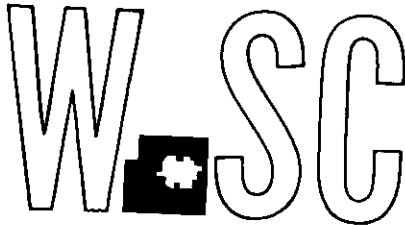


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

AMHERST 2-8211 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

February 8, 1974

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 73-151 - Preliminary  
Plat of SPRING LAKE ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1974, 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. A 10 foot utility easement shall be indicated adjacent to the west line of the plat except where the portions of the street cul-de-sacs are to be dedicated on the plat.
- B. The applicant shall guarantee the extension of water to serve all lots being platted.
- C. The applicant shall guarantee the paving of the cul-de-sacs on Zimmerly Street, Briarcliff Court and the north-south collector street.
- D. The applicant shall guarantee the construction of the drainage channel on subject property.
- E. The applicant shall guarantee the drainage from the cul-de-sacs on Zimmerly and Briarcliff to the drainage channel on the east side of the plat and indicate the appropriate easements for that purpose on the face of the plat.
- F. The applicant shall guarantee the pavement of the accel-decel lane on the north side of Harry Street.
- G. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.

- H. The applicant shall be advised that none of subject property can be built upon or developed until the drainage channel and Harry Street bridge have been constructed. Therefore no final plats shall be approved until said improvements have been made.
- I. The 60 foot north-south street shall be expanded to 70 feet to coincide with the present collector standards as set forth in the M.A.P.C. Subdivision Regulations.
- J. The applicant's engineer shall work with the Engineering Department and the Planning Department relative to indicating a cul-de-sac at the south end of Broadmoor Avenue.
- K. The applicant shall dedicate the necessary right-of-way for the balance of the cul-de-sacs on Zimmerly Street and Briarcliff Court.
- L. A 25 foot building setback shall be indicated adjacent to all streets abutting Lot 2, Block 1.
- M. "Complete access control" shall be indicated adjacent to the cul-de-sacs on Briarcliff Court and Zimmerly Street.
- N. The applicant shall contact Bob Vinson of the Department of Public Works relative to indicating appropriate street names on subject plat.
- O. The applicant shall guarantee the paving of the north-south collector street.
- P. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of Harry, the west side of the collector adjacent to Lots 1 and 2, Block 2 and the east side of the collector adjacent to Lot 1, Block 1; the total estimated construction cost to be determined upon submission of the final plat.
- Q. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to handling of wind and water soil erosion problems during development of subject property.
- R. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.

Preliminary Plat of SPRING LAKE  
February 8, 1974  
Page 3

- 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- T. 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,

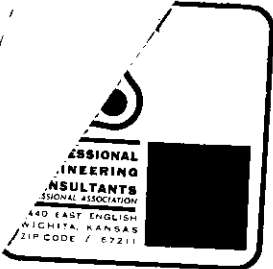
Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Ted Greene Company  
c/o James T. Lacy  
4901 Main  
Kansas City, Missouri 64112

Dean Sellers, Assistant City Engineer

# MEMO



TO: Dean S. Sellers, P. E.  
Acting City Engineer  
7th Floor - City Hall  
455 North Main  
Wichita, Kansas 67202

PROJECT NO. 30-79254-1112

PROJECT: Spring Lake

ATTN: Yash Desai, P. E.

DATE: September 26, 1979

COPIES TO:

Paul Johnston

Louise Olivarez

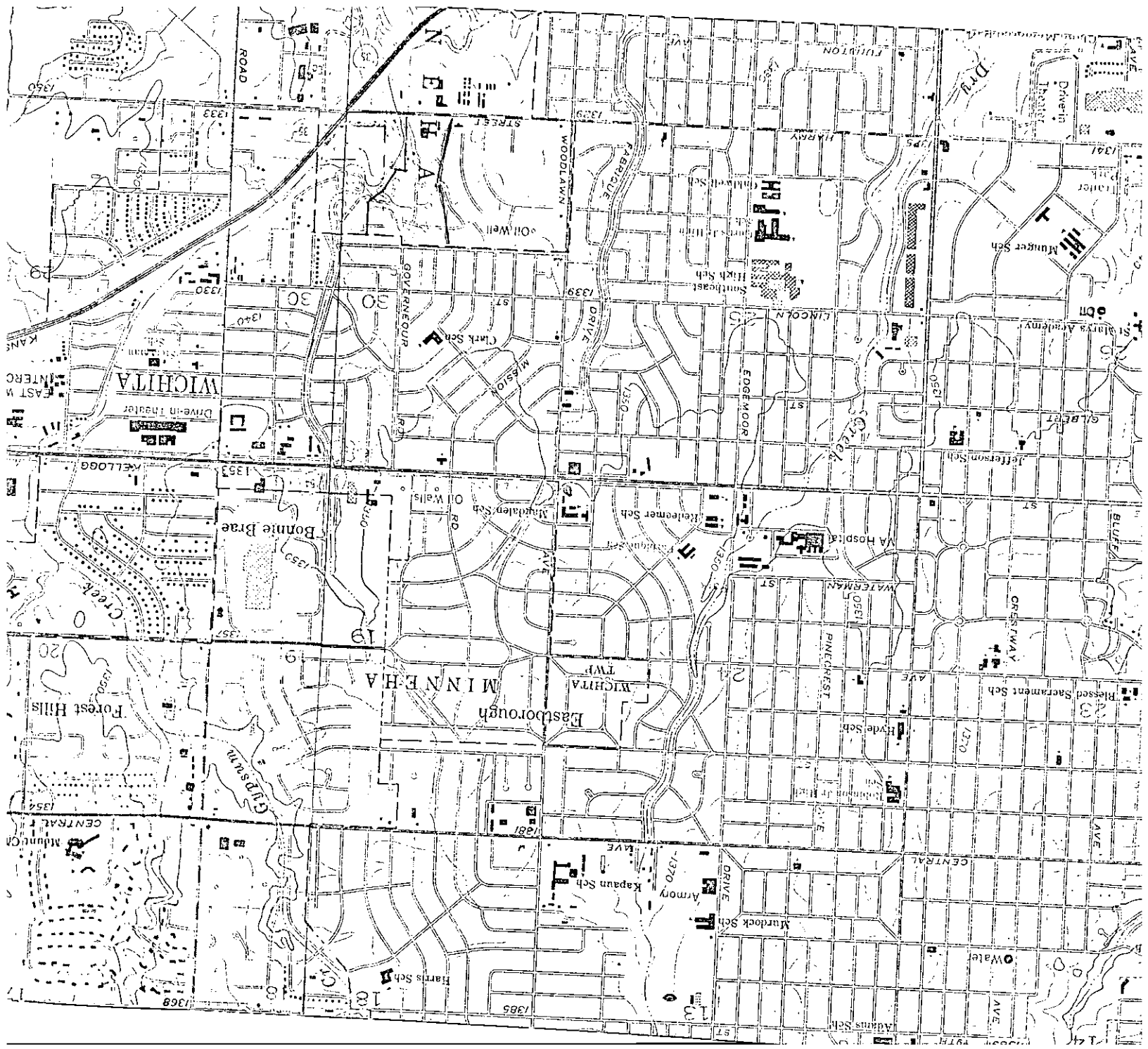
FROM: Chris Brennenstuhl

REFERENCE: Drainage Concept

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith is the drainage concept plan for Spring Lake. Also included is a copy of the proposed channel plan and details for the channel along the East side of the project. The design for this channel was done by the Flood Control Office and the details of drainage dedication are currently being negotiated.

