

BAUGHMAN CO.
S U R V E Y O R S

316/262-7271 . 330 LAURA . WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT Westway Development Add.

DATE May 15, 1981

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

Louise Olivarez
Mike Lindebak

FROM John Lundblade

REFERENCE Drainage Plan

Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning May 15, 1981

To be heard by Subdivision Committee May 28

S/D No. 81-53 Name Westway Development Addition
Date Application Rec'd. 5-14-81 Preliminary Approval _____
Scheduled S/D Meeting 5-28-81

DESCRIPTION

General Location North side of Pawnee in an area east of Millwood

Owner Westway Development, c/o A. D. Powell
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>4.1 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>3</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>66</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>8646 sq ft.</u> | |
| 5. Existing Zoning <u>"AA" and "BB"</u> | |
| 6. Proposed Zoning <u>"AA", "BB" and "R-5" (Z-2289, Z-2292 and Z-2355)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: Lots 1 and 2 are zoned "AA" and are proposed for single-family development. The portion of Lot 3 south of Blake is either already zoned "BB" or approved for "BB" and proposed for multi-family development. R-5 zoning is being requested for the portion of Lot 3 north of Blake with the intended use being for a swimming pool in conjunction with the multi-family development.

- A. The City Engineer's representative shall be prepared to comment on the drainage plan for Lot 3 and state whether any drainage improvements are required by the platting of this property.
- B. It should be noted that this plat proposes to terminate Blake at its east end. If the owners of the 300-foot-deep lots in Meyers Gardens to the north and east of Lot 3 ever intend to develop the rear portions of their lots, some other means of access to a public street will be required.
- C. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- D. Approval of this plat shall be subject to approval of Z-2355, which requests the rezoning of the north portion of proposed Lot 3.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WESTWAY DEVELOPMENT DRAINAGE

