Sidewalks and Drives)	\$247,683.00
TOTAL PROJECT COSTS (Use \$248,000.00)	\$248,000.00

REQUEST FOR PAVING PETITION
(R/W 66 Feet)

Project Description:

Meridian Drive and 41st Street North from the east line of Meridian Avenue to the east line of Mallard Cove Addition.

Type and Description of Improvements:

32 feet from gutter line to gutter line.
Cement combined curb and gutter to be 2'-6" in width, making a total roadway of 36' (37' back to back).

Percent Distribution of Improvement Costs:

Street, Sidewalk and Drives

100% Property
0% City

Benefit District:

Lot 1, Block 1, Mallard Cove

Project Map:

(See Attached Map Showing Benefit District)

Method of Assessment:

Owner of Lot 1, Block 1 will pay 100% of the costs.

Petition Estimate:

$\frac{2010 \text{ L.F.} \times 32}{9} \times 1.03 = 7361.07 \text{ S.Y.} @ \$33 \text{ S.Y.} = \$242,915$

Paving Split:

\$242,915.00
0.00

\$242,915.00

100% Property
0% City

Drives and Sidewalk:

2 @ \$1200.00 = \$ 2,400.00
1950 L.F. @ \$9.00 = \$17,550.00

TOTAL PAVING COSTS (Including Sidewalks and Drives)

\$262,865.00

DEPARTMENT OF PUBLIC WORKS
MAINTENANCE DIVISION

Date 2-23-79

To	From	
<input type="checkbox"/> BANDY	<input type="checkbox"/>	<input type="checkbox"/> Please handle
<input type="checkbox"/> BRUGGEMAN	<input type="checkbox"/>	<input type="checkbox"/> Recommendation
<input type="checkbox"/> COLLINS	<input type="checkbox"/>	<input type="checkbox"/> Note & return
<input type="checkbox"/> FISHER	<input type="checkbox"/>	<input type="checkbox"/> Prepare reply for
<input type="checkbox"/> JOHNSTON	<input checked="" type="checkbox"/>	<input type="checkbox"/> my signature
<input type="checkbox"/> LOVELAND	<input type="checkbox"/>	<input checked="" type="checkbox"/> For your information
<input type="checkbox"/> MITCHELL	<input type="checkbox"/>	<input type="checkbox"/> Discuss with me
<input type="checkbox"/> PENNER	<input type="checkbox"/>	<input type="checkbox"/> File
<input type="checkbox"/> WILTON	<input type="checkbox"/>	<input type="checkbox"/> Prepare report
<input checked="" type="checkbox"/> Schneider		

REMARKS

Discussion with Kenny Hill of
Reiss & Goodness concerning their
proposed project - Mallard Cove,
located at 41st & Meridian

2-23-79

Subject: Mallard Cove

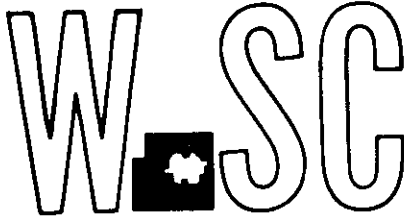
Spoke with Kenny Hill today of Reiss & Goodness concerning their proposal to provide a lift station for Mallard Cove. Their concept was to pump the sewerage from Mallard Cove to an existing lift station just placed into operation at 4601 N. Meridian. This would then be pumped via force main approximately two miles to tie into the city system at approximately 37th and Arkansas.

Advised Kenny that the concept of a lift station pumping into a lift station is frowned upon due to potential problems resulting from power failures. A requirement of this department would be to provide standby power at 4601 N. Meridian. This cost would be borne by the developer. It was discussed as to whether an automatic system would be required. Advised him that this would depend upon whether an alarm system was already available. If not it should be automatic.

Was advised that the two miles of force main was tested by Reiss & Goodness last week and found to be in good condition. A report is to be sent to the engineering department.

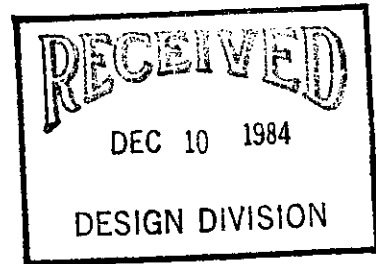
cc: D. Brewer
H. Penner
D. Schneider

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



December 7, 1984

Poe & Associates
1720 E. Morris
Wichita, KS 67211

Re: S/D 79-10 - Final Plat of Mallard Cove

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since the proposed lot will have direct access to 41st street and it will also serve commercial property to the east and south, the final plat tracing shall indicate the dedication of 66 feet of right-of-way for this street and the applicant shall guarantee the paving of the street to the normal pavement width for a street serving multi-family development (37 feet of pavement). This guarantee shall provide for a sidewalk on the north and east sides of the street.
- B. The applicant shall guarantee the extension of sanitary sewer to serve this plat.
- C. The applicant shall guarantee the storm sewers required by this plat.
- D. As required by the applicant's Community Unit Plan, the applicant shall guarantee the construction of both a temporary and permanent decel lane for Meridian adjacent to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the north/south street shall be named Meridian Drive.