The preliminary plat was filed September 24 and will be heard by the Subcommittee October 4, 1979. If any additional information is required, please contact me as soon as possible.



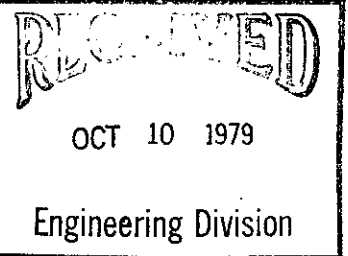
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 8, 1979  
(316) 268-4561



Gary Wiley, Professional Engineering  
Consultants, P.A.  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 73-151 - Spring Lake Addition - Preliminary plat  
Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 4, 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. The Subdivision Committee recommends that the applicant not be required to submit specific construction standards which would reduce the noise level within buildings on this site. Instead the applicant shall be required to file the usual avigational easement and restrictive covenant.
- B. The drainage channel on the east and southeast sides of this property is being dedicated on this plat and should be labeled as "drainage dedication."
- C. The applicant shall guarantee the paving of Harry Court, a decel lane on Harry adjacent to Lot 2, and a decel lane on Harry from Harry Court west to the access opening on Lot 1.
- D. The applicant will need to provide easements and guarantees for extension of storm sewers through this site from Gypsum Creek to the new channel.
- E. Final platting and development of this area will be subject to completion of the Harry Street road improvements and the channel realignment.
- F. The applicant shall provide for water and sanitary service to each lot.
- G. The west right-of-way for Broadmoor should be corrected to accurately show the proposed alignment (i.e., the west right-

of-way line should begin curving to the east approximately 200 feet north of the location shown on this plat).

- H. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, moneytary guarantees, etc.
- I. 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.

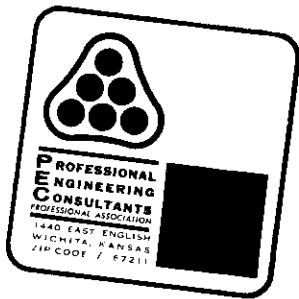
Sincerely,

*L.O.*  
Louise Olivarez  
Senior Planner

LO:bh

cc: Ted Greene Co., c/o James T. Lacy, 4901 Main, Kansas City, Mo. 64112  
/ Dean Sellers, Assistant City Engineer  
Max Greene, Sanitary and Land Fill Officer

RECEIVED  
OCT 10 1979  
Engineering Division



# MEMO

TO: Dean Sellers, P.E.  
Acting City Engineer  
City Hall - 7th Floor  
455 N. Main  
Wichita, Kansas 67202

PROJECT NO. 30-79254-1112  
PROJECT: Spring Lake  
DATE: February 8, 1980

ATTN: Yash Desai, P.E. ✓

FROM: Chris Brennenstuhl, P.E.

REFERENCE: Drainage Plan

COPIES TO:

Paul Johnston

Louise Olivarez

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith is the Final Drainage Plan for Spring Lake. The Final Plat of this addition is being filed for hearing by MAPC-Subdivision Committee on February 21, 1980. If you have any questions or comments please contact either Dick Linn or Chris Brennenstuhl prior to that date.

XXXXX 268-4591

February 14, 1980

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Attn: Chris Brennenstuhl

Subject: Spring Lake Addn. Drainage Plan

Dear Miss Brennenstuhl:

Reference is made to the Drainage Plan submitted February 8, 1980 to the Flood Control Office for review. I have reviewed the plan and have the following comments:

- 1) Prior to development, it will be necessary to regrade the existing stream bed from Harry to the proposed design channel for Gypsum Creek. It should be clarified whether this is or is not part of the incidental drainage for the Harry Street Bridge Project. At such time as development occurs, it should be the developers responsibility to fill in the stream bed meander which is not to be utilized.
- 2) If an open channel system is proposed for the center of the plat, it should have the capacity to convey Q100 plus 1 foot free board and provide 15' access on either side. The 50' drainage easement shown would be inadequate. It should be enlarged as necessary with the alignment such as to reduce the number of bends.
- 3) An improper alignment exists between the proposed 50' drainage easement and the existing storm sewer outfall at Briarcliff Court. This should be moved or extended east.
- 4) The 20' drainage easement at the northern section should be a storm sewer easement as it would be inadequate for conveying same in a ditch.

Yours truly,

Paul Johnston, Flood Control Engineer  
Flood Control and Landfill Division

PJ/glm

cc: Louise Olivarez/MAPD  
Yash Desai/City Engineering Office  
Gypsum Creek/Harry St. Bridge Stream File  
Spring Lake Addn. Plat File

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 22, 1980

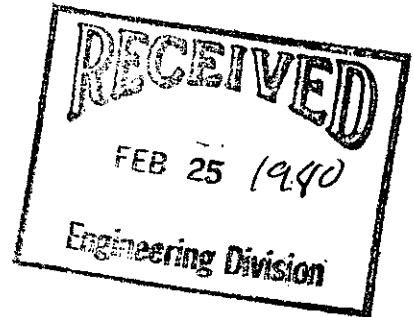
Professional Engineering Consultants  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 73-151 - Final plat of Spring Lake Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1980, 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 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 any habitable structures constructed on subject property.
- B. The radius of the cul-de-sac on Harry Court shall be increased to 65'.
- C. The 50' drainage easement through the center of Lot 3 shall be increased to 100'.
- D. The 20' drainage easement in the north portion of Lot 3 shall be increased to 50' or a guarantee shall be submitted for construction of a storm sewer within a 20' storm sewer easement.
- E. The Zimmerly Street turn-around dedication may be deleted from this plat. A turn-around can be provided within existing right-of-way.
- F. Due to flooding problems, development on this site should not occur until the channel realignment has been completed. The applicant shall submit a covenant stating that no building permits can be obtained until the channel work has been substantially completed.
- G. The applicant shall guarantee the paving of Harry Court, a decel lane on Harry adjacent to Lot 2, and a decel lane on Harry from Harry Court west to the access opening on Lot 1. A guarantee shall also be submitted for the paving of



- the Zimmerly Street turn-around.
- H. The applicant shall guarantee construction of a sidewalk along both sides of Harry Court, including the cul-de-sac.
  - I. The applicant shall provide for water and sanitary sewer service to each lot.
  - J. Access to Armour Drive across the east end of the north line of Lot 3 shall be granted except for one 20' emergency access opening. Complete access control across the east line of Lot 3 shall also be granted.
  - K. Utility easement changes as noted on the engineer's copy of the plat shall be shown on the final plat tracing.
  - L. Recording 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. 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 February 28, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

