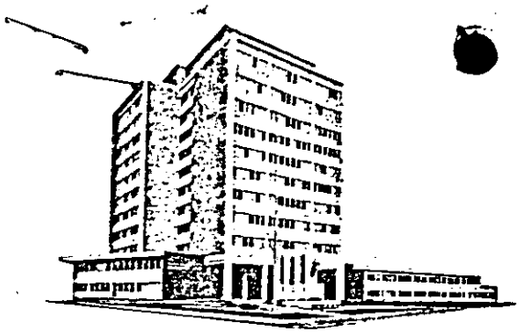


SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498

PHONE 268-7901

Claud S. Shelor, P.E.
Director of Public Works / County Engineer

Chris, This is a copy of the letter Phil had referred to. Discuss w/ you later. Jim Weber

TO: Louise Olivarez, Senior Planner

FROM: Charles Marker, Deputy Director of Public Works CMM

DATE: May 17, 1982

SUBJ: Sketch Plat of Walnut Valley Addition & Whistling Walk Estates 4th Addition

This office has reviewed the above referenced sketch plat and offers the following comments:

1. All the following references to elevations will be in Mean Sea Level followed by City datum in parenthesis, although quite cumbersome, this is necessitated by the fact that all high water information and federal flood studies are at Sea Level datum; but contour information is at City datum.

2. A large portion of Walnut Valley Addition and approximately lots 1, 2, and 3 of Whistling Walks 4th lies within a Regulatory Floodway as shown on the preliminary "Floodway" map (Exhibit B), the average width of the same being approximately 1,200 feet. It should be noted, however, that considerable improvements have been made to the Cowskin Creek from 13th Street North to approximately ½ mile east of 119th Street West. These improvements were done in part by the County's Stream Maintenance program and by the Developer. The work consisted of channel straightening, smoothing banks and removal of dense undergrowth. Keeping these improvements in mind, several events could be possible for the area.

   A. Elevations for various storms as shown on the federal studies could decrease, since these studies were completed before the channel improvements were completed.

   B. The width of the Regulatory Floodway could decrease.

   C. Combination of A and B above.

   In either case, it is felt that a floodway of considerable width will be needed. To properly answer items A, B, and C, the developer should be prepared to provide a detailed analysis showing that recent channel improvements to the Cowskin combined with desired encroachment (fill areas) will not cause a 100 year water surface greater than that shown on the preliminary federal studies. This is especially critical so that no effect

is realized for the original Whistling Walks Addition which provided for little or no freeboard for this projected 100 year elevation.

3. In the Whistling Walks 4th portion of sketch plat, all lots have been inundated by the flood of record 1331.5 (144.1) and depths of up to 4.5 feet could be possible if 100 year elevations as shown on the preliminary federal studies remain unchanged. A field trip to the site has revealed that fill has been placed along the approximate route of the proposed private road, along with some "roughed out" perimeters of fill for house construction. Field survey indicates the fill area for the road is approximately at an elevation of 1333.7 (143.6) and building pads vary from 1335.1 (147.7) to 1334.6 (147.2). Eventhough this is labeled as a private road, it is our recommendation that the final elevation of the same should be at or greater than the 100 year elevation, especially since the preliminary federal studies indicate only a 1.5 feet difference from the 10 year and 100 year storms. (Exhibit C) We will be better prepared to give final elevation recommendations if and when developer prepares analysis. The Health Department should comment on location of lagoon construction, if any, for these lots. If the lagoon is constructed a considerable distance from the building, an island effect could result for the lagoon in periods of high water. In all instances, the buildings should be encouraged to occur as close to the proposed road as possible, especially for lot 3, for the majority of the area of lot 3 is close to the main channel.

