

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

LETTER OF TRANSMITTAL

DATE	MAY 30, 1991	JOB NO.	89044-2051
ATTENTION	MS. VICKY HUANG, P.E.		
RE:	DRAINAGE CONCEPT - TALLGRASS EAST 6TH. ADD.		

TO MR. MICHAEL E. LINDEBAK, P.E.
CITY ENGINEER
CITY HALL

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS ATTACHED IS THE DRAINAGE CONCEPT FOR
TALLGRASS EAST 6TH. ADD. BILL YUNG DESIGN
PLANS TO SUBMIT THE PRELIMINARY PLAT ON
FRIDAY, MAY 31, 1991, FOR HEARING BY THE SUBDIVISION
COMMITTEE ON JUNE 13, 1991.

COPY TO FILE

SIGNED: [Signature]

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 13, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-28 - TALLGRASS EAST 6TH ADDITION

OWNER/APPLICANT: Ritchie Associates, 8100 E. 22nd St. N. Blvd.
1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220; Professional
Engineering Consultants, 303 South Topeka,
Wichita, KS 67202

LOCATION: North of 21st St. North and east of Webb

SITE SIZE: 14.4 Acres

NUMBER OF LOTS

Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	37

MINIMUM LOT AREA: 11,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-163)

VICINITY MAP:



NOTE: This plat is basically a replat of portions of Blocks 1 and 3 of the Tallgrass East 3rd Addition, involving an increase in lot sizes. As originally platted, 44 lots were established but by this replat, only 37 lots are now being created. Only minor changes in street configuration and easements are proposed. Sanitary sewer and water has already been extended to a number of the lots. This plat is within the Tallgrass East Residential C.U.P., DP-163 and corresponds to all of parcel 5, with some of the northern lots also being within parcel 4.

STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. 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. This covenant shall further indicate that this development is part of a homeowner's association responsible for ownership and maintenance of the reserves associated with the original plat for the overall area.
- C. 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.
- D. 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 the habitable structures constructed on subject property.
- E. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- F. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. 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.

- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

July 11, 1991

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/13/91)

CASE NUMBER: S/D 91-28 - TALLGRASS EAST 6TH ADDITION

OWNER/APPLICANT: Ritchie Associates, 8100 E. 22nd St. N. Blvd.
1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220; Professional
Engineering Consultants, 303 South Topeka,
Wichita, KS 67202

LOCATION: North of 21st St. North and east of Webb

SITE SIZE: 14.4 Acres

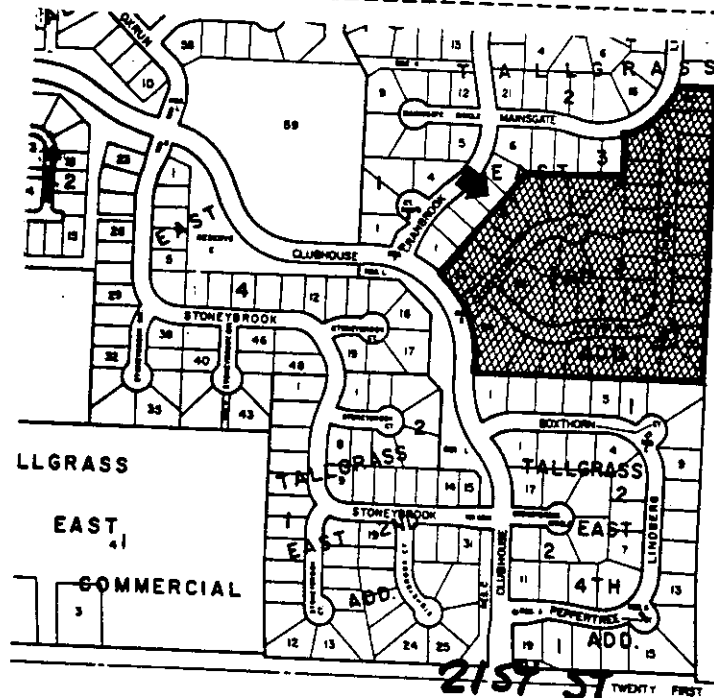
NUMBER OF LOTS

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MINIMUM LOT AREA: 11,000 sq. ft.

