

# TRANSMITTAL

<b>TO:</b> Thomas Powell Director of Law  <b>ATTENTION:</b> Douglas Moshier	<b>FROM:</b> Vicky Huang, P.E. <b>CITY OF WICHITA</b> <b>CITY ENGINEER'S OFFICE</b> <b>455 N. MAIN, 7TH FLOOR</b> <b>WICHITA, KANSAS 67202</b> <b>TELEPHONE:</b> 268-4236 or (316) 268-4501
<b>PROJECT TITLE:</b>  Agreement to respread special assessment.	
<b>PROJECT NUMBER:</b>	<b>DATE:</b>
<b>THE FOLLOWING ITEMS ARE BEING TRANSMITTED TO YOU:</b> <input type="checkbox"/> Plans, prints or tracings <input type="checkbox"/> Specifications <input type="checkbox"/> Certificate of Insurance <input type="checkbox"/> Petition <input type="checkbox"/> Change order <input type="checkbox"/> Correspondence <input checked="" type="checkbox"/> Agreement form <input type="checkbox"/> Other _____	
<b>THE ITEMS ARE BEING TRANSMITTED FOR THE FOLLOWING PURPOSE:</b> <input checked="" type="checkbox"/> For your approval and signature <input type="checkbox"/> For your files <input type="checkbox"/> For your use <input type="checkbox"/> For your review and resubmittal <input type="checkbox"/> Returned for revisions <input type="checkbox"/> To advise of approval <input type="checkbox"/> Other _____	
<b>COMMENTS:</b>  Please review the attached agreement and sign the "approved as to form" so that we may schedule it for City Council's approval.  Thank you.  :wt Attachment	

S/D No.: 86-26 Name: HUNTINGTON PLACE ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: South side of 13th Street, in an area west of Maize Road.  
Owner: Anderson Investment Company, 1125 S. Rock Road, Wichita, KS 67207  
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 122.5 Acres
  2. Number of Lots:
    - Residential: 308
    - Office:
    - Commercial:
    - Industrial:
    - Other: 1 (Day Care Center)
    - Total: 309
  3. Minimum Lot Area: 5,000 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA" under DP-152
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STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Huntington Place Community Unit Plan (DP-152). Proposed development of the plat is generally as follows:

Blocks 1 and 2 - Single-family homes.  
Block 3, except Lot 8 - Single-family homes.  
Lot 8, Block 3 - Day Care Center  
Block 4 - Single-family homes.  
Lots 101 thru 109 and Lots 1 thru 18, Block 5 - Single-family homes.  
Lot 19 thru Lot 100, Block 5 - Patio homes.  
Lot 110, Block 5 - Apartments or town houses.  
Blocks 6, 7 and 8 - Patio homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. Since Huntington and Harvest Lane are collector streets, the street paving petition shall provide for construction of sidewalks on each side of this street. Ordinance No. 36-327, Section 3(c)(1) and Article 8-103(B)(1)(a), Subdivision Regulations.
- G. Since Maize Court will access a lot being platted for development of apartments or townhouses, and the adjacent land to the north is zoned light commercial, the street paving petition shall provide for a sidewalk on the north side of this street. (Multi-family/commercial.) Ordinance No. 36-327, Section (4) and Article 8-103(B)(1)(c), Subdivision Regulations.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall guarantee the paving of the proposed private interior streets to the 29-foot public street standard. This requirement does not apply to the 24-foot wide stub private drives being platted to access certain lots in Block 5.

- J. The applicant shall guarantee the construction of the 20-foot wide emergency access easement proposed between Lots 81 and 82, Block 5.
- K. On the final plat, the stub private streets being platted to serve Lots 26, 27, 28, 29, 51, 52, 53, 81, 82, 83, 68 and 69, Block 5, shall be platted as separate reserves. These reserves shall be platted for private drive purposes and the plat's text shall reference, by lot and block numbers, which lots are to be provided access by the reserves. The 15-foot public utility, drainage and private street easement shall be platted through this reserve.
- L. Regarding the reserves to be platted for private drive purposes, discussion with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.
- M. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns. This covenant shall also apply to Lots 19 thru 100, Block 5; Lots 1 and 2, Block 6; Lots 1 thru 6, Block 7; and Lots 1 thru 13, Block 8.
- O. On the final plat, the plat's text shall specify that Reserves D and J are platted for private parks, not just parks.
- P. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- Q. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- R. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- S. On the final plat, the 15-foot easement, adjacent to both sides of Reserves I, U and V (private streets), shall be labeled as a "15-foot public drainage, utility and private street easement."
- T. On the final plat, street names shall be indicated for the private streets.
- U. On the final plat, the recording information for the existing utility easement on this property, near the southwesterly line of the plat, shall be indicated. This existing utility easement shall also be dimensioned and its perimeter shall be provided with distances and bearings.
- V. The final plat shall label the centerline of the utility and drainage easements.
- W. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easement required adjacent to the east line of Lot 110, Block 5.