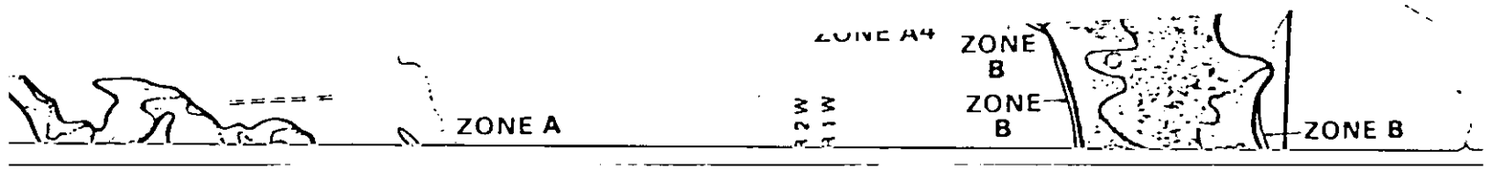
4. Any recommendation to allow building or excessive fill areas in the south ½ of lot 1 for Walnut Valley Estates would be dependent on any analysis provided by the developer. We are supportive of the usage as shown for Reserve A, Walnut Valley Addition provided there are some clarification as to what are community facilities. Some additional right-of-way requirements might be needed for future bridge construction in the areas of the Cowskin Creek on 119th Street West and 13th Street.

If you should have any questions concerning these comments, please do not hesitate to call.

CMM/PD/yls

enclosures: Exhibit A, Preliminary FIRM Map
Exhibit B, Preliminary Floodway Map
Exhibit C, Preliminary Cowskin Profiles

cc: Chris Breitenstein, City Engineering
Gary Wiley, Professional Engineering Consultants, P.A.



Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-114 Name Walnut Creek Addition
Date Application Rec'd. 12-15-83 Preliminary Approval
Scheduled S/D Meeting 1-19-84

DESCRIPTION

General Location West of 119th Street West, and south of 13th Street

Owner Westwind Associates
Surveyor/Engineer Planning Development Services, Inc.
Address 727 N. Waco, Suite 125 Zip Code 67203 Phone 265-2555

1. Gross Acreage of Plat ±52
2. Number of Lots :
   - Residential 91
   - Commercial
   - Industrial
   - Other
   - Total Number of Lots 91
3. Minimum Lot Frontage 50
4. Minimum Lot Area 7,000 sq. ft.
5. Existing Zoning "AA"
6. Proposed Zoning "AA"
7. Lineal Feet of New Street
   - a. 58 R/W 3900 ft.
   - b. 20 R/W 3825 ft.
   - c. R/W ft.
   - d. R/W ft.
   - e. R/W ft.
   - TOTAL ft.
8. Sidewalk adjacent to all streets yes no

9. Is public water available X Yes No, Name City of Wichita
10. Is sanitary sewer available X Yes No, Name City of Whcita
11. Has Health Dept. approval been obtained (where applicable) NA Yes No
12. City of Wichita X 3-Mile Area Outside of 3-Mile Area

STAFF COMMENTS:

A. The applicant shall guarantee extension of sanitary sewer to serve all lots. This will probably require a temporary lift station. The applicant shall submit a sanitary sewer layout to the City Engineer for review and approval.

B. The applicant shall guarantee extension of City water to serve all lots.

C. The applicant shall guarantee the paving of all interior streets.

D. Since all streets are being platted with 58 feet of right-of-way, a covenant shall be submitted which specifies that 4 off-street parking spaces per dwelling unit will be provided.

E. Provisions will need to be made for ownership and maintenance of all common areas. The applicant shall either form a homeowners' 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 these responsibilities. Since this subdivision is to be platted in phases, the applicant should make provisions for adding properties to the association at later dates.

F. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan for this property and state whether the proposed floodway limits and minimum pad elevations are adequate. Any drainage improvements required for development of this subdivision shall be guaranteed by the applicant.

G. On the final plat, complete access control to 13th and 119th Streets from all lots shall be labeled and granted in the plattor's text.

(over)

H. For easements centered on common lot lines, the center-lines of the easements shall be labeled.

I. If any improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.

J. 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.

K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA – SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL – TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

RECEIVED
JAN 20 1984
Dept. Of Engineering

January 20, 1984

Planning Development Services, Inc.
727 N.. Waco, Suite 125
Wichita, Ks. 67203

Re: S/D 83-114 - Preliminary plat of Walnut Creek Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 19, 1984, 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 applicant shall guarantee extension of sanitary sewer to serve all lots. This will probably require a temporary lift station. The applicant shall submit a sanitary sewer layout to the City Engineer for review and approval.

B. The applicant shall guarantee extension of City water to serve all lots.

C. The applicant shall guarantee the paving of all interior streets.

D. Since all streets are being platted with 58 feet of right-of-way, a covenant shall be submitted which specifies that 4 off-street parking spaces per dwelling unit will be provided.

