

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

May 18, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-34 BAY COUNTRY 2ND ADDITION

OWNER/APPLICANT: Ray Jacoby, 418 S. Forestview Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and west of 119th Street West

SITE SIZE: 17.96 Acres

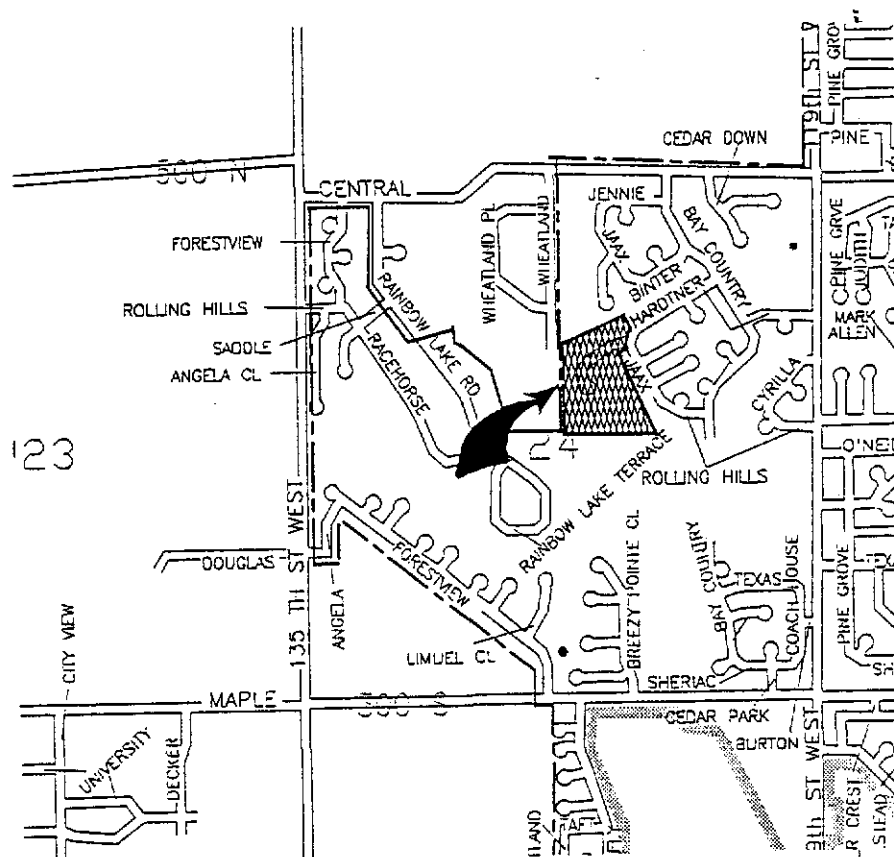
NUMBER OF LOTS

Residential:	39
Office:	
Commercial:	
Industrial:	
Total:	39

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



NOTE: This preliminary plat appears to be a replat of a portion of Bay Country Addition that currently has 16 lots (Lots 53-68) along Hardtner Circle (a 633 foot long cul-de-sac) and contains Reserve "C". The proposed plat would plat 39 lots, significantly reducing the area of the reserve and reverse the drainage pattern.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements, required by the platting of this property, including the construction of storm sewers, and submit a revised drainage plan for review and approval by Public Works.
- D. The applicant shall guarantee the paving of these street segments:
The proposed street is approximately 1,498 feet in length, which exceeds design standards contained in 7-20/(R) (pp.7-16-17):
The platting of a street with a single point of ingress and egress may have a length which exceeds the design standard of 600 feet, but is not more than 1,200 feet, provided one of the following conditions exists:
 1. The configuration of the subdivider's ownership prevents the development of an alternate circulation system.
 2. There exists manmade or natural topographical limitations (e.g., golf courses, lakes, floodway) which dictate a long cul-de-sac.
 3. The property is being subdivided into lots with a minimum lot area of 5 acres. In this instance, the cul-de-sac street shall not exceed 1,200 feet in length.
- E. Staff would have preferred to extend Rolling Hills Circle eastward to Jaax or southward to Jayson Lane to create a loop street. The applicant indicates the lots west of Jaax are under contract, so to extend Rolling Hill's's Circle over to Jaax would require the applicant renegotiate an existing contract. It does appear that Reserve "A" could be moved to the southern end of this Tract, thereby reducing the length of roadway needed.
- F. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. **Fire Department** needs to comment on the appropriateness of the street names.
- H. Plator's text should indicate provisions have been made for ownership and maintenance of Reserves A and B and the uses intended for these reserves. If a homeowners' association is to be formed, then the association shall be formed prior to recording or the applicant shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is responsible to own and maintain the reserves prior to the association taking over those responsibilities.