Inlet # 3

$$DA = 0.3 \text{ Ac} ; T_c = 15 \text{ min} ; I_s = 5.21 \text{ in/hr}$$

$$C = 0.9$$

$$Q_s = 0.9 \times 5.21 \times 0.3 = 1.4 \text{ cfs}$$

Use 12" @ 1.0%

Inlet # 2

$$DA = 0.1$$

$$Q_s = 0.9 \times 5.21 \times 0.1 = 0.5 \text{ cfs}$$

$$\text{Area No. + \# 3} = 1.6 + 1.4 + 0.5 = 3.5 \text{ cfs}$$

Use 12" @ 1.0%

Inlet # 4

$$DA = 1.0 \text{ Ac}$$

$$Q_s = 0.9 \times 5.21 \times 1.0 = 4.7 \text{ cfs}$$

Use 12" @ 1.8%

Inlet # 1

$$DA = 0.25$$

$$Q_s = 0.9 \times 5.21 \times 0.25 = 1.2 \text{ cfs}$$

$$+ \# 2 + \# 4 = 3.5 + 4.7 + 1.2 = 9.4 \text{ cfs}$$

Use 15" @ 2.04%

North Part of Lot 3, North of Blake

$$D.A. = 0.5$$

$$Q_s = 0.6 \times 5.21 \times 0.5 = 1.6 \text{ cfs}$$

DRIVEWAY # 1

$$DA = 0.4 \text{ Ac}$$

$$Q_s = 0.9 \times 5.21 \times 0.4 = 1.9 \text{ cfs}$$

DRIVEWAY # 2

$$DA = 0.25 \text{ Ac}$$

$$Q_s = 0.9 \times 5.21 \times 0.25 = 1.2 \text{ cfs}$$

DRIVEWAY # 3

$$DA = 0.4 \text{ Ac}$$

$$Q_s = 0.9 \times 5.21 \times 0.4 = 1.9 \text{ cfs}$$

RECEIVED

JUN 8 1991

Dept. Of Engineering

WESTWAY DEVELOPMENT DRAINAGE

Inlet # 3

$$DA = 0.3 \text{ Acre}; T_c = 15 \text{ min}; I_s = 5.21 \text{ in/hr}$$

$$C = 0.9$$

$$Q_s = 0.9 \times 5.21 \times 0.3 = 1.4 \text{ cfs}$$

Use 12" @ 1.0%

Inlet # 2

$$DA = 0.1$$

$$Q_s = 0.9 \times 5.21 \times 0.1 = 0.5 \text{ cfs}$$

$$\text{Area No. + \# 3} = 1.6 + 1.4 + 0.5 = 3.5 \text{ cfs}$$

Use 12" @ 1.0%

Inlet # 4

$$DA = 1.0 \text{ Acre}$$

$$Q_s = 0.9 \times 5.21 \times 1.0 = 4.7 \text{ cfs}$$

Use 12" @ 1.8%

Inlet # 1

$$DA = 0.25$$

$$Q_s = 0.9 \times 5.21 \times 0.25 = 1.2 \text{ cfs}$$

$$+ \# 2 + \# 4 = 3.5 + 4.7 + 1.2 = 9.4 \text{ cfs}$$

Use 12" @ 5.9%

North Part of Lot 3, North of Block

$$D.A. = 0.5$$

$$Q_s = 0.6 \times 5.21 \times 0.5 = 1.6 \text{ cfs}$$

DRIVEWAY #1

$$DA = 0.4 AC$$

$$QS = 0.9 \times 5.21 \times 0.4 = 1.9 \text{ cfs}$$

DRIVEWAY #2

$$DA = 0.25 AC$$

$$QS = 0.9 \times 5.21 \times 0.25 = 1.2 \text{ cfs}$$

DRIVEWAY #3

$$DA = 0.4 AC$$

$$QS = 0.9 \times 5.21 \times 0.4 = 1.9 \text{ cfs}$$

REDMOND, REDMOND, O'BRIEN & NAZAR

ATTORNEYS AT LAW
619 WEST DOUGLAS
WICHITA, KANSAS 67213

CHRISTOPHER J. REDMOND
CHRISTOPHER W. O'BRIEN
EDWARD J. NAZAR

THOMAS E. MALONE

RECEIVED

OCT 20 1981

Dept. Of Engineering

OWEN J. REDMOND (1919-1981)

TELEPHONE
(316) 262-8361

October 16, 1981

Mr. John Lindebach, Chief Engineer
City of Wichita Engineering Dept.
455 North Main Street
Wichita, Kansas 67202

RE: No. S-D81-53, Alton Powell, Westway Development
Project.

Dear Mr. Lindebach:

This is to confirm our telephone conversation of October 15, 1981.

This office is currently preparing the irrevocable letter of credit on behalf of Alton Powell and/or Westway Development, a Kansas partnership, in the sum of \$12,000 for construction of a storm sewer system for the area on Blake Street immediately contiguous to Alton Powell and Westway Development's property, bordering upon the Cul-de-sac area, and the property immediately west of the Cul-de-sac.

In addition, Alton Powell and Westway Development will grant its consent to a paving petition for the paving of Blake Street immediately contiguous to the property owned by Alton Powell and/or Westway Development. It is our understanding that the paving petition consented to by the majority property owner, Westway Development and/or Alton Powell, will be held in abeyance, contingent upon receiving a valid paving petition for the remainder of Blake Street from the Cul-de-sac region to Millwood. The total paving area or benefit district, is on Blake Street from the east line of Millwood to, and including, the Cul-de-sac at the eastern edge of Blake Street immediately contiguous to Alton Powell and/or Westway Development's property.

The specific legal description of the area immediately contiguous to Alton Powell and/or Westway Development's property is described as the area or benefit district on Blake Street from the West line of Lot 2, Block 2, Westwood Development Addition to and including the Cul-de-sac.

WICHITA STATE BANK

November 6, 1981

Westway Development,
A Kansas General Partnership
872 North Young
Wichita, Kansas 67212

Gentlemen:

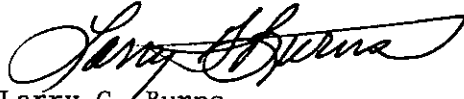
For and in consideration of our issuance of Letter of Credit Number 235, we are writing this letter as a mutual agreement under the terms for issuance.

If Wichita State Bank is called upon to perform under the above mentioned Letter of Credit, by The City of Wichita, you do hereby agree to either pay \$12,000.00 in cash or give to Wichita State Bank your note in the amount of \$12,000.00.

Further, it is mutually agreed that an initiation fee for such Letter of Credit will be \$120.00 to be paid in advance. It is understood that there will be no refund of any part of this fee, and that such fee is due and payable annually.

If the terms of this letter are acceptable, please acknowledge by signing a copy and returning to us.