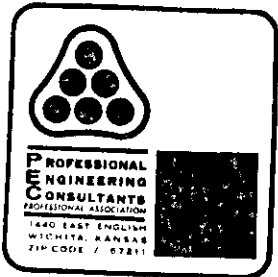
Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Senior Planner

LO:bh

cc: Wichita Development Co., 4901 Main, Kansas City, Mo. 64112  
Paul Johnston, Flood Control  
Dean Sellers, Acting City Engineer

# MEMO



TO: Yash Desai  
Chief Drainage Engineer  
7th Floor - City Hall  
455 N. Main  
Wichita, Kansas 67202

PROJECT NO. 30-79280-1120  
PROJECT: Briarwood Estates

COPIES TO:

ATTN:

DATE: March 13, 1980

Paul Johnston

FROM: Chris Brennenstuhl

Mike Lindebak

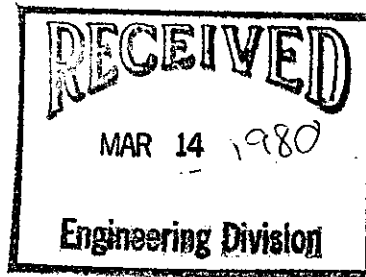
REFERENCE: Drainage Plan

Louise Olivarez

Phil Dietrich

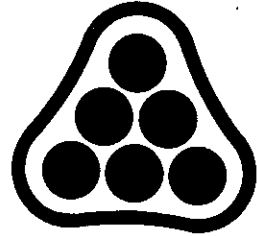
PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith are the maps and tables to supplement the calculations delivered to you on Tuesday March 11, 1980, for the Revised Drainage Plan of Briarwood Estates. Also included with this transmittal are the corrected backwater calculations (HEC-2) for both conditions (detained, developed and undetained, pre-developed) north of Echo Hills.



**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. MALTBIE, P.E.  
M. D. SCHOMAKER, P.E.



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

July 3, 1980

Mr. Mike Lindebak, Program Development Engineer  
Engineering Division, Department of Public Works  
7th Floor - City Hall  
455 N. Main  
Wichita, Kansas 67202

RE: Spring Lake Addition  
PEC File No. 30-79254-1112

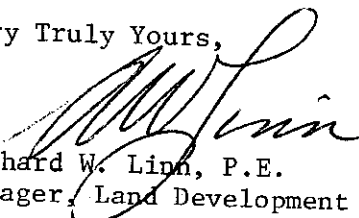
Dear Mr. Lindebak:

The plat of Spring Lake Addition has been filed at the Register of Deeds. The irons required for this plat will be set upon release of the temporary construction easement granted to the City for the construction of the Gypsum Creek bridge, channel change, and sanitary sewer relocation.

Any plat control points required for the project will be provided upon request.

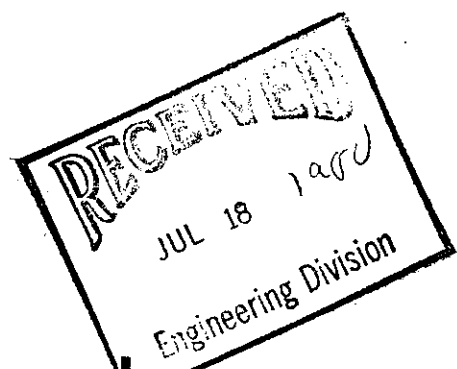
If additional information is desired, please contact me.

Very Truly Yours,



Richard W. Linn, P.E.  
Manager, Land Development

RWL/pn



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

LAND DEVELOPMENT D.V.  
355 E1118 263-1107

# MEMO



COPIES TO:

\_\_\_\_\_  
Paul Johnston  
\_\_\_\_\_  
Steve Lackey  
\_\_\_\_\_  
Mike Lindebak  
\_\_\_\_\_  
RWL - File

TO: Chris Breitenstein ✓  
Drainage Design Engineer  
455 N. Main  
7th Floor City Hall  
Wichita, Kansas 67202

ATTN: \_\_\_\_\_

PROJECT NO. 30-79254-1112  
PROJECT: Spring Lake  
Addition  
DATE: August 11, 1980

FROM: \_\_\_\_\_  
Kristen Hart

REFERENCE: Revised Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is a copy of the Revised Drainage Plan for Spring Lake Addition.

The inflow to the plat from the existing 18" CMP at the NW corner of Lot 1 has been reduced to 6.5 cfs from 11.4 as had been previously calculated. The entire system has therefore been modified accordingly.

Enclosed also find a copy of the site grading plan.

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING

DATE August 25, 1980

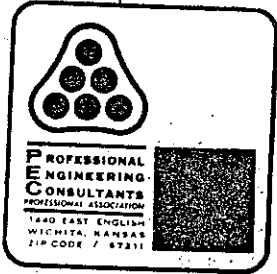
TO Jack Galbraith, Chief Planner  
FROM Chris J. Breitenstein, P.E., Acting Drainage Design Engineer  
SUBJECT Spring Lake Addition  
Drainage Plan

The above referenced drainage plan is approved.

  
Chris J. Breitenstein, P.E.  
Acting Drainage Design Engineer

CJB:md

cc: Kristen Hart  
Louise Olivarez  
Mike Lindebak



# MEMO

TO: Mr. Forrest Nagley  
Junior Planner  
City Hall - 10th Floor  
455 N. Main  
Wichita, Kansas

PROJECT NO. 36-79254-1112  
PROJECT: Spring Lake Addition

DATE: August 13, 1981

ATTN:

COPIES TO:

Louise Olivarez

Mike Lindebak ✓

File

FROM: Charles S. Brown, P.E.

REFERENCE: Drainage Concept/Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

As per your request, we are transmitting herewith one copy of the Drainage Concept/Plan for proposed Spring Lake Lot Split.

If you have any questions, please contact Dick Linn, Gary Wiley, or myself at our Land Development Office.

January 31, 1985

Mr. Joel M. Pollack, Director  
Real Estate Development & Property Management  
St. Francis Regional Medical Center  
929 North St. Francis  
Wichita, Kansas 67214


Subject: Spring Lake Addition  
Public Improvements

Dear Mr. Pollack:

I am writing in response to your January 28, 1985 letter regarding plans by St. Francis Regional Medical Center to develop Lot 1, Block 1, Spring Lake Addition.

Our records indicate that to date, no development has occurred on the site. Therefore, the appropriate development guarantees (or commencement of construction) are required before I can proceed with a two-party agreement with Professional Engineering Consultants.

