

4/7/80

~~Jack H. H. H.~~
Steve Lachey

Re: Drainage Plan: Wheatland Place 4th Add.

K.O. Taylor, P.E. has submitted the ~~the~~ drainage ^{concept} plan for the subject plat. The plan could be modified ^{by eliminating} ~~the~~ ~~cost~~ ~~of~~ ~~additional~~ ~~land~~ ~~and~~ ~~future~~ the ditch along west line of Hoover street, thus resulting in cost saving in land and future ~~maintenance~~ cost of maintaining a ditch. The following modifications are suggested:

1. The south half of the plat may be drained ~~in an~~ generally in an easterly ^{and southerly} direction to the streets. A future storm sewer be planned along north line of Mc Arthur road, preferably designed for 10-year frequency storm to avoid excessive flooding on the Arterial Mc Arthur Road. ~~The commercial lots~~
2. The commercial Lot No. 50, Block 2 should ~~have~~ ^{drain via} ~~its~~ ^{future} private storm sewer connected to the ^{public} storm sewer in Hoover street, see drainage concept.
3. ~~The storm sewer~~ It is recommended to design the storm sewer in Hoover ~~and~~ Street for 10-year frequency storm because the street is arterial.
4. North of the proposed access to the plat sufficient drainage dedication should be provided to extend the ditch ~~of~~ draining Wheatland Place 3rd Addition to the south approximately 100 feet.
5. The north half of the plat should drain approximately

north to the proposed East West Collector of this plat. A storm sewer should be constructed to drain the Collector street East. ^{The storm sewer should} ~~to~~ drain into the storm sewer in Hoover street. ~~The design of the storm~~ ^{sewer} The storm sewer in the Collector street should be designed to carry runoff in such a manner that 8.0 ft. of the street shall remain open for two-year frequency storms.

A copy of the approved drainage plan ~~is~~ will be retained in the ~~City~~ Engineering Files for future reference. The developer's Engineer should contact the Engineering Department to discuss the satisfactory drainage plan as soon as possible. Please feel free to call (316) 268-4440 ~~for~~ ^{if} additional information is needed.

S. L

C. C. K. O. Taylor, P. E.

Paul Johnston

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

April 8, 1980

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

Re: Wheatland Place Fourth Addition


Dear Mr. Taylor:

I have reviewed your sketch plat, and my comments are as follows:

1. Does the ditch in MacArthur have sufficient capacity to carry the flow from plat?
2. Does the pipe at Hoover have sufficient capacity?

Please advise me after your review.

Yours truly,


Steve Lackey
Design Chief Engineer

SL:md

Flood Control and Landfill Div.

March 12, 1980

Louise Olivarez, Sr. Planner, MAPD

Paul Johnston

- Wheatland Place 4th Addn. - Sketch Plat

Reference is made to subject Sketch Plat submitted to this office for review; the following comments are submitted.

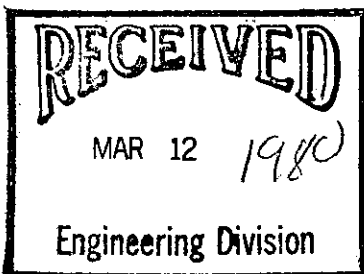
- 1) Recently the area immediately north of this site was platted, same known as Wheatland Place 3rd Addn. In order to handle the drainage for the area, it was necessary to guarantee the construction of a channel along the west side of Hoover extending it north through the Ecco Industrial Addition.

It might be assumed that drainage from this area will tie into the same channel. If this is the case, it may be necessary to re-arrange the eastern lots so the channel could be continued south in order to serve same.

Paul Johnston,
Acting Director,
Flood Control and Landfill Division

PJ/gln

cc: Wheatland Place 4th Addn. Plat File
Wheatland Place 3rd Addn. Plat File
Ecco Industrial Addn. Plat File
Yash Dasai/City Engineering





**INSURANCE
MANAGEMENT
ASSOCIATES, INC.**

600 IMA PLAZA
250 NORTH WATER
WICHITA, KANSAS 67202

*Water L.C.
Released
5-16-85
R*

316-267-9221
TWX 910-741-6997

May 10, 1985

Mr. Steve Palmer
City Engineers Office
7th Floor, 455 N. Main
Wichita, KS 67201

RE: WHEATLAND PLACE 4TH ADDN.