- X. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- Y. On the final plat, proper reference shall be made in the plat's text to the granting of the emergency access easement proposed between Lots 81 and 82, Block 5.
- Z. On the final plat, proper reference shall be made in the plat's text to the granting of the wall easement proposed adjacent to the north lines of Lots 7 and 8, Block 1; Lots 1 thru 4, Block 5; and Lots 92 thru 94, Block 3.
- AA. On the final plat, the recording information for the existing 120-foot wide drainage easement, within proposed Reserve "D", shall be indicated.
- BB. On the final plat, a 25-foot wide building setback shall be indicated from Huntington and Harvest Lane on Lots 58 thru 61 and Lots 68 thru 82, Block 5.
- CC. On the final plat, "complete access control" shall be platted from Lots 58 thru 61 and Lots 68 thru 82 Block 5, to Huntington and Harvest Lane.
- DD. 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.
- EE. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- FF. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- GG. The representative from the City Engineer's Office and the Traffic Engineer should be prepared to comment on the acceptability of the proposed geometrics of the following intersections:
  - 1. Prescott/13th Street North.
  - 2. Harvest Lane/Maize Road.
  - 3. Huntington/13th Street North.
- HH. The applicant, or his agent, should be prepared to advise as to which street Lot 82, Block 5 has access.

1. Industrial Park Development Company. Street R/W Vacation. Existing U.L. on N side of 37th. No water problem.

2. Robert Cox. Utility Easement Vacation. No water problem.

3. Westway Addition. Final Plat. Existing main in Seneca and Pawnee. Existing structure now served. PROBLEMS! 8" line shown is probably correct, however not all water lines are shown. Request 20' Utility esmt. for 8" main going west x SU from northerly end of 8" main shown. See notes on sketch plat. Consultant to determine location of 8" mains from Water Dept.

City. 4. Simon Industrial Park Addition. Preliminary Plat. Park City L. No city water available. No water problem.

5. Huntington Place Addition. Final Plat. Item D, water to be extended. No water problems.

6. Vanderhoff Gardens Second Addition. Item B, water to be extended, no water problem. How will lot 3 be served by water?

City. 7. Gray's First Addition. Final Plat. Item B, main to be extended.

8. Burlington Northern Industrial Center Second Addition. Existing main in Ohio, no water problem.

City. 9. Wolke Addition. Preliminary plat. Item C, no city water available. No water problem.

10. The Dugan Centre. Final plat. Item B, mains to be extended. No water problem.

11. C. Wayne Kerr. Utility Esmt. Granting. No water problem.

Pre-Sub

5-22-86

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12. The Board of Park Commissioners. St. & W Dedication  
No water problem.
13. Ted & Ken Prichard. Grant Utility Esmt. Probably  
no problem.
14. Ted & Ken Prichard. St. & W Dedication. No water problem.
15. Other Matters.

1. Slawson Investment. Vacation of Windemere Addition.  
All charges for water project to be paid off as part of vacation of plat. No water problem. (Water Proj. 83059)
2. J. T. J. Investments, Inc. Vacation of utility easement.  
No water problem.
3. Inland Investment Co. Vacation of a portion of Echo Hills 2nd Addition.  
Costs of abandoning water project to be paid as required by vacation.
4. Northborough 2nd Addition. Preliminary Plat. No water problem. Platted as Northborough, the three Stratford Courts were set up for water extension under Benefit District No. 937-76 having passed the City Commission on 2-15-77. Costs to date are to be paid as condition of replotting.
5. Huntington Place. Preliminary Plat. Item D, mains to be extended, in Maize Road, and interior.
6. Homer Morgan Second Addition. Property is part of the Ohlson Addition water project now under contract to Duling Const. Co. No water problem.
7. Tower Lake Estates Addition. Final plat. No city water available, wells. No water problem.
8. Vulcan-West Addition. Final Plat. No water available, wells.
9. Vulcan-North Addition. Final Plat. No water available, wells.
10. University Congregational Church Addition. Final Plat.  
X city water in 29th St. If annexed prior to plat no "Outside the City Application" or Restrictive Covenant required to obtain City Water.

11. Rockwood South Sixth Addition. Final Plat. Property now served, no water problem.
12. Chelsea Industrial Park 2nd Addition. Preliminary Plat. X'sty water in 47th St. S. to Oliver. Main to be extend south in Oliver along plat.
13. Charter Medical of Wichita. Grant Utility easement. No water problem.
14. Wichita Public Building Commission. Dedicate Street R/W. No water problem.
15. Executives, Inc., Grant Utility Esmt. The description for this item is in error, it should read as :

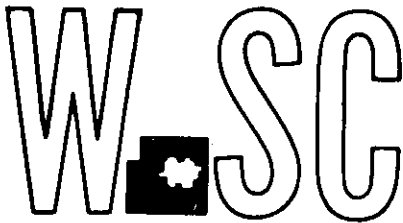
Specifically for waterlines, and street paving, described as the South thirty-five (35) feet of the two following described tracts.