Yours truly,

  
Michael E. Lindebak, P.E.  
City Engineer

MEL:mgr



Bill Morris →

✓ for Building

Permits

L. MEDICAL CENTER

If none, draft a letter to Pollack advising we will need a letter of credit or wait for const to begin.

ion  
ts

St. Francis Regional Medical Center is planning for an immediate development on Lot 1, Block 1, Spring Lake. It is necessary to construct the following public improvements to serve this site:

1. Sanitary Sewer - Lat. 65, W.I.S.  
Proj. 468-76-245-80976-000-000-001
2. Street Paving & Drainage - Harry Ct. - N.L. Harry St.  
to and including cul-de-sac.  
Proj. 472-76-245-80964-000-000-001
3. Waterline in Harry Ct. - B.D. 758-80  
Proj. 448-80-925-80804-000-000-001

We request that the City enter into a 2-party agreement with Professional Engineering Consultants, P.A. to perform the design engineering services for these projects. Professional Engineering Consultants, P.A. provided the engineering services for the plat and other site engineering services.

Please contact me if additional information is desired.

Very truly yours,

Joel M. Pollack, Director  
Real Estate Development &  
Property Management



cc: Mike Mirt



ST. FRANCIS REGIONAL MEDICAL CENTER

January 28, 1985

Mr. Mike Lindebak, P.E.  
City Engineer  
7th Floor - City Hall  
455 North Main  
Wichita KS 67202

RE: Spring Lake Addition  
Public Improvements

Dear Mr. Lindebak:

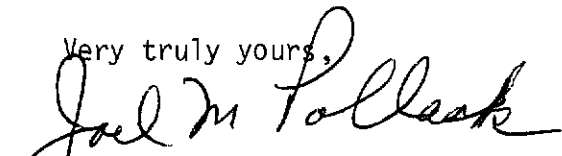
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1. Sanitary Sewer - Lat. 65, W.I.S.  
Proj. 468-76-245-80976-000-000-001
2. Street Paving & Drainage - Harry Ct. - N.L. Harry St.  
to and including cul-de-sac.  
Proj. 472-76-245-80964-000-000-001
3. Waterline in Harry Ct. - B.D. 758-80  
Proj. 448-80-925-80804-000-000-001

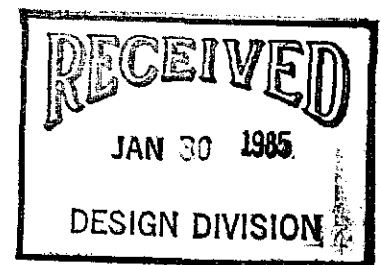
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Please contact me if additional information is desired.

Very truly yours,

  
Joel M. Pollack, Director  
Real Estate Development &  
Property Management

cc: Mike Mint



*my*

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE March 7, 1985

TO Don Gisick, City Clerk

FROM Mike Lindebak, City Engineer

SUBJECT Amended petitions  
Spring Lake Addition

Attached you will find amended petitions for sanitary sewer and water improvements to serve Lot 1, Block 1; Lot 2, Block 1; and part of Lot 3, Block 1; Spring Lake Addition (north of Harry, west of KTA Turnpike).

Please place the attached petitions on the March 12, 1985 City Clerk's agenda. Signatures on the petitions represent 100 percent of the land area in the improvement district. A description of the projects follows:

1. Sanitary sewer service for Lot 1, Block 1; Lot 2, Block 1; and part of Lot 3, Block 1; Spring Lake Addition (Lateral 65, War Industries Sewer).

The amended petition revises a project approved by the City Commission on June 17, 1980 (the date Spring Lake Addition was approved). The reason for revising the project is to extend the sanitary sewer line to more efficiently serve a structure being built on Lot 1, Block 1, of Spring Lake Addition. The amended petition provides for a project cost not to exceed \$40,000, the total of which is to be assessed to the improvement district.

2. Water distribution system to serve Lot 1, Block 1; Lot 2, Block 1; and part of Lot 3, Block 1; Spring Lake Addition.

The amended petition revises a project approved by the City Commission on June 17, 1980 (the date that the plat was approved). The reason for revising the petition is to accommodate design changes associated with the widening of Harry Street. The estimated cost of the project is \$20,000, the total of which is to be assessed to the improvement district.

The recommended action is to approve the petitions and instruct the City Attorney to prepare the necessary resolutions (hold for development).

\_\_\_\_\_  
Mike Lindebak  
City Engineer

APPROVAL:

\_\_\_\_\_  
Robert Lakin  
Director of Planning

ML:BM/ck  
Attachment(s)

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING

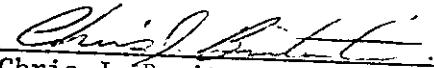
DATE August 25, 1980

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, P.E., Acting Drainage Design Engineer

SUBJECT Spring Lake Addition  
Drainage Plan

The above referenced drainage plan is approved.

  
Chris J. Breitenstein, P.E.  
Acting Drainage Design Engineer

CJB:md

cc: Kristen Hart  
Louise Olivarez  
Mike Lindebak

# MEMO



TO: Chris Breitenstein  
Drainage Design Engineer  
455 N. Main  
7th Floor City Hall  
Wichita, Kansas 67202

PROJECT NO. 30-79254-1112

PROJECT: Spring Lake

Addition

DATE: August 11, 1980

COPIES TO:

Paul Johnston

Steve Lackey

Mike Lindebak ✓

RWL - File

FROM: Kristen Hart

REFERENCE: Revised Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is a copy of the Revised Drainage Plan for Spring Lake Addition.

The inflow to the plat from the existing 18" CMP at the NW corner of Lot 1 has been reduced to 6.5 cfs from 11.4 as had been previously calculated. The entire system has therefore been modified accordingly.

Enclosed also find a copy of the site grading plan.



# MEMO

TO: Chris Breitenstein  
Drainage Design Engineer  
455 N. Main  
7th Floor City Hall  
Wichita, Kansas 67202

PROJECT NO. 30-79254-1112

PROJECT: Spring Lake

Addition

DATE: August 11, 1980

ATTN: \_\_\_\_\_

FROM: Kristen Hart

REFERENCE: Revised Drainage Plan

COPIES TO:

Paul Johnston

Steve Lackey ✓

Mike Lindebak

RWL - File

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The inflow to the plat from the existing 18" CMP at the NW corner of Lot 1 has been reduced to 6.5 cfs from 11.4 as had been previously calculated. The entire system has therefore been modified accordingly.

Enclosed also find a copy of the site grading plan.

# Kansas Warranty Deed

This Indenture, Made this 16th day of March A. D., One Thousand

Nine Hundred Seventy-Three by and between

James T. Lacy and Lois Ann Lacy, Husband & Wife

of Johnson County, in the State of Kansas of the first part, and

State Line Corporation, Inc., a Kansas Corporation and

Carson E. Cowherd, a single man

of Jackson County, in the State of Missouri of the second part,

WITNESSETH: THAT SAID PART OF THE FIRST PART, in consideration of the sum

of Ten and No/100 - - - - - DOLLARS,

the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell and Convey

unto the said parties of the second part, their heirs and assigns, all the following described

real estate, situated in the County of Sedgwick and State of Kansas, to-wit:

The West Half of the Southeast Quarter of Section 30, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 820 feet thereof, and EXCEPT the Right of Way of the Kansas Turnpike Authority and EXCEPT Beginning 820 feet South of the NW corner of the SE/4 of said Section 30; thence East parallel with the North line of said SE/4, 550 feet; thence South parallel with the West line of said SE/4, 535 feet; thence with an angle to the right of 49°00' a distance of 314 feet; thence with an angle to the left of 17°00' a distance of 286 feet; thence Westerly 165 feet, more or less, to a point on the West line of said SE/4, 941.32 feet South of the beginning; thence North 941.32 feet to the point of beginning.