Dear Steve:

As per our telephone discussion of today, enclosed please find copy of a letter from James Weber, Sedgwick County Department of Public Works, verifying sufficient numbers of building permits in Wheatland Place 4th Addition to satisfy the 35% requirement of the sub-division bonds on file.

Please proceed with the necessary procedures to release Federal Insurance Company Bonds #80928747 and 80928748 on behalf of Frank and Betty Jenkins.

No. 80928747	Water Line	\$20,000.
No. 80928748	Lateral 2, Main 2A Sewer	\$17,500.

I will await your advices, but should you need further information, please advise.

Sincerely,

Roberta I. Heorman

Encl.

RIH:gh/5/6





SEDGWICK COUNTY, KANSAS

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 268-7901

May 8, 1985

Ms. Roberta Heoman
Insurance Management Associates
250 N. Water, Suite 600
Wichita, KS 67202

Dear Ms. Heaman:

RE: Wheatland Place 4th Addition -
Release of Bond for Special Assessments

Per your request on May 6, 1985, we have verified the issuance of 11 building permits within Wheatland Place 4th Addition. As there are 29 lots platted in this addition, building permits have been issued for 37.9% of the lots.

We find that a sufficient number of building permits have been issued in Wheatland Place 4th Addition to allow the release of the Federal Insurance Company's bond guaranteeing payment of special assessments for street and drainage improvements within said addition.

Sincerely,

James Weber,
Engineer

JW/yls

cc: Richard Euson, Asst. County Counselor
Plat File
Construction File

S/D No. 80-17 Name Wheatland Place Fourth Addition
Date Application Rec'd. 3-4-80 Preliminary Approval 6-12-80
Scheduled S/D Meeting 9-3-81

DESCRIPTION

General Location West of Hoover in an area north of MacArthur Road

Owner Frank Jenkins
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>11.53</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>141</u> R/W <u>179</u> ft. |
| Residential <u>29</u> | b. <u>115</u> R/W <u>506</u> ft. |
| Commercial _____ | c. <u>64</u> R/W <u>1375</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>29</u> | TOTAL <u>2060</u> ft. |
| 3. Minimum Lot Frontage <u>48.01</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>9050</u> | |
| 5. Existing Zoning <u>R and R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>NA</u> Yes _____ No _____ | |
| 12. City of Wichita _____ 3-Mile Area <u>x</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. The applicant shall guarantee the extension of City sanitary sewer to serve all lots. An application for sewer service outside-the-City limits will be required.
- D. The applicant shall guarantee the extension of City water to serve all lots. An application for water service outside-the-City limits will also be required.
- E. If improvements are guaranteed by petition, a notarized certificiate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this final plat shall be subject to approval of a zone change request from "R" and "R-1" to "AA".
- G. The applicant shall submit an avigational easement covering subject property and a construction covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structure.
- H. The westernmost 37th Street South Court shall be renamed Gilda Circle on the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-17 Name Wheatland Place Fourth Addition
Date Application Rec'd. March 4, 1980 Preliminary Approval _____
Scheduled S/D Meeting June 12, 1980

DESCRIPTION

General Location West of Hoover Street and North of MacArthur Rd.

Owner Frank Jenkins

Surveyor/Engineer Kenneth O. Taylor

Address 1542 S. St. Francis, Wichita, Ks. 67211 Phone 264-0341

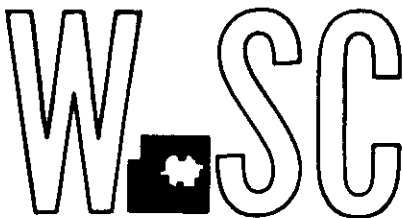
- 1. Gross Acreage of Plat 39.22
- 2. Number of Lots:
 - Residential 88
 - Commercial 1
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 75 ft.
- 4. Minimum Lot Area 8250 ft.
- 5. Existing Zoning LC, R-1 and R
- 6. Proposed Zoning LC and AA
- 7. Lineal Feet of New Streets:
 - a. 141 R/W 179 ft.
 - b. 116 R/W 1031 ft.
 - c. 75 R/W 250 ft.
 - d. 64 R/W 4120 ft.
 - e. 60 R/W 1077 ft.
 - TOTAL 6657 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply x (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers x (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) NA (Yes-No)
- 12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

Note: This property is presently zoned "R", "R-1" and "LC." In order to plat residential lots with the proposed square footage, a request for "AA" County zoning will be required.