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STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. 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. This covenant shall further indicate that this development is part of a homeowner's association responsible for ownership and maintenance of the reserves associated with the original plat for the overall area.
- C. 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.
- D. 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 the habitable structures constructed on subject property.
- E. The applicant is advised that the entry monument easements shown on Lot 19, Block 1 and Lot 16, Block 2 are not for public purposes and should not be established by the plat. Any such easement should be created by separate instrument with conditions for ownership, maintenance, etc. specified in such a document. Also, in the case of Lot 16, such an easement should not be shown as overlapping the public utility easement.

If the applicant desires to create these areas, on the plat, for entry monuments, the appropriate means to do so is by way of platting reserves. The use of easements, which places such monuments on an individual's private property is itself questionable. The use of a reserve typically places ownership, maintenance, etc. responsibilities with a homeowner's association. The final plat tracing shall therefore plat these areas as reserves or eliminate reference to "entry monument easements."

- F. During review of the preliminary plat, K.G. & E. requested 10 foot utility easements between Lots 2 and 3 and Lots 1 and 2, Block 1. Unless no longer requested by K.G. & E., the final plat tracing shall show these easements.
- G. 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.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

TALLGRASS EAST 6TH ADDITION STREET IMPROVEMENTS
OFFICE CHECK CONSTRUCTION COST ESTIMATE
C.O.W. PROJ. NO. 472-76-245-8 -000-000-001
OCTOBER 10, 1991

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
BASE BID ITEMS:				
EXCAVATION	976	C.Y.	\$2.50	\$2,440.00
COMPACTED FILL (90% STD. DENSITY)	1,702	C.Y.	2.50	4,255.00
CONTRACTOR FURNISHED BORROW	3,290	C.Y.	5.00	16,450.00
*PEBBLE LIME SUBGRADE STABILIZATION	45.8	TON	80.00	3,666.53
*SUBGRADE STABILIZATION MANIPULATION	6,110.88	S.Y.	2.00	12,221.76
*7'' ASPHALTIC CONCRETE PAVEMENT (5'' BITUMINOUS BASE)	5,194.09	S.Y.	10.00	51,940.90
*2-1/2'' BITUMINOUS BASE	1,013.95	S.Y.	4.00	4,055.80
COMBINED CURB & GUTTER (6-5/8'' & 1-1/2'')	2,190.54	L.F.	8.00	17,524.32
COMBINED CURB & GUTTER (3-5/8'' ROLL & 1-1/2'')	1,038.87	L.F.	8.00	8,310.96
MEDIAN COMBINED CURB & GUTTER (6-5/8'')	180.31	L.F.	10.50	1,893.26
4'' SIDEWALK CONCRETE PAVEMENT	4,312.78	S.F.	3.00	12,938.34
STD. WHEELCHAIR RAMP	2	EACH	300.00	600.00
MANHOLE ADJUSTED	2	EACH	500.00	1,000.00
FENCE REMOVED	80	L.F.	2.50	200.00
SMALL TREES REMOVED	9	EACH	125.00	1,125.00
LARGE TREES REMOVED	3	EACH	200.00	600.00
TOTAL OF BASE BID ITEMS				\$139,221.86
ALTERNATE BID ITEMS:				
5'' ASPHALTIC CONCRETE PAVEMENT (3'' BITUMINOUS BASE)	5,194.09	S.Y.	9.00	46,746.81
5'' REINFORCED CRUSHED ROCK BASE	6,236.70	S.Y.	8.50	53,011.95
TOTAL OF BASE BID AND ALTERNATE ITEMS				\$167,095.64

* THESE ITEMS TO BE DELETED IF ALTERNATE IS SELECTED

NOTE: EARTHWORK QUANTITIES ARE BASED ON 7'' PAVT. W/TREATED SUBGRADE.