Subject to a first mortgage dated March 16, 1973, recorded in Book 51, Page 1432, Document Number 1-46585 in the Recorders Office of Sedgwick County between the parties of the first part herein and Mid-Continent National Bank of Kansas City, Missouri, against the above legally described property securing a note, the unpaid balance of which is \$121,000.00, which mortgage and note the parties of the second part herein, in consideration of the delivery of this deed and by the acceptance of such delivery, assumes and agrees to pay and perform.

The intent of this deed is that the parties of the second part hold the property conveyed hereunder as Tenants-in-Common with State Line Corporation, Inc. owning an undivided (2/3) two-thirds interest and Carson E. Cowherd owning an undivided (1/3) one-third interest.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And said

James T. Lacy and Lois Ann Lacy for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever, except as provided above.

and that they will warrant and forever defend the same unto the said parties of the second part, their heirs and assigns, against said parties of the first part, their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand the day and year first above written.

FILED FOR RECORD IN SEDGWICK COUNTY KANSAS

DEC 26 1973

No. 1 78047

JOHN W. McCAIT REGISTER OF DEEDS

James T. Lacy

James T. Lacy

Lois Ann Lacy

Mid-Continent National Bank, Main at 49th Kansas City, Mo. 64112

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMM  
METROPOLITAN ARE  
PLANNING COMMISS

S/D NO. 73-151 Name SPRING LAKE  
Date Application Rec'd. 1-24-74 Preliminary Approval  
Scheduled S/D Meeting 2-7-74

DESCRIPTION

General Location On the north side of Harry between Gouverneur and the Turnpike

Owner Ted Greene Company

Surveyor/Engineer K. O. Taylor

Address 1542 South St. Francis Phone 264-4072

- |   |  |                                      |                               |
|---|--|--------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat                          | <u>40.97</u>                                     | 7. Lineal Feet of New Street         |                               |
| 2. Number of Lots:                                |  | a. <u>60</u> R/W <u>435</u> ft.      |                               |
| Residential                                       | <u>1</u>   | b.*varies R/W <u>2150</u> ft.        |                               |
| Commercial  | <u>1</u>   | c. _____ R/W _____ ft.               |                               |
| Industrial  | _____  | d. _____ R/W _____ ft.               |                               |
| Other   | _____  | e. _____ R/W _____ ft.               |                               |
| Total Number of Lots                              | <u>2</u>   | TOTAL                                | <u>2585</u> ft.               |
| 3. Minimum Lot Frontage                           | <u>449</u> ft.                                   | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area                               | <u>237,000</u> sq. ft.                           |                                      |                               |
| 5. Existing Zoning                                | <u>AA</u>  |                                      |                               |
| 6. Proposed Zoning                                | <u>R-6 &amp; LC</u>                              |                                      | *street and drainage R/W      |
| 9. Public Water Supply                            | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                      |                               |
| 10. Public Sanitary Sewers                        | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                      |                               |
| 11. Health Department Approval (where applicable) | <u>No</u> (Yes-No)                               |                                      |                               |
| 12. City of Wichita                               | <u>X</u> : Three-Mile Area _____                 |                                      |                               |

STAFF COMMENTS:

- A. The associated zone case Z-1409 from "AA" to "LC" and "R-6".
- B. The applicant shall be advised that Lot 2, Block <sup>2</sup>~~1~~, cannot be built upon or developed until the drainage channel and Harry Street bridge have been constructed.
- C. The 60 foot north-south street shall be expanded to 70 feet to coincide with the present collector standards as set forth in the M.A.P.C. Sub-division Regulations.
- D. The applicants engineer shall work with the Engineering Department and the Planning Department relative to indicating a cul-de-sac on Broadmoor Avenue.
- E. The applicant shall dedicate by ~~separate instrument~~ <sup>on Plat</sup> the necessary right-of-way for the balance of the cul-de-sacs on Zimmerly Street and Briarcliff Court.
- F. A 25 foot building setback shall be indicated adjacent to all streets abutting Lot 2, Block 1.
- G. "Complete access control" shall be indicated adjacent to the cul-de-sacs on Briarcliff Court and Zimmerly Street.
- H. The applicant shall contact Bob Vinson of the Department of Public Works relative to indicating appropriate street names on subject plat.
- I. The applicant shall guarantee the paving of the north-south <sup>high density</sup> collector street.
- J. The applicant shall install or guarantee the installation of sidewalks adjacent to the ~~south side of Bayley, the west side of Broadmoor,~~ the north side of Harry, the west side of the collector adjacent to Lots 1 and 2, Block 2 and the east side of the collector adjacent to Lot 1,

Block 1; the total estimated construction cost to be determined upon submission of the final plat.

- K. The applicant shall submit an Avigational Easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

(2) a

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
8:05 A.M.

NOV 1 1974  
2 12110  
NO. JOHN HALE  
REGISTER OF DEEDS

*Paul Gilbert  
Deputy*

KANSAS REAL ESTATE MORTGAGE

THIS INDENTURE, made this 1st day of November, 1974, between FAIRWYNDS, INC., a corporation organized and existing under and pursuant to the laws of the State of Missouri, party of the first part, and CAPITOL PLAZA, INC., a corporation organized and existing under the laws of the State of Nebraska, having its principal offices at 1815 Capitol Avenue, Omaha, Douglas County, Nebraska, party of the second part:

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and Convey unto said party of the second part, its successors and assigns, all of the following described real estate situated in Sedgwick County and State of Kansas, to wit:

The West Half of the Southeast Quarter of Section 30, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 820 feet thereof, and EXCEPT the right of way of the Kansas Turnpike Authority and EXCEPT beginning 820 feet South of the Northwest corner of the Southeast Quarter of said Section 30; thence East parallel with the North line of said Southeast Quarter, 550 feet; thence South parallel with the West line of said Southeast Quarter, 535 feet; thence with an angle to the right of 49° 00', a distance of 314 feet; thence with an angle to the left of 17° 00', a distance of 286 feet; thence Westerly 165 feet, more or less, to a point on the West line of said Southeast Quarter, 941.32 feet South of the beginning; thence North 941.32 feet to the point of beginning.

Subject to all covenants, restrictions, reservations, licenses and easements of record.