E. Provisions will need to be made for ownership and maintenance of all common areas. The applicant shall either form a homeowners' 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 these responsibilities. Since this subdivision is to be platted in phases, the applicant should make provisions for adding properties to the association at later dates.

F. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.

G. On the final plat, the floodway limits shall be adequately dimensioned with distances and bearings. It is suggested that the rear lot lines of those lots adjacent to the floodway coincide with the east line of the floodway.

H. On the final plat, complete access control to 13th and 119th Streets from all lots shall be labeled and granted in the plattor's test.

I. For easements centered on common lot lines, the center-lines of the easements shall be labeled.

J. The final plat shall indicate the utility easements requested by K.G. and E. which are indicated on the engineer's "marked" copy of the preliminary plat.

K. If any improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.

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.

M. 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,

Forrest L. Nagley

Forrest L. Nagley
Junior Planner

FLN:bh
cc: Westwind Assoc., 727 N. Waco, Suite 260, 67203
Baughman Company, P.A., 330 Laura, 67211
Mike Lindebak, City Engineering

WICHITA – SEDGWICK COUNTY
W.S.C.
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL – TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

RECEIVED
FEB 21 1984
DESIGN DIVISION

February 17, 1984

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 83-114 - Final plat of Walnut Creek Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 16, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering regarding either adjusting the rear lot lines to coincide with the floodway limits, showing the floodway on the rear of several of the proposed lots, or proving to Engineering that the floodway as depicted on the final plat is adequate.

B. Since the County is responsible for the Cowskin Creek to the west of this plat, a copy of the Walnut Creek Addition drainage plan shall be submitted for their file.

C. The final plat tracing shall not indicate the platting of utility easements within the floodway being designated on this plat.

D. The applicant shall grant by separate instrument the necessary off-site drainage easements to drain Coachhouse Road to the Cowskin Creek.

E. On the final plat tracing the wording in the plattor's text regarding approval of work in the floodway shall be changed from "Department of Engineering" to "appropriate governmental agency."

F. The applicant shall guarantee extension of sanitary sewer to serve each of the lots being platted. The applicant is advised that replatting of the property to the east of 119th Street may necessitate the granting of a 20-foot utility easement at a location other than between Lots 14 and 15, Block 1.

G. The final plat tracing shall indicate a 20-foot utility easement adjacent to Coachhouse and Briarwood Circle on Lots 1 thru 16, Block 1 and Lots 1 thru 4, Block 2.

H. The final plat tracing shall indicate an adjustment of the lot lines for Lots 2, 3 and 4, Block 2 in order to provide Lot 3 with more frontage on Briarwood Circle.

I. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering regarding additional right-of-way to be dedicated for 13th Street North adjacent to Lot 3, Block 2 and possibly also adjacent to Reserve A.

J. The U.S. Postal Service has requested that the applicant contact them relative to mail service for this property. This property is presently served by a rural route delivery system.

K. The applicant shall guarantee extension of City water to serve all lots.

L. The applicant shall guarantee the paving of all interior streets.

M. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.

N. Since all streets are being platted with 58 feet of right-of-way, a covenant shall be submitted which specifies that 4 off-street parking spaces per dwelling unit will be provided.

O. Provisions will need to be made for ownership and maintenance of all common areas. The applicant shall either form a homeowners' 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 these responsibilities. Since this subdivision is to be platted in phases, the applicant should make provisions for adding properties to the association at later dates.

P. On the final plat tracing, the plattor's text shall be amended to reference who is to own the reserves being platted.

Q. Closure computations shall be submitted with the final plat tracing.

R. 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 accept-

able 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 February 23, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Barbed Wire Associates, Attention: Leonard E. Marotte, 727 N. Waco, Suite 260
Planning Dev. Services, Inc., 727 N. Waco, Suite 125, 67203
Mike Lindebak, City Engineer
Claud Shelor, County Department of Public Works

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-114 Name Walnut Creek Addition
Date Application Rec'd. 2-3-84 Preliminary Approval 1-19-84
Scheduled S/D Meeting 2-16-84

DESCRIPTION

General Location West of 119th St. West and south of 13th Street

Owner Barbed Wire Associates, Attention: Leonard C. Marotte
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat 25.68 acres
2. Number of Lots :
   Residential 43
   Commercial
   Industrial
   Other
   Total Number of Lots 43
3. Minimum Lot Frontage 62.13 ft. at setback
4. Minimum Lot Area 6,395.5 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning AA