Sincerely,

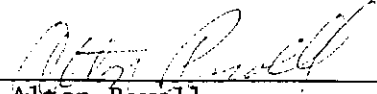

Larry G. Burns
Vice President

LGB/dd

ACCEPTED:

WESTWAY DEVELOPMENT,
A KANSAS GENERAL PARTNERSHIP

BY:


Alton Powell

711 West Douglas
P.O. Box 634
Wichita, Kansas 67201

711 West Douglas
R. H. Garvey Building
2433 South Seneca

IRREVOCABLE LETTER OF CREDIT

RE: Guarantee of payment of special assessments for the construction of storm water sewer.

DATE: November 6, 1981

LETTER OF CREDIT # 235

Westway Development, a Kansas General Partnership
consisting of Alton Powell and Jake Kirkland

is the owner of

(Name of Developer or Builder)

Westway Development Addition

(Legal Description - Lots, Blocks, Addition)

It is requested that storm water sewer for the Blake Street

cul-de-sac in Westway Development Addition

(Storm Water Sewer Name, Project Number)

be installed prior to development on the lots.

Westway Development

shall pay all special

assessments for storm water sewer to be levied against the above described property on which improvements have not been started for a period of two years or until 35% of the above described property has improvements started.

In order to secure performance on the conditions stated above, the sum of

\$ 12,000.00

is being held in account by

Wichita State Bank

(Name of Bank or Association)

The undersigned guarantor will make disbursements by sight drafts upon the above mentioned account by notice from the City of Wichita that

Westway Development

(Developer or Builder)

is in default of his promise to pay the special assessments levied upon the above described property and in the amount designated by the City as being in default.

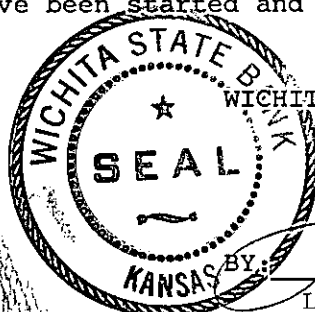
Prior to the maturity of this Letter of Credit, the City of Wichita, Kansas has the option to draw against this Letter of Credit or request a new Irrevocable Letter of Credit be issued.

The guaranty sum shall be maintained until notice by the City of Wichita that 35% of improvements have been started and guaranty released.

THIS GUARANTY EXPIRES:

11-05-83

ATTEST:



WICHITA STATE BANK, WICHITA, KANSAS

Larry G. Burns
Larry G. Burns, Vice President

Janice K. Parret
Janice K. Parret, Asst. Secretary

COPY

REQUEST FOR PETITION

DATE: 6-16-81

I. NAME: B. H. Korber PHONE _____

ADDRESS: _____

II. PAVEMENT for Westway Development Addⁿ

Street Blake From _____

To _____

Street _____ From _____

To _____

SANITARY SEWER

Drainage incidental to paving
STORM WATER SEWER

(1) Lot(s) Block(s) Addition

(2) Address _____

(3) Other _____

III. COMPLETED PETITION:

Mail

Name _____

Address _____

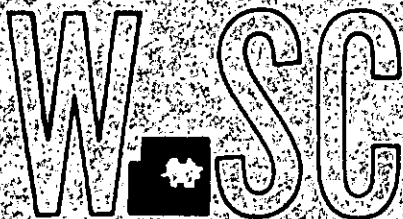
Phone

Name _____

Number _____

IV. ADDITIONAL INFORMATION:

WICHITA—SEDGWICK COUNTY



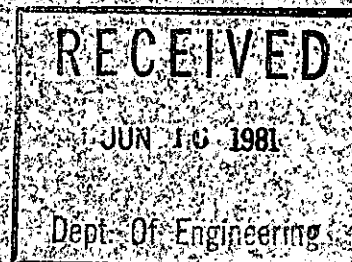
METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202

268-4561

June 15, 1981



Baughman Company, P.A.