C
O
P
Y

- G. On the final plat tracing, the existing water line easement on this property shall be dimensioned and appropriate recording information shown.
- H. On the final plat tracing, one of the proposed reserves shall be relabeled Reserve "B". Appropriate changes shall be made in the plat's text.
- I. On the final plat tracing, the plat's text shall be amended to reference who is to own and maintain the proposed reserves.
- J. Provisions shall be made for ownership and maintenance of the 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 reserve will be deeded to the association, and who is to own and maintain the reserve prior to the association taking over these responsibilities.
- K. The final plat shall reference, on the plat's text as well as the face of the plat, that building setbacks are per the Mallard Cove Community Unit Plan (DP-94). Building setbacks should not be platted.
- L. On the final plat tracing, the Metropolitan Area Planning Commission signature block shall be corrected to read:
"JAMES C. WILSON - Chairman."
- M. The final plat tracing shall indicate the platting of a reserve to cover the lake on this property which will accept drainage from this plat as well as drainage from 41st Street. The drainage easements required by the applicant's drainage plan shall be indicated on the final plat tracing. Prior to submitting this plat for scheduling before the Board of City Commissioners, a copy of the final plat tracing shall be submitted to City Engineering for checking as to the indication of all required drainage easements and the correct boundary of the Reserve to cover the lake.
- N. The applicant shall submit a sanitary sewer layout to City Engineering for review and approval.
- O. Closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

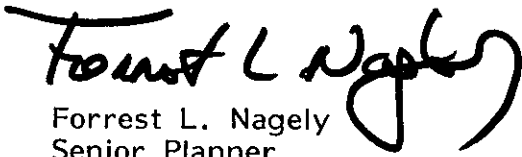
Poe & Associates
Re: S/D 79-10 - Final Plat of Mallard Cove
December 7, 1984
Page 3

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, December 13, 1984 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

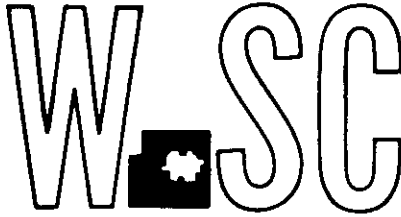
A handwritten signature in black ink, appearing to read "Forrest L. Nagely". The signature is written in a cursive style with a large, sweeping flourish at the end.

Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Miles Sand, Inc., 4852 E. Meridian, Wichita, KS 67204
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 13, 1984

Poe & Associates
1720 E. Morris
Wichita, KS 67211

Re.: S/D 79-10 - Final Plat of Mallard Cove

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 13, 1984, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 7, 1984. Regarding Item "A" of the December 7, 1984 letter, the Commission voted to change the required right-of-way width for your interior streets from 66 feet to 64 feet.

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 1982 (both first and second halves) and prior years have been paid.

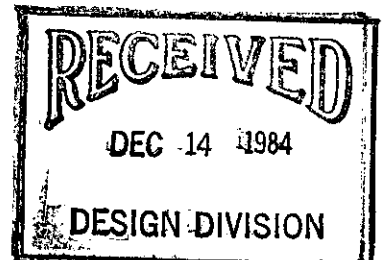
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Planning Analyst

BRB:mlh

cc: Miles Sand, Inc., 4852 E. Meridian, Wichita, KS 67204
Mike Lindebak, City Engineer



THE CITY OF WICHITA

OFFICE OF City Engineer

DATE December 14, 1984

TO Forrest Nagley, Senior Planner
FROM Chris Breitenstein, Civil Engineer III

SUBJECT Mallard Cove Final Plat

It will not be necessary to show drainage or sanitary sewer easements on the final plat. Appropriate easement locations will be determined at the time of site development.

As per the agreement with the platting engineer, easements will be provided prior to the issuance of building permits.


Chris Breitenstein
Civil Engineer III

CB:gr

cc: Kenny Hill, Poe & Associates of Kansas, Inc.
Robert Feldner, Supt. of Central Inspection

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

To: Mike Lindebak, City Engineer

Date: January 15, 1985

From: Forrest L. Nagley, Senior Planner

Subject: Review of the final plat of Mallard Cove Addition - S/D 79-110

On December 6, 1984, the Subdivision Committee approved the final plat of the above-referenced addition subject to a requirement of the City Engineer's Office for the final plat tracing to indicate the correct boundary of the Reserve to cover the lake on this property. This requirement was stated in our follow-up letter dated December 7, 1984. Attached is a copy of the final plat tracing for your review.

Please review this print and advise if it satisfies your requirements for this plat.

Forrest L. Nagley
Forrest L. Nagley
Senior Planner

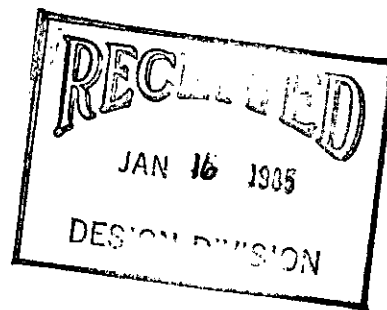
FLN/mlh

Attachment

cc: Poe & Associates, 1720 E. Morris, Wichita, KS 67211

*Advised Forrest that the final
plat tracing is O.K. Although
part of existing lake is outside of reserve.*

VRH 1/22/85



100/

MAPD - Design Division

January 31, 1985

Forrest Nagley, Senior Planner

Mike Lindebak, City Engineer

Final Plat of Mallard Cove Addition

One of the requirements for approving the subject final plat is the guarantee of the construction of both a temporary and permanent decel lane on Meridian. Since a full shoulder was constructed on Meridian with K-96 improvements, we recommend the requirement for the temporary decel lane be waived. Any modifications of the shoulder pavement needed for use as a temporary decel lane will be constructed as part of the Meridian Drive hook-up. Adequate funding has been provided in the Meridian Drive and 41st Street petition for this work. The applicant has submitted a petition for the permanent decel lane on the east side of Meridian which satisfies our requirement.



Mike Lindebak
City Engineer

/LDH:ms
/04/07