7. Lineal Feet of New Street
   a. 50 R/W 2200 ft.
   b. 58 R/W 1785 ft.
   c. R/W ft.
   d. R/W ft.
   e. R/W ft.
   TOTAL 3385 ft.
8. Sidewalk adjacent to all streets yes X no

9. Is public water available X Yes No, Name City of Wichita
10. Is sanitary sewer available X Yes No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita X 3-Mile Area Outside of 3-Mile Area

STAFF COMMENTS:

NOTE: This final plat is only the north portion of the preliminary plat reviewed by the Subdivision Committee and Utility Advisory Committee on January 19, 1984.

A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this final plat. Specifically, are the boundaries of the floodway acceptable; what drainage improvements need to be guaranteed with this plat; and are the minimum building pads correct?

B. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's sanitary sewer layout plan for this final plat. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted including a temporary lift station if necessitated by the sewer layout plan.

C. The applicant shall guarantee extension of City water to serve all lots.

D. The applicant shall guarantee the paving of all interior streets.

E. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.

F. Since all streets are being platted with 58 feet of right-of-way, a covenant shall be submitted which specifies that 4 off-street parking spaces per dwelling unit will be provided.

(Over)

G. Provisions will need to be made for ownership and maintenance of all common areas. The applicant shall either form a homeowners' 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 these responsibilities. Since this subdivision is to be platted in phases, the applicant should make provisions for adding properties to the association at later dates.

H. On the final plat tracing, the plattor's text shall be amended to reference who is to own the reserves being platted.

I. Closure computations shall be submitted with the final plat tracing.

J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

December 20, 1984

Mr. M. S. Mitchell
1215 Forest
Wichita, Kansas 67203

Dear Mr. Mitchell:

With the proposed recreation facilities for Walnut Creek Addition being within the Floodway, I feel it would be appropriate to obtain a permit from the Division of Water Resources for fill in a Floodway.

After obtaining approval from the Division of Water Resources and review and approval of the construction plans by this office, the project could proceed.

If you have any questions, please feel free to contact me.

Yours truly,

Chris J. Breitenstein, P.E.
Civil Engineer III

CJB:gr

cc: Phil Dietrich, County Public Works

Alt. I – Served by lift station and force main to Existing Sewer (Main 12, SWI)

4300 LF of forced main @ $30/LF – $129,000
+20% $25,800
Lift Sta $75,000

Total $229,800

Use $230,000

Alt. II – New Main extended from Maize & 2nd St

3320 LF of 15" Sewer @ $30/LF = 99,600
3520 LF of 12" Sewer @ $26/LF = 91,520
2820 LF of 10" Sewer @ $22/LF = 62,040
27 Manholes @ $2000/ea = 54,000

$307,160

+20% 61,432

$368,592

Use $370,000

THE STATE OF KANSAS

STATE BOARD OF AGRICULTURE
Harland E. Priddle, *Secretary*

DIVISION OF WATER RESOURCES
David L. Pope, *Chief Engineer—Director*

PERMIT

The Chief Engineer-Director of the Division of Water Resources, Kansas State Board of Agriculture, by virtue of the powers and duties imposed by K.S.A. 82a-301 to 305a, hereby issues this permit to Barbed Wire Associates, 727 N. Waco St., Suite 260, Wichita, Ks 67203

giving his consent to connect two abandoned creek meander cut-offs to form an off-stream pond and to increase the flood carrying capacity to offset conveyance blockage of an adjacent fill for tennis courts and a swimming pool in the floodway of Cowskin Creek in the NE¼ of Section 13, Township 27 South, Range 2 West, of the 6th P.M., in Sedgwick County, Kansas.

This permit is issued in response to an application filed in the office of the Division of Water Resources, Kansas State Board of Agriculture, on the 7th day of June, 19 85, with the understanding that the work shall be performed in accordance with the maps, plans, profiles and specifications filed with and made part of the application, and approved by the Chief Engineer-Director, Division of Water Resources, Kansas State Board of Agriculture, on the 23rd day of August, 19 85, and in accordance with plans for any changes or modifications subsequently approved by the Chief Engineer-Director subject, however, to the provisions of the aforementioned statute, and the following conditions, regulations and restrictions:

1. That this permit grants no water rights nor other property rights, nor does it authorize any injury to private property nor invasion of private rights, nor does it obviate the necessity of obtaining assent from Federal or Local Governmental authorities when necessary.