330 Laura

Wichita, Ks. 67211

Re: S/D 81-53 - Final plat of Westway Development Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission June 11, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate sufficient right-of-way for the paving of a full cul-de-sac at the east end of Blake.
- B. It should be noted that this plat proposes to terminate Blake at its east end. If the owners of the 300-foot-deep lots in Meyers Gardens to the north and east of Lot 3 ever intend to develop the rear portions of their lots, some other means of access to a public street will be required.
- C. The final plat tracing shall indicate a 20-foot storm sewer easement from the cul-de-sac for Blake Street to the existing north-south storm sewer in Lot 3.
- D. Approval of this plat shall be subject to approval of 2-2355, which requests the rezoning of the north portion of proposed Lot 3.
- E. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computation shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on June 18, 1981, at 1:30 p.m. If you have any questions concern-

Baughman Company

Page 2

June 15, 1981

ing this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner
FLN:bh

cc: Westway Development Co., c/o A. D. Powell, 872 N. Young, 67212
+ Mike Lindebak, City Engineering

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING

DATE August 24, 1981

TO E. H. Denton, City Manager

FROM Mike Lindebak, Program Development Engineer


SUBJECT Westway Development Addition

The subject plat is scheduled for consideration August 25, 1981, as Item 8 of the Planning Agenda.

At the time the final plat was presented to the Subdivision Committee for review, the Engineering Department recommended that there be a guarantee for paving Blake Street adjacent to the plat. Engineering also pointed out that there had been past interest in paving Blake from Millwood east past the plat under consideration. It was suggested that the developer circulate a petition for paving Blake from Millwood east to and including the cul-de-sac created with the plat.

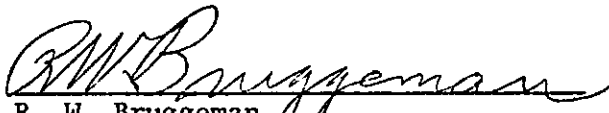
The plat was deferred for two weeks for other reasons, but approved at the following Subdivision Committee meeting. The guarantee of paving Blake was not a recorded requirement of platting, even though Engineering staff and the developer's agent understood that paving was a requirement.

It is recommended that the plat be approved, subject to the developer submitting a valid guarantee for paving Blake adjacent to the plat prior to the Planning Department releasing the plat for recording.



Mike Lindebak
Program Development Engineer

APPROVAL:



R. W. Bruggeman
Director of Engineering/City Engineer

ML:md

cc: Jack Galbraith

RECEIVED

OCT 20 1981

Dept. Of Engineering

REDMOND, REDMOND, O'BRIEN & NAZAR

ATTORNEYS AT LAW
619 WEST DOUGLAS
WICHITA, KANSAS 67213

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of credit on behalf of Alton Powell and/or Westway Develop-
ment, a Kansas partnership, in the sum of \$12,000 for
construction of a storm sewer system for the area on Blake
Street immediately contiguous to Alton Powell and Westway
Development's property, bordering upon the Cul-de-sac area,
and the property immediately west of the Cul-de-sac.

In addition, Alton Powell and Westway Development will grant
its consent to a paving petition for the paving of Blake
Street immediately contiguous to the property owned by Alton
Powell and/or Westway Development. It is our understanding
that the paving petition consented to by the majority property
owner, Westway Development and/or Alton Powell, will be held
in abeyance, contingent upon receiving a valid paving
petition for the remainder of Blake Street from the Cul-de-sac
region to Millwood. The total paving area or benefit district,
is on Blake Street from the east line of Millwood to, and
including, the Cul-de-sac at the eastern edge of Blake Street
immediately contiguous to Alton Powell and/or Westway Develop-
ment's property.

The specific legal description of the area immediately
contiguous to Alton Powell and/or Westway Development's
property is described as the area or benefit district on
Blake Street from the West line of Lot 2, Block 2, Westwood
Development Addition to and including the Cul-de-sac.

October 16, 1981
Mr. John Lindebach
Page 2

As was previously stated, the paving petition on which Alton Powell and/or Westway Development will grant its consent will be held in abeyance, and is contingent upon the remaining property owners on Blake Street from the east line of Millwood granting a valid paving petition for the total area.

Alton Powell is attempting to obtain an irrevocable letter of credit in the amount of \$12,000 for storm sewer construction mandated in the Cul-de-sac region immediately contiguous to his property. It would be expected that this work necessary for the storm sewer construction will be privately placed by Mr. Powell, with a qualified contractor.

Mr. Powell would request from the city a written determination concerning the size of the storm sewer pipe to be utilized for the above described storm sewer project, and would additionally request the city engineering staff to complete a "grade shot" of the area for determination of the location of the catch basin and/or inlet. If the city cannot provide this information and assistance on the project, we wish immediately to be evaluated.

If there are any other matters which need to be stipulated, please do not hesitate to contact me, so that we may develop a suitable memorandum for an understanding necessary for an orderly completion of this project.