The South 198 feet of the North 850.34 feet of the West Half of the East 20 rods of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County Kansas

Beginning at a point 652.34 feet South of the Northeast Corner of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence South 198 feet; thence West 165 feet; thence North 198 feet; thence East to Point of Beginning.

16. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



May 23, 1986

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

Re: S/D 86-26 - Final Plat of Huntington Place Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 22, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted and the sewer line needed to allow the abandonment of the existing lift station in 13th Street to the north.
- B. The applicant shall guarantee the construction of the storm sewers and storm drain required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. As per the sidewalk plan for this property, the paving petition for the collector street (named Cambridge on the final plat) shall provide for sidewalks at the following locations:
  1. East side of the street from 13th Street to the south line of Reserve J.
  2. West side of the street from the north line of Lot 9, Block 4 to the south line of Lot 16, Block 4.
- F. As per the sidewalk plan for this property, the applicant shall guarantee the construction of the segments of sidewalk within Reserve "D", which are depicted on the sidewalk plan for this overall plat.

C  
O  
P  
Y

- The amount of sidewalk within Reserve "D" to be guaranteed is approximately 1,300 feet in length and requires the construction of a pedestrian bridge over the drainage way within the Reserve.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - H. The final plat tracing shall indicate a 10-foot wide pedestrian access easement adjacent to the south line of Lot 8, Block 4. This easement is needed in order to permit the construction of a segment of sidewalk which will connect the private sidewalk system in Reserve "D" with the public sidewalk on the collector street.
  - I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
  - J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
  - K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
  - L. Regarding Reserve "K", which is being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lots benefitting from the reserve.
  - M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns. This covenant shall also apply to the lots abutting the narrow public street.

- N. Since the street name of "Cambridge" is used elsewhere in the County (North of 55th Street. South and west of K-42), another name needs to be selected. This street is in general alignment with Parkdale to the north of 13th Street. It is staff's recommendation that "Parkdale" be used as the street name. If a name other than Parkdale is desired, the applicant shall meet with the Fire Department to work out an acceptable alternative name.
- O. On the final plat tracing, the street name of "Cambridge Circle" shall be omitted. The final plat tracing shall indicate this street as either being named "Ponderosa Circle" or "12th Street North Circle."
- P. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- Q. On the final plat tracing, the differences between the face of the plat and the associated detail, for the lots abutting the narrow public street, shall be eliminated (e.g., setback and easement do not scale correctly, Reserve "K" is not indicated, etc.).
- R. On the final plat tracing, the street names included as part of the details for Reserves "E" and "H" shall be corrected to match the street names on the face of the plat. The private street label on the detail for Reserve "H" shall be eliminated.
- S. The plat's text states, "Reserves are platted for construction and maintenance of public utilities, drainage, landscaping, recreation, walks and open spaces." The applicant is advised that this phrase is interpreted to mean that all reserves within the plat are being encumbered with a blanket drainage and utility easement. Reserve "K" shall be excepted out from the general phrase as this reserve is being created for access to lots rather than for purposes of landscaping, recreation, walks and open spaces.
- T. The applicant shall obtain, by separate instrument, the off-site drainage easement required on the property to the south of this plat.
- U. The applicant shall obtain, by separate instrument, the off-site drainage easements required by the drainage plan for this property.
- V. The applicant shall obtain the off-site utility easements required by the proposed sanitary sewer layout plan.

Mid-Kansas Engineering Consultants, P.A.  
Re: S/D 86-26 - Final Plat of Huntington Place Addition.  
May 23, 1986  
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- W. The final plat tracing shall indicate the utility easements required by the proposed sanitary sewer layout plan. A print of the plat with the utility easements shall be submitted to City Engineering for their review and approval.
- X. Prior to submitting this plat for scheduling before the Board of City Commissioners, the applicant shall submit proposed paving layout plans for the Prescott/13th Street and Cambridge/13th Street intersections. These plans shall be submitted to the Traffic Engineer for review and approval.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Z. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 29, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*FLN*

Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Anderson Investment Company, 1125 S. Rock Road, Wichita, KS 67207  
Bill G. Yung Design, 4912 E. 29th Street North, Ste. 1  
✓ Mike Lindebak, City Engineer



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

LETTER OF TRANSMITTAL

PROJECT: Huntington Place

PROJECT #: \_\_\_\_\_ DATE: 7/21/86

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

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

Prints       Specifications       Legal Descriptions  
 Tracing       Petitions       Correspondence       Other

**COMMENTS:** Submitted herewith is a print of the preliminary street grades as referenced above.

These are transmitted as checked below:

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

**REMARKS:**

Signed: Dean Sellers  
Dean Sellers, P.E.

DS/jlk

Enclosures

C.F.S. X 0.646317 = M.G.D.  
 C.F.S. X 448.831 = G.P.M.  
 M.G.D. X 1.487 = C.F.S.  
 G.P.M. X 0.002228 = C.F.S.