2. That the work shall at all times be subject to supervision and inspection by representatives of the Division of Water Resources, and that no changes in the maps, plans, profiles and specifications as approved shall be made except with the written consent of the Chief Engineer-Director;

3. That no changes in the work authorized by this permit shall be made without first having revised plans for such changes approved by the Chief Engineer-Director. The Chief Engineer-Director reserves the right to require such changes in the maps, plans, profiles and specifications as may be considered necessary;

4. That any dam authorized by this permit will be maintained in a condition satisfactory to the Chief Engineer-Director;

5. That the construction of any dam authorized by this permit will not impair the rights of downstream water users to any portion of the water, originating above the dam site, to which they may be entitled;

6. That any new channel authorized by this permit shall be kept cleared of trees, brush, drift and other debris, and be maintained substantially in accordance with the approved plans;

7. That any new channel authorized by this permit will not impair the rights of water users along the previously existing natural channel of the stream;

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8. That if the work is not completed on or before the 1st day of January, 19 88, this permit, if not specifically extended, shall cease and be null and void; and if, upon the expiration or revocation of this permit, the work has not been completed, the permittee shall, at his own expense and to such extent and in such time and manner as the Chief Engineer-Director may require, remove all or any portion of the incompleted work and restore the watercourse to a satisfactory condition. No claim shall be made against the State of Kansas on account of any such removal or alteration.

9. That within thirty (30) days after the completion of the work authorized in this permit, the permittee shall file with the Division of Water Resources, State Board of Agriculture, Topeka, Kansas, a statement that the work has been performed in accordance with this permit and the approved maps, plans, profiles and specifications:

10. That the Chief Engineer-Director further reserves the right to modify, suspend or revoke this permit at any time, should the permittee fail to comply with any of the conditions of this permit without sufficient cause or should such action be deemed necessary in the interest of public safety and welfare.

Witness my hand this 23rd day of August 1985

DIVISION OF WATER RESOURCES
DAVID L. POPE
CHIEF ENGINEER
DIRECTOR
KANSAS STATE BOARD of AGRICULTURE

DAVID L. POPE, P.E., *Chief Engineer-Director*
Division of Water Resources
Kansas State Board of Agriculture

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE September 3, 1985

TO Monty Robson, Superintendent of Central Inspection

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Swimming Pool Permit within a floodway for Walnut Creek Addition

Please find attached a copy of the letter of approval from the Division of Water Resources for fill within a floodway required for swimming pool construction for Walnut Creek Addition.

Chris Breitenstein
Civil Engineer IIi

CB:gr

Attachment

KANSAS STATE BOARD OF AGRICULTURE

DIVISION OF WATER RESOURCES
DAVID L. POPE, Chief Engineer-Director
109 SW Ninth Street, Suite 202
TOPEKA, KANSAS 66612-1283
(913) 296-3717

HARLAND E. PRIDDLE
Secretary

August 28, 1985

Barbed Wire Associates
727 N. Waco Street
Wichita, Kansas 67203

Dear Gentlemen:

Consideration has been given to your application for permit and approval of plans relating to your proposed construction of an improved older meander channel of Cowskin Creek, at a location in the NE¼ of Section 13, Township 27 South, Range 2 West, Sedgwick County, Kansas.

In accordance with the provisions of K.S.A. 82a-301 to 305a, the Chief Engineer has approved the plans and issued the enclosed permit, authorizing construction of the proposed project.

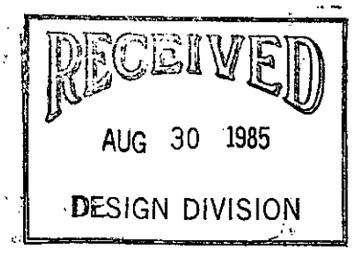
Also in accordance with the provisions of K.S.A. 24-126, the Chief Engineer has approved the same plans as requested by N. Brent Wooten, P.E., of Baughman Company, P.A. Surveying and Engineering, for a fill in the floodway of Cowskin Creek. This letter is evidence of that approval.