Very truly yours,

REDMOND, REDMOND, O'BRIEN & NAZAR


Edward J. Nazar

lc

cc: Mr. Alton Powell
Mr. Bill Korber

October 20, 1981

Mr. Edward J. Nazar
Redmond, Redmond, O'Brien & Nazar
Attorneys At Law
619 West Douglas
Wichita, Kansas 67213

Re: Westway Development Addition

Dear Mr. Nazar:

Based on the drainage plan discussed with the Baughman Company, Mr. Powell's platting agent, a 24" storm water sewer would be built from the Blake cul-de-sac to the existing storm water sewer. It will be necessary for Mr. Powell to retain a professional engineer to prepare plans for a private storm water sewer project. Our office will coordinate the location and elevation of the inlet with Mr. Powell's engineer.

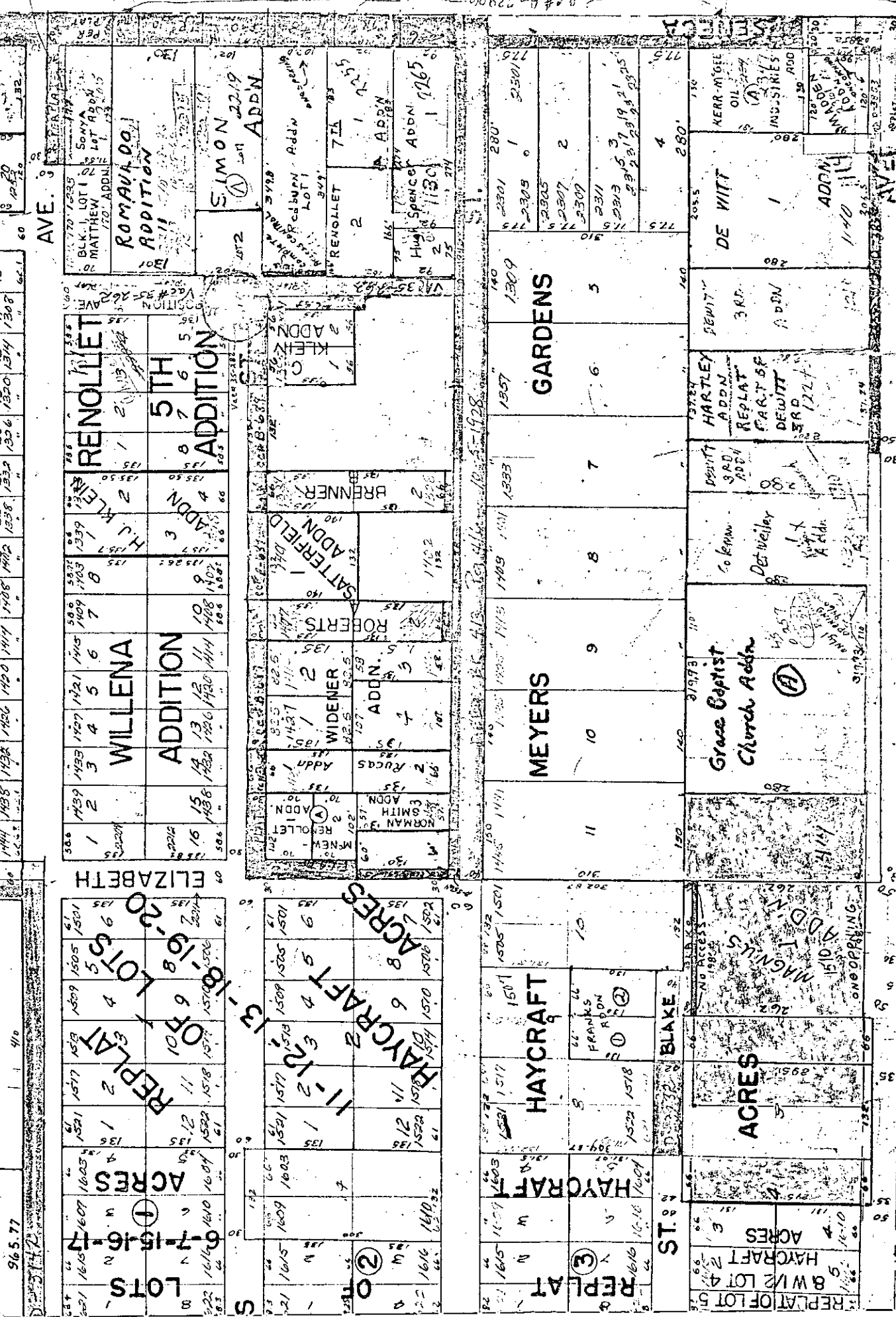
Very truly yours,

Mike Lindebak
Program Development Engineer

ML:ck

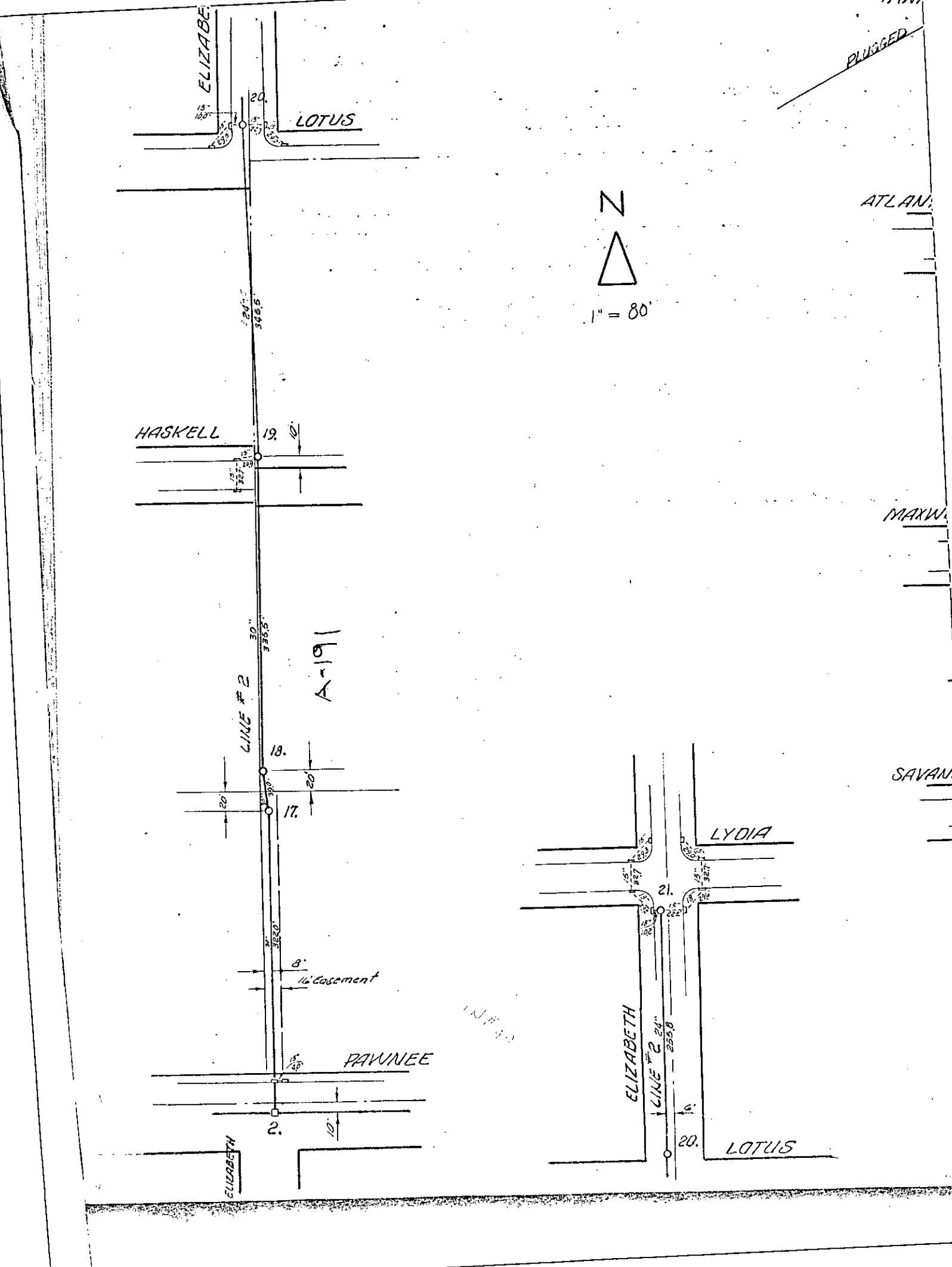
cc: Mr. Alton Powell, Westway Development Co., 872 N. Young, 67212
Mr. Bill Korber, Baughman Company, P.A., 330 Laura, 67211

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A-191

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PAVINEE

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