TO HAVE AND TO HOLD THE SAME, together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

REGISTRATION FEE \$<sup>00</sup>  
Amt. of Indebtedness \$20,000 Fees \$<sup>00</sup> 200  
Paid this NOV 1 1974

*John Hale Paul Gilbert  
Deputy*

Register of Deeds Sedgwick County, Kansas

*bal 20900  
Paying tax on 80,000<sup>00</sup>*

*Rich 111000 5.00*

# Kansas Warranty Deed

(CORPORATION)

This Indenture, Made this 1st day of November, A. D., 1974,

between FAIRWYNDS, INC.,

a corporation, duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri and having its principal place of business at 1000 Commerce Tower, Kansas City, in the State of Missouri, party of the first part, and

WICHITA DEVELOPMENT COMPANY, a co-partnership organized and existing pursuant to the terms of an Agreement dated November 1, 1974, (c/o Ted Greene Co., Mid-Continent Bank Bldg., Kansas City, Missouri 64112) Party of the second part: of Jackson County, in the State of Missouri

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS ~~XXXXXX~~

the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said party of the second part, its successors ~~here~~ and assigns, all of the following described

REAL ESTATE, situated in the County of Sedgwick and State of Kansas

to-wit:

The West Half of the Southeast Quarter of Section 30, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 820 feet thereof, and EXCEPT the right of way of the Kansas Turnpike Authority, and EXCEPT beginning 820 feet South of the Northwest corner of the Southeast Quarter of said Section 30; thence East parallel with the North line of said Southeast Quarter, 550 feet; thence South parallel with the West line of said Southeast Quarter, 535 feet; thence with an angle to the right of 49° 00', a distance of 314 feet; thence with an angle to the left of 17° 00', a distance of 286 feet; thence Westerly 165 feet, more or less, to a point on the West line of said Southeast Quarter, 941.32 feet South of the beginning; thence North 941.32 feet to the point of beginning.

Subject to all covenants, restrictions, reservations, licenses and easements of record. Subject to a mortgage of even date herewith given by First Party to Capitol Plaza, Inc., securing a promissory note in the amount of Eighty Thousand Dollars (\$80,000).

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD  
NOV 1 1974  
JOHN HALE  
REGISTER OF DEEDS  
Rec'd E. H. ...

11/2  
K.C. file  
64112

# Kansas Warranty Deed

(CORPORATION)

This Indenture, Made this 1st day of November, A. D., 1974,

between CAPITOL PLAZA, INC.

a corporation, duly organized, incorporated and existing under and by virtue of the laws of the State of Nebraska and having its principal place of business at 1815 Capitol Avenue, Omaha, in the State of Nebraska, of the first part, and

FAIRWYNDS, INC., a corporation organized under the laws of the state of Missouri of Jackson County, in the State of Missouri, party of the second part:

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS ~~DOLLARS~~

the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of the following described REAL ESTATE, situated in the County of Sedgwick and State of Kansas

to-wit:

The West Half of the Southeast Quarter of Section 30, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 820 feet thereof, and EXCEPT the right of way of the Kansas Turnpike Authority and EXCEPT beginning 820 feet South of the Northwest corner of the Southeast Quarter of said Section 30; thence East parallel with the North line of said Southeast Quarter, 550 feet; thence South parallel with the West line of said Southeast Quarter, 535 feet; thence with an angle to the right of 49° 00', a distance of 314 feet; thence with an angle to the left of 17° 00', a distance of 286 feet; thence Westerly 165 feet, more or less, to a point on the West line of said Southeast Quarter, 941.32 feet South of the beginning; thence North 941.32 feet to the point of beginning.

Subject to all covenants, restrictions, reservations, licenses and easements of record.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Capitol Plaza, Inc. for itself, its successors and assigns, does hereby covenant, promise and agree, to and with said party of the second part, that at the delivery of these presents, it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature and kind soever.

and that it will WARRANT and FOREVER DEFEND the same unto said party of the second part, its successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part has hereunto caused this Deed to be signed on its behalf by its President, thereunto duly authorized so to do, and to be attested by its Secretary, and has caused its common seal to be hereunto affixed, the day and year last above written.

CAPITOL PLAZA, INC.

By James T. Lacy  
James T. Lacy President.



Jean D. Gailbraith, Secretary.  
Capitol Plaza, Inc.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
NOV 1 1974  
JOHN HALE  
REGISTER OF DEEDS  
22309  
Pearl Gilbert Secretary

4901 Main St Suite 200 Kansas City, Mo. 64112

# Kansas Warranty Deed

This Indenture, Made this 2nd day of January A. D., One Thousand Nine Hundred Seventy-Four by and between

CARSON E. COWHERD, A Single Man

of Jackson County, in the State of Missouri of the first part, and  
CAPITOL PLAZA, INC., A Nebraska corporation

of Douglas County, in the State of Nebraska of the second part,

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, in consideration of the sum of (\$10.00) TEN AND NO/100----- DOLLARS,

the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and Convey unto the said party of the second part, its heirs and assigns, all the following described

real estate, situated in the County of Sedgwick and State of Kansas, to-wit: an undivided (1/3) interest in and to the following described real estate.

The West Half of the Southeast Quarter of Section 30, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 820 feet thereof, and EXCEPT the Right of Way of the Kansas Turnpike Authority and EXCEPT Beginning 820 feet South of the NW corner of the SE/4 of said Section 30; thence East parallel with the North line of said SE/4, 550 feet; thence South parallel with the West line of said SE/4, 535 feet; thence with an angle to the right of 49°00' a distance of 314 feet; thence with an angle to the left of 17°00' a distance of 286 feet; thence Westerly 165 feet, more or less, to a point on the West line of said SE/4, 941.32 feet South of the beginning; thence North 941.32 feet to the point of beginning.

Subject to a first mortgage dated March 16, 1973, recorded in Book 51, Page 1432, Document Number 1-46585 in the Recorders Office of Sedgwick County, Kansas between Mid-Continent National Bank of Kansas City, Missouri and James T. Lacy and Lois Ann Lacy, husband and wife, against the above legally described property securing a note, the unpaid balance of which is \$121,000.00, which mortgage and note the party of the second part herein, in consideration of the delivery of this deed and by the acceptance of such delivery, assumes and agrees to pay and perform.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And said Carson E. Cowherd heirs, executors or administrators, does hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever:

and that he will warrant and forever defend the same unto the said party of the second part, its heirs and assigns, against said party of the first part, his heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand the day and year first above written.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD

Carson E. Cowherd  
a single man

JAN 7 1974

NO. 1 78857  
JOHN WALE  
REGISTER OF DEEDS

DEMARRE STATIONERY CO., INC. c/o Ted Greene Co., 4901 Main Street, Suite 200, Kansas City, MO 64112

SUBDIVISION REPORT

S/D NO. 73-151 Name Spring Lake  
Date Application Rec'd. 9-24-79 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-4-79

DESCRIPTION

General Location North side of Harry just west of the turnpike

Owner Wichita Development Company  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, 67211 Phone 262-2691