**EXAMPLE**

**Given:** Maximum Predicted Flow  $Q_p = 112$  c.f.s.  
 Slope of Sewer  $S = 1.0$  percent  
 Factor of Safety for Hydraulic Design  $F.S. = 1.25$   
 Manning's Roughness Coefficient  $n = 0.011$   
 Concrete Pipe  
 Corrugated Metal Pipe  
 $3\frac{1}{2} \times 1\frac{1}{2}$  corr.  
 $3 \times 1$  corr.  
 $6 \times 2$  corr.

**Answer:** The following types and sizes of pipe will carry the design flow.

**Find:** Size of Pipe Required.  
**Solution:** Design Flow = Factor of Safety  $\times$  Maximum Predicted Flow  
 $Q_1 = F.S. \times Q_p$   
 $= 1.25 \times 112$   
 $= 140$  c.f.s.  
 Slope  $S = 0.010$  feet per foot  
 $S^{1/2} = 0.100$   
 $Q = \frac{140}{0.100} = 1400$   
 $S^{1/2} = \frac{0.100}{1400} = 0.0000714$

Read size of pipe required from appropriate table corresponding to values of  $1.486/n \times A \times R^{2/3}$  equal to or larger than 1400.

Type of Pipe	Pipe Size (Inches)	Value of $1.486/n \times A \times R^{2/3}$	Table
Circular Concrete Pipe	48	1698	III
Circular			
C.M.P. 2.2' x 1.7'	60	1410	III
Circular C.M.P. 3' x 1"	66	1616	III
Circular C.M.P. 6' x 2'	72	1668	III
Horizontal Elliptical Concrete Pipe	38 x 60	1707	IV
Concrete Arch Pipe	36 x 58 1/2	1435	V
C.M.P. Arch 3' x 1"	55 x 73	1405	VI
C.M.P. Arch 6' x 2'	59 x 81	1450	VI

**TABLE II: Values of  $S^{1/2}$  in Manning's Formula**

S	0	1	2	3	4	5	6	7	8	9
0.00	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
0.01	0.03162	0.03174	0.03186	0.03198	0.03210	0.03222	0.03234	0.03246	0.03258	0.03270
0.02	0.04472	0.04484	0.04496	0.04508	0.04520	0.04532	0.04544	0.04556	0.04568	0.04580
0.03	0.05477	0.05489	0.05501	0.05513	0.05525	0.05537	0.05549	0.05561	0.05573	0.05585
0.04	0.06325	0.06337	0.06349	0.06361	0.06373	0.06385	0.06397	0.06409	0.06421	0.06433
0.05	0.07071	0.07083	0.07095	0.07107	0.07119	0.07131	0.07143	0.07155	0.07167	0.07179
0.06	0.07746	0.07758	0.07770	0.07782	0.07794	0.07806	0.07818	0.07830	0.07842	0.07854
0.07	0.08367	0.08379	0.08391	0.08403	0.08415	0.08427	0.08439	0.08451	0.08463	0.08475
0.08	0.08944	0.08956	0.08968	0.08980	0.08992	0.09004	0.09016	0.09028	0.09040	0.09052
0.09	0.09487	0.09499	0.09511	0.09523	0.09535	0.09547	0.09559	0.09571	0.09583	0.09595
0.10	0.10000	0.10012	0.10024	0.10036	0.10048	0.10060	0.10072	0.10084	0.10096	0.10108
0.01	1.000	1.049	1.095	1.140	1.183	1.225	1.265	1.304	1.342	1.378
0.02	1.414	1.449	1.483	1.517	1.549	1.581	1.612	1.643	1.673	1.703
0.03	1.732	1.761	1.789	1.817	1.844	1.871	1.897	1.924	1.949	1.975
0.04	2.000	2.025	2.049	2.074	2.098	2.121	2.145	2.168	2.191	2.214
0.05	2.236	2.258	2.280	2.302	2.324	2.345	2.366	2.387	2.408	2.429
0.06	2.449	2.470	2.490	2.510	2.530	2.550	2.569	2.588	2.608	2.627
0.07	2.646	2.665	2.683	2.702	2.720	2.739	2.757	2.775	2.793	2.811
0.08	2.828	2.846	2.864	2.881	2.898	2.915	2.933	2.950	2.966	2.983
0.09	3.000	3.017	3.033	3.050	3.066	3.082	3.098	3.114	3.130	3.145
0.10	3.162	3.178	3.194	3.209	3.225	3.240	3.256	3.271	3.286	3.302