- H. If for no other purposes other than maintenance, a means of access shall be provided from this site's street system, to Reserve B. This plat is basically providing no means for either residents or persons need to access this Reserve, to directly enter this Reserve. The final plat shall therefore provide a 10 to 20 foot wide extension over to the adjacent street (Hardtner-Wheatland-Rolling Hills Circle).

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.

- I. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Easement at the rear of Lots 1-5. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat [it should be noted that the Bay Country (1st) Addition was platted before the Subdivision Regulations were amended to encourage the platting of pipelines as reserves.]

Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be per the direction and approval of the Chief of the Fire Department.)
- K. 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.
- L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- N. As necessary, the final plat shall indicate minimum building pad elevations.
- O. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.

June 8, 1995

STAFF REPORT

(Preliminary Plat Deferred from May 18, 1995)

CASE NUMBER: S/D 95-34 BAY COUNTRY 2ND ADDITION

OWNER/APPLICANT: Ray Jacoby, 418 S. Forestview Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and west of 119th Street West

SITE SIZE: 17.96 Acres

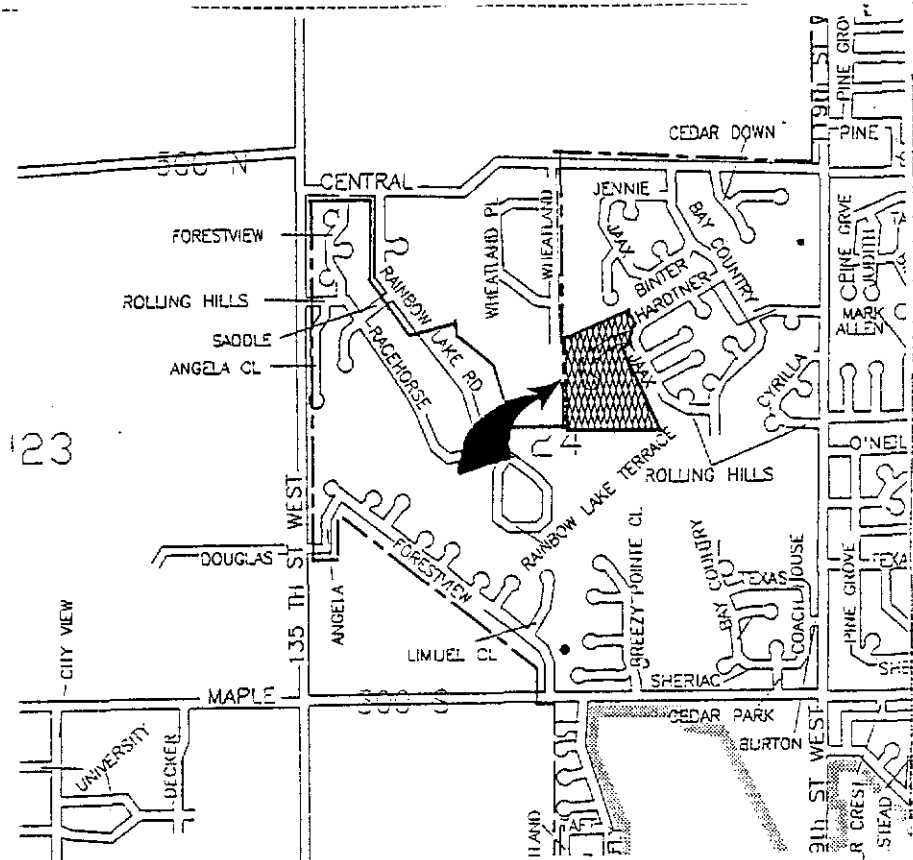
NUMBER OF LOTS

Residential:	39
Office:	
Commercial:	
Industrial:	
Total:	39

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



NOTE: This preliminary plat appears to be a replat of a portion of Bay Country Addition that currently has 16 lots (Lots 53-68) along Hardtner Circle (a 633 foot long cul-de-sac) and contains Reserve "C". The proposed plat would plat 39 lots, significantly reducing the area of the reserve and reverse the drainage pattern.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - C. The applicant shall guarantee any drainage improvements, required by the platting of this property, including the construction of storm sewers, and submit a revised drainage plan for review and approval by Public Works.
 - D. The applicant shall guarantee the paving of these street segments:
The proposed street is approximately 1,498 feet in length, which exceeds design standards contained in 7-20/(R) (pp.7-16-17):
The platting of a street with a single point of ingress and egress may have a length which exceeds the design standard of 600 feet, but is not more than 1,200 feet, provided one of the following conditions exists:
 - 1. The configuration of the subdivider's ownership prevents the development of an alternate circulation system.