This project not only has been reviewed under the mentioned statutes but also is consistent with the floodplain regulation concepts and City of Wichita policies under the National Flood Insurance Program.

Of the two sets of plans submitted to this office both have been endorsed with the Chief Engineer's approval and one will be retained in our files with the other returned to you. Should you wish any additional copies of the plans with the Chief Engineer's approval shown thereon, please submit the required number.

Very truly yours,

J.W. Funk, P.E.
Engineer



JWF:cb
Enc.
cc: Mr. Brent Wooten
Mr. M.S. Mitchell
Mr. Chris Brittenstein

KANSAS STATE BOARD OF AGRICULTURE

DIVISION OF WATER RESOURCES
DAVID L. POPE, Chief Engineer-Director
109 SW Ninth Street, Suite 202
TOPEKA, KANSAS 66612-1283
(913) 296-3717

HARLAND E. PRIDDLE
Secretary

September 4, 1985

Barbed Wire Associates
727 N. Waco Street
Wichita, Kansas 67203

Re: Channel Change and Floodway Fill Near Cowskin Creek

Gentlemen:

Enclosed are a copy of a letter to you dated August 28, 1985, and a permit for construction of the referenced project.

The permit and approved plans were inadvertently omitted as enclosures with the original letter. However, in a telephone conversation today with M.S. Mitchell, he asked that the approved plans be sent to him and that is being done with a copy of this letter and a copy of the permit. This is being done to aid the filing of this approval with other plan documents.

Please accept our apologies for the omission.

Very truly yours,

J.W. Funk, P.E.
Engineer

JWF:cb
cc; M.S. Mitchell
Enc.

RECEIVED SEP 0 6 1985

The Division of Water Resources administers laws relating to water supply conservation, management and utilization of the water resources of Kansas, dam safety, flood control and drainage of the water.

RECEIVED
SEP 10 1985
DESIGN DIVISION

September 10, 1985

City Engineer's Office
7th Floor - City Hall
455 N. Main
Wichita, Ks. 67202

Att'n: Mr. Chris Breitenstein

Subject: KDWR Permit and Approved Plans for encroachments in Walnut Creek Floodway.

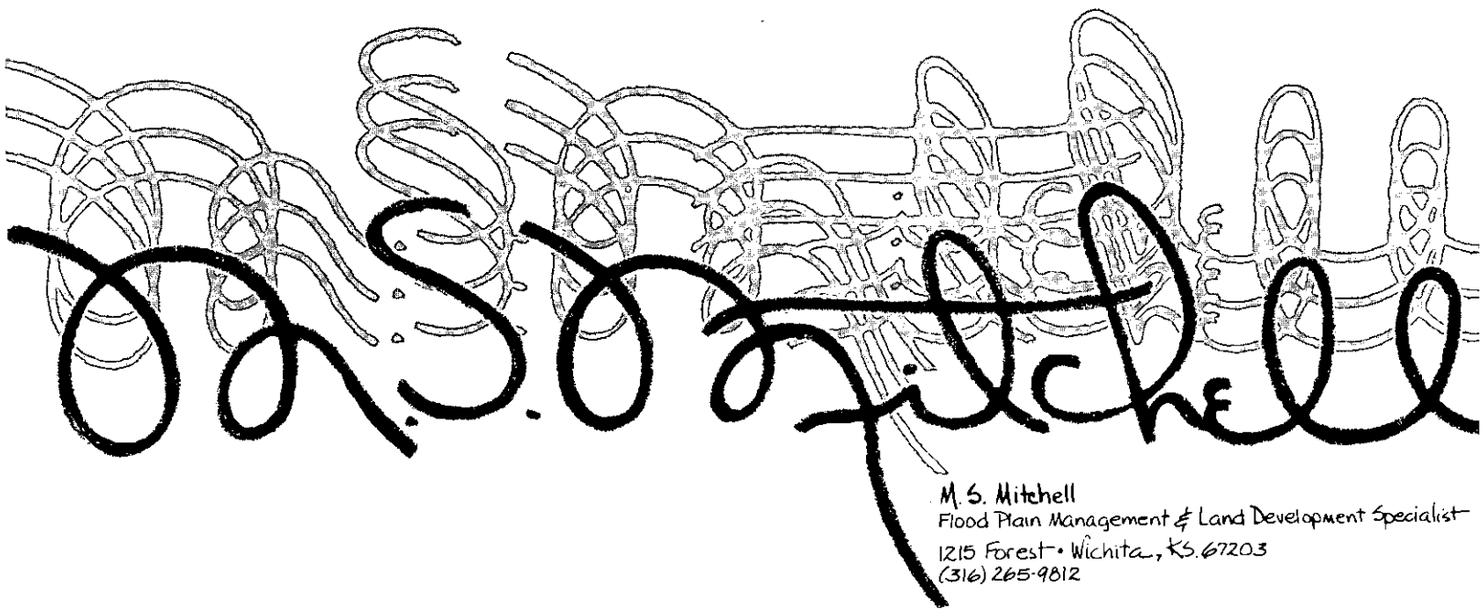
Dear Chris:

Enclosed is a copy of KDWR letter dated Sept. 4, 1985 transmitting the Permit and Approved Plans for work proposed in the platted Floodway at Walnut Creek Addition. Also enclosed are a copy of the Permit and copies of the signed and stamped Plans for your file.

If you have any questions regarding this matter, please advise.

Yours truly,

MSM/e
enc.



M. S. Mitchell
Flood Plain Management & Land Development Specialist
1215 Forest • Wichita, KS. 67203
(316) 265-9812

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING DATE August 4, 1988

TO Dale Rea, Deputy City Clerk

FROM Steve Lackey, Director of Public Works

SUBJECT (Walnut Creek-Storm Sewer)

Attached for placement on the City Clerks Agenda is a drainage easement from Richard and Sharon Cook for Lot 4, Block 2, Walnut Creek Addition.

The easement was received in connection with the subject project at no cost to the City.

The recommended action is to accept the eaement and upon acceptance file the instrument.

ML:cp/7055p
Attachment
cc: Robert Finch, Deputy City Manager

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEN, P.E.

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

July 29, 1988

Mike Lindebak, P.E.
City Engineer
Department of Engineering
City Hall - 7th Floor
455 N. Main
Wichita, KS. 67202

Attn: Larry Henry

RE: Walnut Creek Storm Sewer

Mike,

In regards to the storm sewer which was constructed out of the platted drainage easement on Lot 4, Block 2, Walnut Creek Addition, I have been in contact with the home builder and the owners of the lot.

I have obtained an additional drainage easement which provided three foot of clearance from the outer edge of the R.C.P. The home site has been re-adjusted on the Lot to allow for the new additional drainage easement.

I have recorded the signed drainage easement and attached herein a copy for your files as well as a Lot drawing which reflects the additional easement.

Please review this information and advise if you have any questions.

Thank you.

Sincerely,

N. Brent Wooten, P.E.

NBW/mef

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AUG 2 1988
VISION

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MICROFILMED
OF RECORD

STATE OF KANSAS)
SEDGWICK COUNTY) SS
FILED FOR RECORD AT
2:30 PM
JUL 28 88 0960853
PAT KETTLER
REGISTER OF DEEDS
Phyllis Hernandez
Deputy

DRAINAGE EASEMENT

THIS EASEMENT made this 26th day of July, 19 88,

by and between Richard L. Cook and Sharon A. Cook, his wife of the first part

and the City of Wichita of the second part.

WITNESSETH: That the said first part ies, in consideration of the sum of One Dollar ($1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing a drainage system over, along, and under the following described real estate situated in Sedgwick County, Kansas; to wit:

That portion of Lot 4, Block 2, Walnut Creek Addition, Wichita, Sedgwick County, Kansas, described as beginning at the S.W. Corner of said Lot 4; thence N 42°27'40" E, along the southerly line of said Lot 4, 90.11 feet to the southeasterly corner thereof; thence northerly along the easterly line of said Lot 4, being a curve to the right, having a radius of 50 feet and through a central angle of 16°11'29", a distance of 14.13 feet; thence S 48°09'53" W, 93.53 feet to a point on the southwesterly line of said Lot 4; thence S 54°44'38" E, 23.62 feet to the place of beginning.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such drainage system.

IN WITNESS WHEREOF: The said first part ies have signed these presents the day and year first written.

Richard L. Cook

Sharon A. Cook

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

Personally appeared before me, a notary public in and for the County and State aforesaid, Richard L. Cook and Sharon A. Cook, his wife,

to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 28th day of July, 1988.