**TABLE III: Circular Concrete and Corrugated Metal Pipe**

Pipe Dia. (Inch)	Area (Square Feet)	Hydraulic Radius (Feet)	Concrete Pipe	
			n = 0.011	n = 0.012
4"	0.0917	0.0888	2.54	2.54
6"	0.1767	0.1725	6.05	6.05
8"	0.349	0.167	14.3	13.1
10"	0.545	0.208	25.8	23.6
12"	0.785	0.250	42.1	38.6
15"	1.227	0.312	76.5	70.1
18"	1.767	0.375	124.2	113.8
21"	2.405	0.437	187.1	171.5
24"	3.142	0.500	267.4	245.1
27"	3.976	0.562	365.8	335.3
30"	4.909	0.625	484.7	444.3
33"	5.940	0.688	623.6	573.7
36"	7.069	0.750	788	722
42"	9.621	0.875	1189	1090
48"	12.566	1.000	1698	1556
54"	15.904	1.125	2325	2131
60"	19.635	1.250	3077	2821
66"	23.758	1.375	3967	3636
72"	28.274	1.500	5004	4587
78"	33.183	1.625	6195	5579
84"	38.485	1.750	7549	6920
90"	44.179	1.875	9078	8321
96"	50.266	2.000	10776	9878
102"	56.745	2.125	12671	11515
108"	63.617	2.250	14756	13526
114"	70.882	2.375	17044	15624
120"	78.540	2.500	19544	17915
126"	86.590	2.625	22255	20397
132"	95.030	2.750	25200	23104
138"	103.870	2.875	28372	26009
144"	113.100	3.000	31780	29133
150"	122.720	3.125		
156"	132.730	3.250		
162"	143.140	3.375		
168"	153.940	3.500		
174"	165.130	3.625		
180"	176.710	3.750		

THE CITY OF WICHITA

DATE: December 28, 1990

TO: Bill Morris  
Public Works Dept.

FROM: Twila M. Nelson *dm*  
Special Assessments

SUBJECT: Agreement for Spreading  
Specials on Lots 35 & 36,  
Blk 5, Huntington Place  
Addn.

I have reviewed the agreement and Lots 35 and 36 have been split into four separate legals as follows:

<u>Key No.</u>	<u>Legal</u>	<u>Owner of Record</u>
D-40980	Lot 35 exc beg NW Cor th SW 108.48 Ft SE 20 Ft NEly 113.61 Ft to pt 6.86 Ft Ely of beg th Wly alg cur to beg Block 5, Huntington Place Addn.	Carol A. Wuerflein c/o Carol A. Garrett 10613 Ponderosa Cir. 67212
D-40980-1	That pt Lot 35 beg NW Cor Th SW 108.48 Ft SE 20 Ft NEly 113.61 Ft to pt 6.86 Ft Ely of Beg th Wly alg cur to beg. Block 5, Huntington Place Addn.	Charles E. & Jannette T. Janzen 10617 Ponderosa Cir. 67212
D-40981	Lot 36 exc NWly 3.4 Ft. Block 5, Huntington Place Addn.	"
D-40981-1	NWly 3.4 Ft Lot 36. Block 5, Huntington Place Addn.	Huntington Corp. 1125 S. Rock Rd. 67207

Key Nos. D-40981 and D-40980-1 have the same owner of record and these key nos. could be combined and assessed 1/2 of the assessment to Lots 35 and 36.

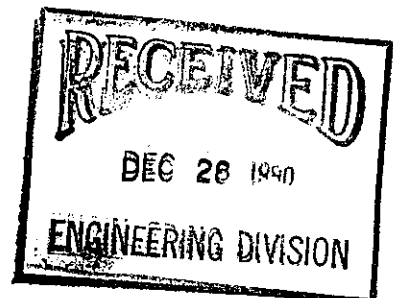
Key Nos. D-40980 and D-40981-1 do not have the same owner of record and I would need to split the remaining half of the assessment to these two legals.

Is the intent to combine D-40981-1 (NWly 3.4' Lot 36) with another legal to represent a whole lot? This parcel pays an equal share of the assessment that would have to be split 1/4 to Key nos. D-40980 and D-40981-1.

Please advise me on this, Bill.

Thanks,  
Twila

Attachment of tax key nos. D-40980 thru D-40981-1





73.82	11.94	422.32	98.15	1.92.47
717	90.92	8400	2420	256.27
1	97.96	UNPLATTED	2	1

HUNTINGTON PLACE THIRD

OFF SP 4 39  
20' x 145'

JANZEN  
GARRET  
D-40979-2

(TRACTIONAL)  
LMB 9-3-86

OK  
MCS 2-86









Approved / Accepted By City Council

AGREEMENT  
BY AND BETWEEN

This APR 30 1991

THE CITY OF WICHITA, KANSAS,  
(Party of the First Part)

And

Carol A. Garrett

Charles E. Janzen

(Parties of the Second Part)

WHEREAS, Party of the First Part has constructed certain municipal improvements in the Huntington Place Addition, within the City Limits of the City of Wichita; and

WHEREAS, Parties of the Second Part are the landowners of part of the improvement districts; and

WHEREAS, a portion of the boundaries of lots in the improvement districts of said improvements has been modified; and

WHEREAS, Parties of the Second Part desire that a reassessment be made to reflect the changes in boundary lines; and