- |  |   |
|--|---|
| <p>1. Gross Acreage of Plat <u>38.01 ac.</u></p> <p>2. Number of Lots:<br/>Residential <u>1</u><br/>Commercial <u>2</u><br/>Industrial _____<br/>Other _____<br/>Total Number of Lots <u>3</u></p> <p>3. Minimum Lot Frontage <u>See plat</u> ft.</p> <p>4. Minimum Lot Area <u>95,550 sq.</u> ft.</p> <p>5. Existing Zoning <u>AA</u></p> <p>6. Proposed Zoning <u>LC and R-6</u></p> <p>9. Public Water Supply <u>Yes</u>(Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>Yes</u>(Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)</p> <p>12. City of Wichita <u>X</u>: Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:<br/>a. <u>70</u> R/W <u>450</u> ft.<br/>b. _____ R/W _____ ft.<br/>c. _____ R/W _____ ft.<br/>d. _____ R/W _____ ft.<br/>e. _____ R/W _____ ft.<br/>TOTAL <u>450</u> ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no</p> |
|--|---|

STAFF COMMENTS:

Note: Associated zone case Z-1409 for LC and R-6 was approved by the City Commission in 1972 subject to platting within one year after completion of the new Harry Street bridge and drainage channel. These construction projects are now anticipated to begin in the near future.

A. This area is within the flight path of McConnell A.F.B. When the associated zone change was recommended for approval by the Planning Commission and City Commission in 1972, a condition of approval was that "provisions for the guarantee of construction standards shall be submitted for review and approval at the time of platting" Last year the Air Force published the AICUZ report which analyzed the noise levels and compatible uses in the areas adjacent to McConnell A.F.B. The area is in Compatible Use District #9 which has an average noise level of 75 to 80 decibels and is not recommended for residential uses. In accordance with the action of the Metropolitan Area Planning Commission and Board of City Commissioners in approving the associated zone case, the applicant should be required to submit restrictive construction covenants which specify what measures will be taken to reduce the noise level within habitable structures on this site.

B. The drainage channel on the east and southeast sides of this property is being dedicated on this plat and should be labeled as "drainage dedication."

C. The applicant shall guarantee the paving of Harry Court and a decel lane on Harry adjacent to Lot 2.

D. The Committee should be prepared to discuss the need for an accel lane adjacent to Lot 1.

- E. It is recommended that Lot 1 grant complete access control to Harry and that its access be to and from Harry Court.
- F. The applicant shall provide for water and sanitary sewer service to each lot.
- G. The west right-of-way line for Broadmoor should be corrected to accurately show the proposed alignment (i.e., the west right-of-way line should begin curving to the east approximately 200 feet north of the location shown on this plat).
- H. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 73-151 Name Spring Lake  
Date Application Rec'd. 9-24-79 Preliminary Approval 10-4-79  
Scheduled S/D Meeting 2-21-80

DESCRIPTION

General Location North side of Harry just west of the turnpike

Owner Wichita Development Company  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, 67211 Phone 262-2691

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>38.01 ac</u>                                    | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>70</u> R/W <u>450</u> ft.   |
| Residential <u>1</u>  | b. <u>        </u> R/W <u>        </u> ft.                                  |
| Commercial <u>2</u>   | c. <u>        </u> R/W <u>        </u> ft.                                  |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.                                  |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.                                  |
| Total Number of Lots <u>3</u>   | TOTAL <u>450</u> ft.  |
| 3. Minimum Lot Frontage <u>236</u> ft.                                      | 8. Sidewalk adjacent to all streets? <u>        </u> yes <u>        </u> no |
| 4. Minimum Lot Area <u>95,550 sq.</u> ft.                                   |   |
| 5. Existing Zoning <u>AA</u>  |   |
| 6. Proposed Zoning <u>LC and R-6</u>  |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |   |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u>        </u>              |   |

STAFF COMMENTS:

- A. In approving the revised preliminary plat on October 4, 1979, the Subdivision Committee recommended that the applicant not be required to submit specific construction standards which would reduce the noise level within buildings on this site. Instead, the applicant shall be required to file the standard avigational easement and restrictive covenant.
- B. Due to flooding problems, development on this site should not occur until the channel realignment has been completed. The applicant shall submit a covenant stating that no building permits can be obtained until the channel work has been substantially completed.
- C. The applicant shall guarantee the paving of Harry Court, a decel lane on Harry adjacent to Lot 2, and a decel lane on Harry from Harry Court west to the access opening on Lot 1. A guarantee shall also be submitted for the paving of the Zimmerly Street turn-around.
- D. The applicant shall guarantee construction of a sidewalk along both sides of Harry Court, including the cul-de-sac.
- E. The applicant shall provide for water and sanitary sewer service to each lot. The Water Department and the City Engineer's office shall be prepared to state what guarantees are necessary.
- F. The access control notation on Zimmerly at Lot 3 shall be redrawn to show complete access control around the entire turnaround not just the east end. Access to Armour Drive across the east end of the north line of Lot 3 shall be granted except for one 20-foot emergency access opening. Complete access control across the east line of Lot 3 shall also be granted.
- G. Recording within 30 days after approval by the Board of City Commissioners.



Date MARCH 18, 1980 Page 1 of 2

Project SPRING LAKE ADDITION

Item STORM SEWER & COST ESTIMATE

Node 100

EXISTING 18" CMP AT 1.00% SLOPE

$$Q_{sp} = VA$$

$$V = \frac{1.486 R^{2/3} \sqrt{S}}{1.49}$$

$$R = \frac{(1.5)^2 \pi}{4} = \frac{1.05}{4}$$

$$= \frac{1.05 \pi}{4}$$

$$Q_{max} = \frac{1.486}{0.012} \left(\frac{1.5}{4}\right)^{2/3} \sqrt{0.01} \left(\frac{1.5}{2}\right)^{3/2} \pi$$

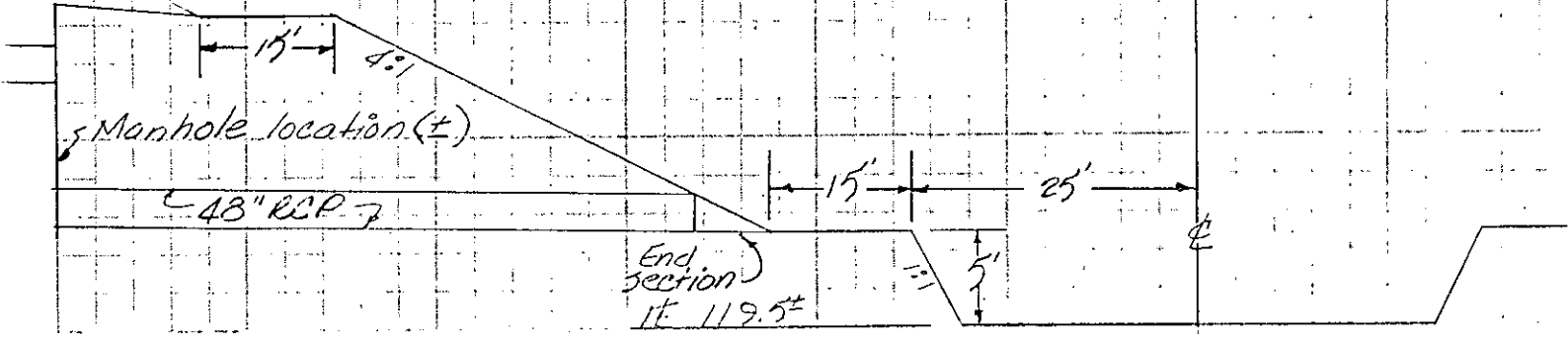
$$Q_{max} = 11.4 \text{ CFS } (V = 6.4 \text{ FPS})$$

INITIAL FLOW INTO PROPOSED SYSTEM IS A MAXIMUM OF 11.5 CFS AT 6.4 FPS AT AN ASSUMED TIME OF CONCENTRATION OF 30 MINUTES.