CORALEEN K. McNUTT
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 10-2-91

Coraleen K. McNutt
Notary Public

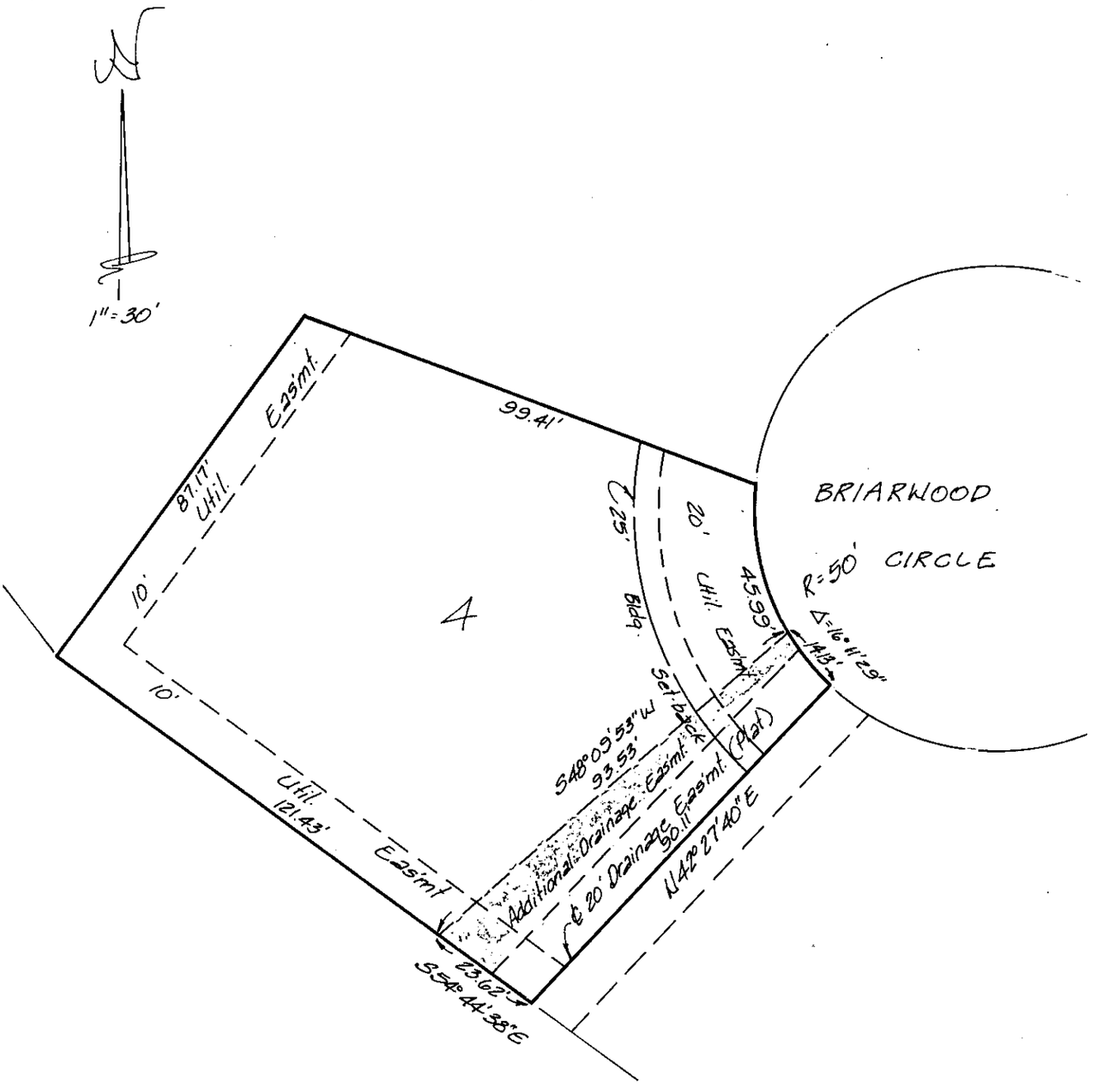
My Commission Expires 10-2-91

OK
5.00 Baughman Company

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEN, P.E.

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Lot 4, Block 2, WALNUT CREEK ADDITION,
Wichita, Sedgwick County, Kansas



27 July 1988