 - 2. There exists manmade or natural topographical limitations (e.g., golf courses, lakes, floodway) which dictate a long cul-de-sac.
 - 3. The property is being subdivided into lots with a minimum lot area of 5 acres. In this instance, the cul-de-sac street shall not exceed 1,200 feet in length.
- Staff would have preferred to extend Rolling Hills Circle eastward to Jaax or southward to Jayson Lane to create a loop street. The applicant indicates the lots west of Jaax are under contract, so to extend Rolling Hill's's Circle over to Jaax would require the applicant renegotiate an existing contract. It does appear that Reserve "A" could be moved to the southern end of this Tract, thereby reducing the length of roadway needed.
- E. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. Fire Department needs to comment on the appropriateness of the street names.
 - G. Plator's text should indicate provisions have been made for ownership and maintenance of Reserves A and B and the uses intended for these reserves. If a homeowners' association is to be formed, then the association shall be formed prior to recording or the applicant shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is responsible to own and maintain the reserves prior to the association taking over those responsibilities.

- H. If for no other purposes other than maintenance, a means of access shall be provided from this site's street system, to Reserve B. This plat is basically providing no means for either residents or persons need to access this Reserve, to directly enter this Reserve. The final plat shall therefore provide a 10 to 20 foot wide extension over to the adjacent street (Hardtner-Wheatland-Rolling Hills Circle).

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.

- I. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Easement at the rear of Lots 1-5. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat [it should be noted that the Bay Country (1st) Addition was platted before the Subdivision Regulations were amended to encourage the platting of pipelines as reserves.]

Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be per the direction and approval of the Chief of the Fire Department.)
- K. 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.
- L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- N. As necessary, the final plat shall indicate minimum building pad elevations.
- O. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.

July 20, 1995

STAFF REPORT

(Revised Preliminary Plat, Original Preliminary Plat Deferred 6/8/95 and 5/18/95)

CASE NUMBER: S/D 95-34 BAY COUNTRY 2ND ADDITION

OWNER/APPLICANT: Ray Jacoby, 418 S. Forestview Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and west of 119th Street West