ADDITIONAL FLOW INTO PROPOSED SYSTEM IS THE FIVE-YEAR FREQUENCY RUNOFF FROM ALL OF LOTS 1 AND 2 OF SPRING LAKE ALONG WITH THE SOUTH 100- FEET OF LOT 3. THE COEFFICIENT OF RUNOFF USED IS 0.80 (COMMERCIAL USAGE).

THE STARTING HYDRAULIC GRADELINE ELEVATION USED IS THE 100-YEAR DESIGN WATER SURFACE AT THE STORM SEWER ELEVATION (136.00).

OUTLET WILL BE LOCATED AS SHOWN BELOW:





Date \_\_\_\_\_ Page 2 of 2

Project \_\_\_\_\_

Item \_\_\_\_\_

ITEM	QUANTITY	UNITS	UNIT COST	COST
INLETS	5	EACH	\$100 <sup>00</sup>	\$5,500 <sup>00</sup>
MANHOLES	3	EACH	3,200 <sup>00</sup>	9,600 <sup>00</sup>
CMP RCP				
30"	300	L.F.	43 <sup>00</sup>	12,900 <sup>00</sup>
36"	80	L.F.	52 <sup>00</sup>	4,160 <sup>00</sup>
48"	590	L.F.	66 <sup>00</sup>	38,880 <sup>00</sup>
				67,560 <sup>00</sup>
			Sub-TOTAL	70,225 <sup>00</sup>
			20% Contingency 75%	16,890 <sup>00</sup>
			TOTAL	87,115 <sup>00</sup>

Use \$84,000<sup>00</sup>

SPRING LAKE  
 5-YEAR FREQUENCY DESIGN STORM  
 MARCH 7, 1980  
 ICMH

HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY
HHH	HHH	YYY	YYY	RRRRRRR	RRRRRRR	LLL	LLL	GGGGGGG	YYY	YYY

TRIBUTARY AREA

HYDROLOGY SUMMATION

CONDUIT DATA

POINT TO	C	AREA	SLOPE	LEN	TC	IC	DC	TC	I	Q	SUM Q	SUM A	SIZE	VELOCITY	LENGTH	TT	TT + TC
POINT		(AC)	(%)	(FT)	(MIN)	(MIN)	(CFS)	(MIN)	(MIN)	(CFS)	(CFS)	(AC)		(FT/SEC)	(FT)	(MIN)	(MIN)
100	200	.00	1.00	100	30.0	3.94	11.5	30.0	3.94	11.5	11.5	1.0	30"	2.34	90	.6	30.6
200	300	0.	0.	0	0.	0.	0.	30.6	3.08	0.	11.5	1.0	30"	2.34	215	1.5	32.1
300	400	.80	3.15	.50	690	17.9	4.87	32.1	3.74	9.4	20.9	4.2	36"	2.96	80	.5	32.5
400	500	.00	5.23	.50	660	17.5	4.91	32.5	3.70	15.5	36.4	9.4	48"	2.90	490	2.9	35.4
500	600	0.	0.	0	0.	0.	0.	36.4	3.46	0.	36.4	9.4	48"	2.90	90	.5	35.9

AREA SLOPE LEN TC IC DC TC I Q SUM Q SUM A SIZE VELOCITY LENGTH TT TT + TC  
 (AC) (%) (FT) (MIN) (MIN) (CFS) (MIN) (MIN) (CFS) (CFS) (AC)

POINT	HYS-SLOPE <FT/FT>	FRICTION <FT>	BEND <FT>	TRANSITION <FT>	MANHOLE <FT>	DEFLECTION <FT>	JUNCTION <FT>	TOTAL <FT>	HWS-CL ELEVATION	DESIRED ELEVATION	DIFF. <FT>
100	.00079	.0629	0.	0.	0.	0.	0.	.0629	137.10	139.00	1.90
200	.00079	.1630	0.	0.	.0043	.0426	.0039	.2108	137.04	139.00	.96
300	.00098	.0707	0.	.0091	0.	0.	.1861	.2698	136.02	136.75	-.07
400	.00064	.3144	0.	.0012	0.	0.	.1417	.4573	136.55	136.75	.20
500	.00064	.0577	0.	0.	.0065	.0039	.0032	.0913	136.09	136.50	.41
600	0.	0.	0.	0.	0.	0.	0.	0.	136.00	136.00	0.

Sanitary Sewer & Drainage Purposes

TO CAUSE A SURVEY TO BE MADE OF THE LANDS REQUIRED AND DIRECTING THE CITY ENGINEER TO CAUSE A SURVEY TO BE MADE OF THE LANDS REQUIRED FOR SUCH IMPROVEMENT, SUCH SURVEY TO BE FILED IN THE OFFICE OF THE CITY CLERK.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 1. That it appears necessary to acquire by purchase or by proper appropriation proceedings in eminent domain the paths, parcels, & tracts of land necessary for sanitary sewer easements & drainage right of way for the purpose of Constructing - Reconstructing Maintaining & Repairing Sewer pipes & a sewer system & Constructing and Maintaining a Drainage System along Eysenm Creek from Harry St to

in the City of Wichita, Sedgwick County, Kansas,

and the City Engineer of the City of Wichita, Kansas, is hereby directed and instructed to cause to be prepared and made a survey of the lands necessary for such purpose and to prepare a certificate showing the results of that survey over his signature and to cause the same to be filed in the office of the City Clerk of the City of Wichita, Kansas. Said report of said City Engineer shall contain a description of the lands necessary for such purpose.

SECTION 2. After the filing of said survey and the report of the City Engineer in the office of the City Clerk, that the City Attorney be and he is hereby directed to cause a proper ordinance to be prepared and submitted to the Commission for consideration providing for the appropriation proceedings relating to said land.

SECTION 3. This project is initiated under K. S. A. 13-1023 and K. S. A. 26-201.

SECTION 4. This resolution shall take effect and be in force from and after its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_.

ATTEST:

MAYOR

CITY CLERK

(SEAL)

Do Not file until dedicated  
They do not  
R/W