From Pt. = 5905 to Pt. = 5906 Distance = 320.653 Ft. .
 From Pt. = 5905 to Pt. = 5906 Bearing = 88 - 49 - 35.4538 Quad. = 1 ✓
 From Pt. = 5906 to Pt. = 5907 Distance = 137.781 Ft.
 From Pt. = 5906 to Pt. = 5907 Bearing = 0 - 54 - 25.0006 Quad. = 4 ✓
 From Pt. = 5907 to Pt. = 5908 Distance = 315.721 Ft.
 From Pt. = 5907 to Pt. = 5908 Bearing = 33 - 24 - 40.4637 Quad. = 1 ✓ *Chord*
 From Pt. = 5908 to Pt. = 5900 Distance = 125.000 Ft. ✓
 From Pt. = 5908 to Pt. = 5900 Bearing = 89 - 5 - 34.9994 Quad. = 1 ✓

Total Area = 641860.644 Sq.Ft. 14.735 Acres
 smi 5903 5904 d 820 994

From Pt. = 820 to Pt. = 994 Distance = 366.000 Ft.
 Segment from Pt. 5903 to Pt. 5904 Radius = 366.000 Ft.
 Chord Length = 304.200 Ft.
 Arc Length = 313.716 Ft.
 Segment Area = 6776.103 Sq.Ft. 0.156 Acres

Total Area = 635084.541 Sq.Ft. 14.580 Acres
 smi 5907 5906 280

Segment from Pt. 5907 to Pt. 5908 Radius = 280.000 Ft.
 Chord Length = 315.721 Ft.
 Arc Length = 335.421 Ft. ✓
 Segment Area = 10452.421 Sq.Ft. 0.240 Acres

Total Area = 624632.121 Sq.Ft. 14.340 Acres
 eoj08-22-1991 16:42:35

Date: 08-22-1991

Time: 15:38:05

=====
Interactive Coordinate Geometry
P.E.C. Version 4.01
=====

Directory: terase.proj
Project Number: 35-91000

=====
* CLOSURE TALL GRASS 6TH. ADD. 8-23-91
=====

rdf 1314 5900

Pt. No. = 5900 9300.591980 N 11302.762272 E
rdf 1005 5901

Pt. No. = 5901 8223.406120 N 11319.814654 E
rdf 1006 5902

Pt. No. = 5902 8207.383450 N 10537.612100 E
rdf 994 5903

Pt. No. = 5903 8261.553465 N 10536.502479 E
rdf 1350 5904

Pt. No. = 5904 8535.594519 N 10404.444043 E
rdf 1373 5905

Pt. No. = 5905 8890.737319 N 10685.522562 E
rdf 1374 5906

Pt. No. = 5906 8897.304216 N 11006.100551 E
rdf 1375 5907

Pt. No. = 5907 9035.068184 N 11003.927680 E
rdf 1104 5908

Pt. No. = 5908 9298.613417 N 11177.777932 E
abr 9 0

5900 5900 5901 5902 5903 5904 5905 5906 5907

From Pt. = 5900 to Pt. = 5901 Distance = 1077.321 Ft. ✓

From Pt. = 5900 to Pt. = 5901 Bearing = 0 - 54 - 25.0006 Quad. = 2 ✓

From Pt. = 5901 to Pt. = 5902 Distance = 782.367 Ft.

From Pt. = 5901 to Pt. = 5902 Bearing = 88 - 49 - 35.4530 Quad. = 3 ✓

From Pt. = 5902 to Pt. = 5903 Distance = 54.161 Ft. :

From Pt. = 5902 to Pt. = 5903 Bearing = 1 - 10 - 24.5462 Quad. = 4 ✓

From Pt. = 5903 to Pt. = 5904 Distance = 304.200 Ft.

From Pt. = 5903 to Pt. = 5904 Bearing = 25 - 43 - 44.2230 Quad. = 4 } CH

From Pt. = 5904 to Pt. = 5905 Distance = 452.914 Ft. ✓