- A. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. The applicant shall guarantee the extension of City sanitary sewer to serve all lots.
- D. The applicant shall guarantee the paving of all interior streets.
- E. The applicant shall guarantee the extension of City water to serve all lots. An application for water service outside the City limits will also be required.
- F. The applicant shall submit an avigational easement covering subject property and a construction covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structure.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

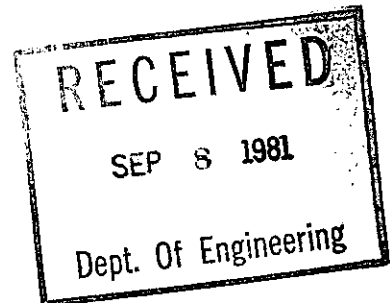
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 4, 1981



Lowell High
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 80-17 - Final plat of Wheatland Place Fourth Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 3, 1981, 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 paving of the proposed interior streets to an urban standard.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. The applicant shall guarantee the extension of City sanitary sewer to serve all lots. An application for sewer service outside-the-City limits will be required.
- D. The applicant shall guarantee the extension of City water to serve all lots. An application for water service outside-the-City limits will also be required.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this final plat shall be subject to approval of a zone change request from "R" and "R-1" to "AA".
- G. The applicant shall submit an avigational easement covering subject property and a construction covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structure.
- H. The westernmost 37th Street South Court shall be renamed Gilda Circle on the final plat tracing.
- I. The applicant shall be advised that any relocation or lowering of any existing pipeline made necessary

by the platting of this property shall be at his sole expense and shall be without cost to any utility company or the City or County.

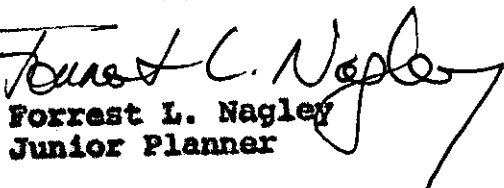
- J. The final plat tracing shall indicate a 20-foot utility easement adjacent to the west & south lines of this plat. 10 feet of this easement may be granted off-site if so desired by the applicant.
- K. The applicant shall contact the County Fire Department regarding fire hydrant locations.
- L. The applicant shall submit a copy of the approved final drainage plan to Operations and Maintenance.
- M. 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 September 10, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Frank Jenkins, 659 N. Market, 67214
Andy Harkness, County Department of Public Works
Paul Johnston, Operations and Maintenance
/Mike Lindebak, City Engineering

THE CITY OF WICHITA

OFFICE OF Sewer Maintenance Division

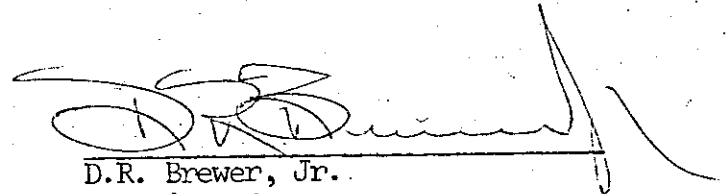
DATE January 4, 1982

TO Louise Olivarez, Senior Planner

FROM D.R. Brewer, Jr., Superintendent of Sewer Maintenance Division

SUBJECT Application's For Sewer Service
Outside Corporate Limits in
Connection With Platting
Wheatland Place 4th Addition
and West Lakewood Estates

Attached are two (2) applications for subject items which have been reviewed and approved by the Director of Planning, Director of Engineering and Director of Water and Water Pollution Control to be forwarded to the City Commission in connection with said plats.



D.R. Brewer, Jr.
Superintendent
Sewer Maintenance Division

DRB:te

cc: John D. Wynkoop, Director of Water and Water Pollution Control
Mike Lindebak, Department of Engineering
File