WHEREAS, the Party of the first Part and Parties of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. Part of Lot 34, Lot 35 and part of Lot 36, Block 5, Huntington Place Addition were part of the improvement districts for the following projects:
  - a. Paving Manchester, Fieldcrest, Prescott, Prescott Court, Fieldcrest Court, Manchester Courts, and Ponderosa Circle (472-81573).
  - b. Lateral 222, Southwest Interceptor Sewer (468-81581).
  - c. Storm Water Sewer No. 314 (468-81584).
  - d. Water Distribution System 448-88128.
2. The Parties agree to make a reassessment for said projects in the following manner:

That the total existing special assessments to Key Numbers D-40979-2, D-40980, D-40980-1 and D-40981 shall be divided as follows: 50% of the

total special assessments will be paid by Key Numbers D-40979-2 and D-40980 and 50% will be paid by Key Numbers D-40980-1 and D-40981. Furthermore, where an ownership owns two tracts the assessments to each ownership will be divided between the tracts on a square foot basis.

3. The Parties of the Second Part are the Owners of the property described in section one above and said Parties of the Second Part hereby waive the notice and hearing requirements of K.S.A. 12-6112(b) with respect to the reassessment herein described.
4. The Parties of the Second Part further waive their right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agree that no suit to set aside said assessment shall be brought by them nor shall they in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefore.
5. The Parties of the Second part further agree that they will indemnify the Party of the First part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the 30th of April, 1991.

THE CITY OF WICHITA, KANSAS

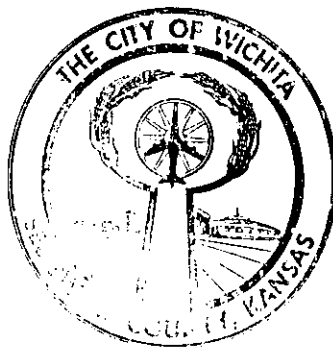
BY: [Signature]  
Mayor BOB KNIGHT  
Party of the First Part

Approved as to form:

[Signature]  
Director of Law

Attest:

[Signature]  
City Clerk  
Deputy Pat Burnett



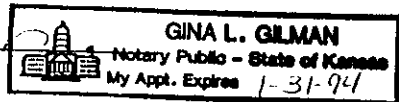
Carol A. Harrett  
Owner of Part of Lots 34 and 35,  
Block 5, Huntington Place Addition  
(D-40979-2 and D-40980)

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 4<sup>th</sup> day of March, 1991,  
before me, the undersigned, a Notary Public in and for the County and State  
aforesaid, came Carol A. Harrett personally  
known to me to be the same person who executed the within instrument of writing  
and such person duly acknowledged the execution of the same.

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

Gina L. Gilman  
Notary Public



My Appointment Expires: 1-31-94

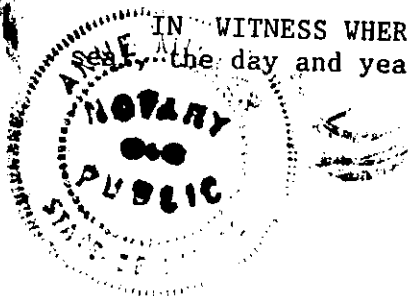
[Signature]

Owner of Part of Lots 35 and 36,  
Block 5, Huntington Place Addition  
(D-40980-1 and D-40981)

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 11<sup>th</sup> day of March, 1991,  
before me, the undersigned, a Notary Public in and for the County and State  
aforesaid, came Charles E. JANZEN personally  
known to me to be the same person who executed the within instrument of writing  
and such person duly acknowledged the execution of the same.

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



Anne Miller  
Notary Public

My Appointment Expires: 4-9-94

7114

Agenda Item # \_\_\_\_\_

CITY OF WICHITA  
CITY COUNCIL MEETING

April 30, 1991

Agenda Report No. \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: Agreement to Respread Special Assessments — Huntington Place Addition (south of 13th, west of Maize)

INITIATED BY: Department of Public Works

AGENDA: Consent Agenda



-----  
Recommendation: Approve the Agreement.

Background: A portion of the boundaries of lots at Huntington Place Addition (south of 13th, west of Maize) has recently been modified.

Analysis: As a result of the boundary modification, owners of lots in Huntington Place Addition have submitted an agreement to respread special assessments on an equal share basis. Without the agreement, the respread will be made on a square foot basis.

Financial Considerations: There is no cost to the City.

Recommendations/Actions: It is recommended the City Council approve the Agreement and authorize the Mayor to sign.

BM:gnz

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

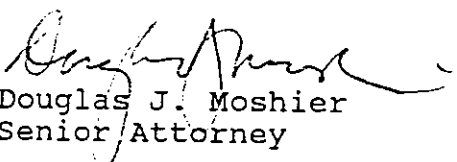
DATE: March 27, 1991

TO: Mike Lindebak, P. E., City Engineer

FROM: Douglas J. Moshier, Senior Attorney

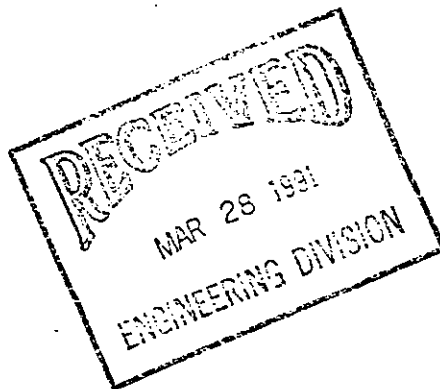
SUBJECT: Agreement for Respread  
Assessments

The attached Agreement for respreading assessments in Huntington  
Place Addition is approved as to form.

  
Douglas J. Moshier  
Senior Attorney

DJM:cdh

Attachment



AGREEMENT  
BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,  
(Party of the First Part)

And

Carol A. Garrett

Charles E. Janzen

(Parties of the Second Part)

WHEREAS, Party of the First Part has constructed certain municipal improvements in the Huntington Place Addition, within the City Limits of the City of Wichita; and

WHEREAS, Parties of the Second Part are the landowners of part of the improvement districts; and

WHEREAS, a portion of the boundaries of lots in the improvement districts of said improvements has been modified; and

WHEREAS, Parties of the Second Part desire that a reassessment be made to reflect the changes in boundary lines; and

WHEREAS, the Party of the first Part and Parties of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. Part of Lot 34, Lot 35 and part of Lot 36, Block 5, Huntington Place Addition were part of the improvement districts for the following projects:
  - a. Paving Manchester, Fieldcrest, Prescott, Prescott Court, Fieldcrest Court, Manchester Courts, and Ponderosa Circle (472-81573).
  - b. Lateral 222, Southwest Interceptor Sewer (468-81581).
  - c. Storm Water Sewer No. 314 (468-81584).
  - d. Water Distribution System 448-88128.
2. The Parties agree to make a reassessment for said projects in the following manner:

That the total existing special assessments to Key Numbers D-40979-2, D-40980, D-40980-1 and D-40981 shall be divided as follows: 50% of the

total special assessments will be paid by Key Numbers D-40979-2 and D-40980 and 50% will be paid by Key Numbers D-40980-1 and D-40981. Furthermore, where an ownership owns two tracts the assessments to each ownership will be divided between the tracts on a square foot basis.

3. The Parties of the Second Part are the Owners of the property described in section one above and said Parties of the Second Part hereby waive the notice and hearing requirements of K.S.A. 12-6112(b) with respect to the reassessment herein described.
4. The Parties of the Second Part further waive their right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agree that no suit to set aside said assessment shall be brought by them nor shall they in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefore.
5. The Parties of the Second part further agree that they will indemnify the Party of the First part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the \_\_\_\_\_ of \_\_\_\_\_, 19\_\_.

THE CITY OF WICHITA, KANSAS

BY: \_\_\_\_\_  
Mayor  
Party of the First Part

Approved as to form:

  
\_\_\_\_\_  
Director of Law

Attest:

\_\_\_\_\_  
City Clerk

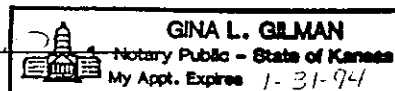
Carol A. Garrett  
Owner of Part of Lots 34 and 35,  
Block 5, Huntington Place Addition  
(D-40979-2 and D-40980)

STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 4<sup>th</sup> day of March, 1991,  
before me, the undersigned, a Notary Public in and for the County and State  
aforesaid, came Carol A. Garrett personally  
known to me to be the same person who executed the within instrument of writing  
and such person duly acknowledged the execution of the same.

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

Gina L. Gilman  
Notary Public



My Appointment Expires: 1-31-94

[Signature]

Owner of Part of Lots 35 and 36,  
Block 5, Huntington Place Addition  
(D-40980-1 and D-40981)

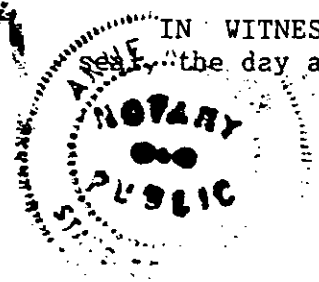
STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 11<sup>th</sup> day of March, 1991,  
before me, the undersigned, a Notary Public in and for the County and State  
aforesaid, came Charles E. JANZEN personally  
known to me to be the same person who executed the within instrument of writing  
and such person duly acknowledged the execution of the same.

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

Anne Miller  
Notary Public


My Appointment Expires: 4-9-94



THE CITY OF WICHITA  
OFFICE OF PUBLIC WORKS - ENGINEERING

DATE: March 20, 1991

TO: Doug Moshier, Senior Assistant City Attorney

FROM: Michael E. Lindebak, P.E., City Engineer 

SUBJECT: Agreement to Respread Special  
Assessments - Huntington  
Place Addition

Please review the attached document as to legal form and return it to the  
City Engineer's Office.

ML/BM:guz

AGREEMENT  
BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,  
(Party of the First Part)

And

Carol A. Garrett

Charles E. Janzen

(Parties of the Second Part)

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total special assessments will be paid by Key Numbers D-40979-2 and D-40980 and 50% will be paid by Key Numbers D-40980-1 and D-40981.

Furthermore, where an ownership owns two tracts the assessments to each ownership will be divided between the tracts on a square foot basis.

3. The Parties of the Second Part are the Owners of the property described in section one above and said Parties of the Second Part hereby waive the notice and hearing requirements of K.S.A. 12-6112(b) with respect to the reassessment herein described.
4. The Parties of the Second Part further waive their right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agree that no suit to set aside said assessment shall be brought by them nor shall they in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefore.
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IN WITNESS WHEREOF, the Parties hereto have executed this agreement the \_\_\_\_\_  
of \_\_\_\_\_, 19\_\_.

THE CITY OF WICHITA, KANSAS

BY: \_\_\_\_\_  
Mayor  
Party of the First Part

Approved as to form:

\_\_\_\_\_  
Director of Law

Attest:

\_\_\_\_\_  
City Clerk

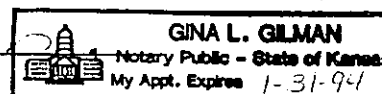
Carol A. Harrett  
Owner of Part of Lots 34 and 35,  
Block 5, Huntington Place Addition  
(D-40979-2 and D-40980)

STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 4<sup>th</sup> day of March, 1991,  
before me, the undersigned, a Notary Public in and for the County and State  
aforesaid, came Carol A. Harrett personally  
known to me to be the same person who executed the within instrument of writing  
and such person duly acknowledged the execution of the same.

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

Gina L. Gilman  
Notary Public



My Appointment Expires: 1-31-94

-----  
[Signature]  
Owner of Part of Lots 35 and 36,  
Block 5, Huntington Place Addition  
(D-40980-1 and D-40981)

STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 11<sup>th</sup> day of March, 1991,  
before me, the undersigned, a Notary Public in and for the County and State  
aforesaid, came Charles E. JANZEN personally  
known to me to be the same person who executed the within instrument of writing  
and such person duly acknowledged the execution of the same.

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

Anne Miller  
Notary Public

My Appointment Expires: 4-9-94



10	IVEN GARRETT	From B. J. MORRIS
	Huntington. Development	CITY ENGINEER'S OFFICE
	10903 W 11th	7th FLOOR - CITY HALL
	67212	455 N. MAIN 67202

Subject: Agreement to Respond Special Assessments Date: \_\_\_\_\_

Message: \_\_\_\_\_

THE ENCLOSED AGREEMENT WILL RESPOND SPECIALS AS YOU REQUESTED. PLEASE NOTE THAT THE SIGNATURES OF THE RECORD OWNERS IS REQUIRED. RETURN THE AGREEMENT TO ME SO THAT I CAN ~~BE~~ HAVE THE Mayor sign.

SIGNED: B. J. Morris  
268-4548

Reply: \_\_\_\_\_ DATE: \_\_\_\_\_



SIGNED: \_\_\_\_\_

SENDER RETAIN THIS COPY

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-GOTO CAMA  
KEY: -D -40979-0002- RE 17 R1C

GARRETT CAROL A

10613 PONDEROSA CIR.  
WICHITA KS 67212 6742  
BEG COM LI 34 & 35 SE 122.76 FT  
ELY 15 FT NW 127.93 FT TO PT  
4.61 FT NELY OF BEG TH NELY ALG  
CUR TO BEG  
BLOCK 5  
HUNTINGTON PLACE ADD

PROPERTY ADDRESS

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-GOTO CAMA  
KEY: -D -40980- - RE 17 R1C

WUERFLEIN CAROL A  
% CAROL A GARRETT

10613 PONDEROSA CIRCLE  
WICHITA KS 67212 6742  
LOT 35 EXC BEG NW COR TH SW 108.48  
FT SE 20 FT NELY 113.61 FT TO PT  
6.86 FT ELY OF BEG TH WLY ALG CUR  
TO BEG  
BLOCK 5  
HUNTINGTON PLACE ADD

PROPERTY ADDRESS  
10613 PONDEROSA

CT

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-GOTO CAMA  
KEY: -D -40980-0001- RE 17 R1C

JANZEN CHARLES E & JANNETTE T

10617 PONDEROSA CIR.  
WICHITA KS 67212 6742  
THAT PT LOT 35 BEG NW COR TH SW  
108.48 FT SE 20 FT NELY 113.61 FT  
TO PT 6.86 FT ELY OF BEG TH WLY  
ALG CUR TO BEG  
BLOCK 5  
HUNTINGTON PLACE ADD

PROPERTY ADDRESS

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-GOTO CAMA  
KEY: -D -40981- - RE 17 RIC

JANZEN CHARLES E & JANNETTE T

10617 PONDEROSA CIR.  
WICHITA KS 67212 6742  
LOT 36 EXC NWLY 3.4 FT  
BLOCK 5  
HUNTINGTON PLACE ADD.

PROPERTY ADDRESS  
10617 W PONDEROSA CR