SITE SIZE: 19.86 ± Acres

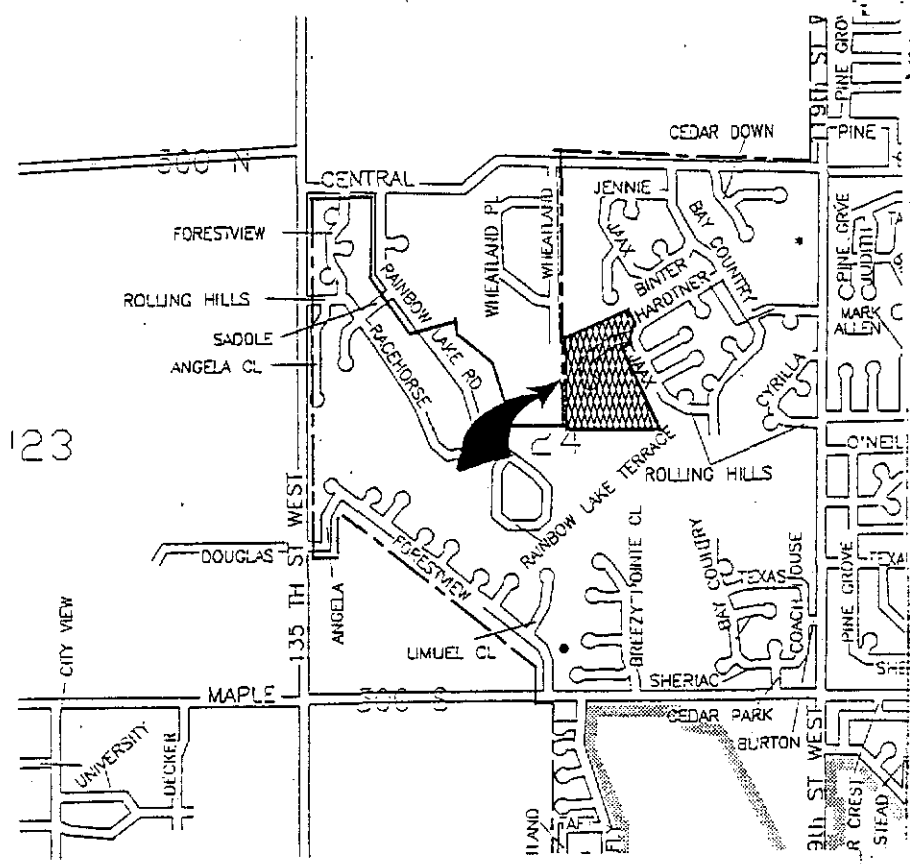
NUMBER OF LOTS

Residential:	48
Office:	
Commercial:	
Industrial:	
Total:	<u>48</u>

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



NOTE: This plat supersedes the Bay Country 2nd Preliminary plat submitted in May, 1995. As originally submitted, an excessively long cul-de-sac was being created. Planning recommended that a loop type street out to Jaax or Jayson Lane be considered because of safety concerns with such long, one point of entry streets. As shown by this revised plat, the applicant was able to create such a looped street by revising this plat to include previously platted properties along Jaax. As noted during review of the original preliminary plat, a major revision in a Reserve area was being made by this plat and adjoining property owners and/or homeowners associations were required to be contacted to determine if any objections existed to the proposed changes. No apparent objections have been received by Planning to these changes, with the various homeowners associations indicating actual support for the changes.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements, required by the platting of this property, including the construction of storm sewers.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalk along one side of this looped street.
- E. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. **Fire Department - Central Inspection** need to comment on the appropriateness of the street names. The suffix Circle would apparently no longer be appropriate. Also, it should be noted if 3 separate street names are necessary for the street shown.
- G. Plator's text should indicate provisions have been made for ownership and maintenance of Reserves A and B and the uses intended for these reserves. If a homeowners' association is to be formed, then the association shall be formed prior to recording or the applicant shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is responsible to own and maintain the reserves prior to the association taking over those responsibilities.
- H. 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.
- I. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Easement at the rear of Lots 1-5, Block 1. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be

indicated on the face of the plat [it should be noted that the Bay Country (1st) Addition was platted before the Subdivision Regulations were amended to encourage the platting of pipelines as reserves.]

Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be per the direction and approval of the Chief of the Fire Department.)
- K. 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.
- L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- N. As necessary, the final plat shall indicate minimum building pad elevations.
- O. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

January 8, 1998

STAFF REPORT

(Revised Preliminary Plat, Preliminary Plat Approved July 20, 1995, Original Preliminary Plat Deferred 6/8/95 and 5/18/95)

CASE NUMBER: S/D 95-34 BAY COUNTRY 2ND ADDITION

OWNER/APPLICANT: Ray Jacoby, 418 S. Forestview Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and west of 119th Street West

SITE SIZE: 20.75 Acres

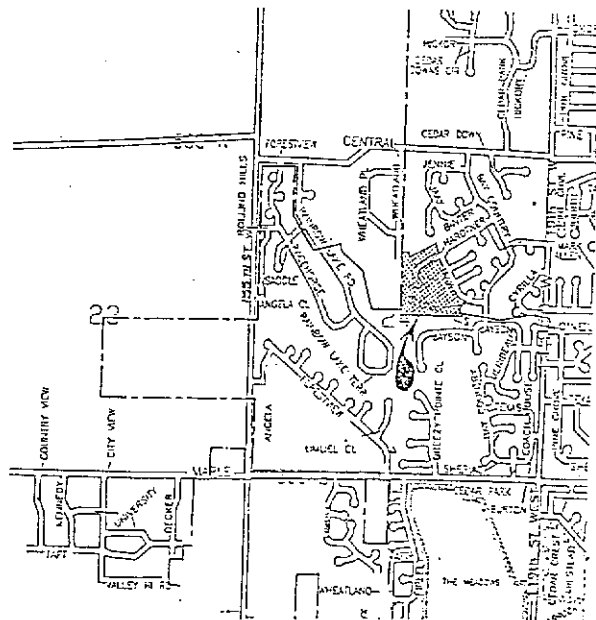
NUMBER OF LOTS

Residential:	40
Office:	
Commercial:	
Industrial:	
Total:	<u>40</u>

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family

VICINITY MAP:



NOTE: This plat supersedes the Bay Country 2nd Preliminary plat approved July 20, 1995. Since a revision in a Reserve area was being made by this plat, adjoining property owners and/or homeowners associations were required to be contacted to determine if any objections existed to the proposed changes. No apparent objections have been received by Planning to these changes.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements, required by the platting of this property, including the construction of storm sewers.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Fire Department needs to comment on the 760-foot length of Wheatland/Hardtner which exceeds the 600-foot limit for cul-de-sac streets per the Subdivision regulations.
- G. 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 (Rolling Hills Circle). 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.
- H. Plator's text should indicate provisions have been made for ownership and maintenance of Reserves and the uses intended for these reserves. If a homeowners' association is to be formed, then the association shall be formed prior to recording or the applicant shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is responsible to own and maintain the reserves prior to the association taking over those responsibilities.
- I. 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.
- J. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Easement at the rear of Lots 1-6. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

- K. The applicant is reminded that a platting binder is required with the final plat.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be per the direction and approval of the Chief of the Fire Department.)
- M. 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.
- N. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. As necessary, the final plat shall indicate minimum building pad elevations.
- Q. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

March 5, 1998

STAFF REPORT

(Final Plat, Revised Preliminary Plat Approved 1/08/98, Preliminary Plat Approved 7/20/1995,
Original Preliminary Plat Deferred 6/8/95 and 5/18/95)

CASE NUMBER: S/D 95-34 BAY COUNTRY 2ND ADDITION

OWNER/APPLICANT: Ray Jacoby, 418 S. Forestview Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and west of 119th Street West

SITE SIZE: 20.75 Acres

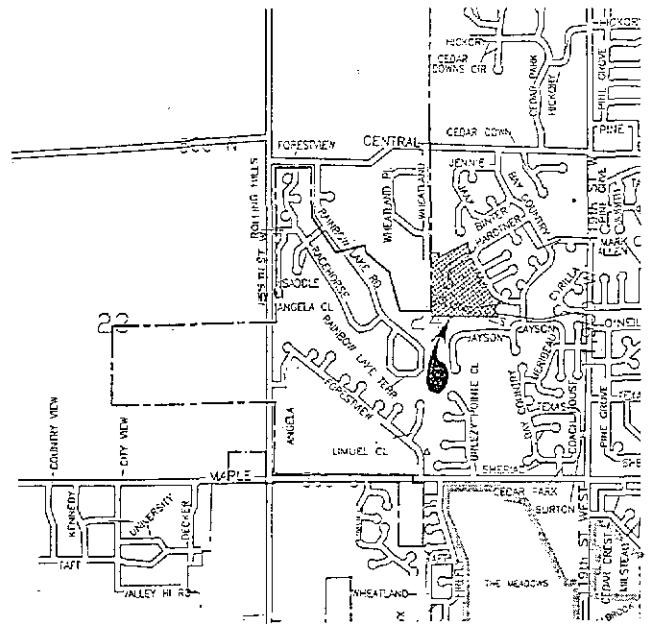
NUMBER OF LOTS

Residential:	40
Office:	
Commercial:	
Industrial:	
Total:	40

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family

VICINITY MAP:



NOTE: This replat supersedes the Bay Country 2nd Preliminary plat approved July 20, 1995. Since a revision in a Reserve area was being made by this plat with the addition of 12 lots, adjoining property owners and/or homeowners associations were required to be contacted to determine if any objections existed to the proposed changes.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements, required by the platting of this property, including the construction of storm sewers.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Fire Department needs to comment on the 760-foot length of Wheatland/Hardtner which exceeds the 600-foot limit for cul-de-sac streets per the Subdivision regulations. *The street name "Wheatland" needs to be eliminated. Fire Department has approved the length of Hardtner which contains a 64-foot right-of-way width.*
- G. 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 (Rolling Hills Circle). 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.
- H. Plator's text should indicate provisions have been made for ownership and maintenance of Reserves and the uses intended for these reserves. If a homeowners' association is to be formed, then the association shall be formed prior to recording or the applicant shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is responsible to own and maintain the reserves prior to the association taking over those responsibilities.
- I. 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.
- J. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Easement at the rear of Lots 1-6. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

- K. Based upon the platting binder, a portion of the site is in the ownership of another party and mortgages also are being held by another party. These parties need to be made signatories to the plat or documentation provided that such interests are no longer involved with this site.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be per the direction and approval of the Chief of the Fire Department.)
- M. 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.
- N. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. The drainage concept is approved. Computations of the proposed detention pond are needed to determine minimum building pad elevations for the lots around the lake.
- The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- P. KG&E has requested additional easements.
- The easements have not been denoted on the final plat.
- Q. Southwestern Bell will be meeting with the applicant to discuss payment by developer for relocation of cable.
- R. The Subdivision Committee has requested the applicant meet with the landowners residing east of this plat at 12514 Rolling Hills Circle, who have concerns with traffic exiting Rolling Hills Circle toward the front of their home.

CLOSURE - BAY COUNTRY 2ND ADD.

L002

1	N	5000.000	E	5000.000	S	0+00
N 00-16'45.0"W		915.380				
2	N	5915.369	E	4995.536	S	9+15.380
N 61-43'36.0"E		616.560				
3	N	6207.420	E	5538.539	S	15+31.940
S 28-16'24.0"E		168.610				
4	N	6058.926	E	5618.406	S	17+00.550
S 07-58'20.0"W		64.000				
PC1	N	5995.544	E	5609.529	S	17+64.550
R = 140.000	L = 56.279	DEL = - 23-01'57.0"				
T = 28.525	LC = 55.901	S 16-45'25.5"E				
PT1	N	5942.017	E	5625.646	S	18+20.829
S 28-16'24.0"E		663.200				
PC2	N	5357.938	E	5939.790	S	24+84.029
R = 395.000	L = 190.869	DEL = - 27-41'10.0"				
T = 97.336	LC = 189.018	S 42-06'59.0"E				
PT2	N	5217.728	E	6066.552	S	26+74.898
S 34-02'28.0"W		186.590				
11	N	5063.113	E	5962.102	S	28+61.488
S 28-16'24.0"E		54.260				
12	N	5015.326	E	5987.803	S	29+15.748
S 89-06'40.0"W		987.922				
1	N	5000.000	E	5000.000	S	39+03.671
LENGTH=	3903.671	AREA=	889185.103 SF	20.413 ACRES		

RECEIVED

FEB 06 2002

CITY - ENGINEERING



Department of Public Works

February 5, 2002

Mr. Brent Wooten, P.E.
Baughman Company PA
315 Ellis
Wichita, KS 67211-1811

RE: Bay Country 2nd Addition

Dear Brent:

This is written as a follow up to our recent discussions and our meeting on Thursday, January 31, 2002 concerning the FEMA Letter of Map Amendment based on fill for the above referenced subdivision as submitted by Scott Lindebak of your firm. Also affected is the drainage plan that you have submitted for the subdivision.

As you know, the flood levels that were experienced during the 1998 Halloween flood along the North Fork of the Calfskin Creek were several feet higher than the 100-year flood as currently depicted on the FEMA Flood Insurance Maps. During our studies of the flood event, we determined that approximately twice the discharged occurred in the North Fork of the Calfskin Creek than would normally be expected because of a diversion of flow from Dry Creek. Since the flood, the City and our consultants, along with the US Army Corps of Engineers, have been looking at possible methods to stop or control the diversion to keep 100-year flood levels at or near what FEMA projected them to be. Unfortunately, at this point in time, we are not in a position to recommend a particular project and it would take a number of years for such a project to be completed. It is conceivable that a decision could be made that would allow the diversion to continue if some method of additional flood proofing could be found for the existing homes in Rainbow Lakes and Breezy Pointe.

Given the above, the City does not feel comfortable with allowing new development to continue along the North Fork of the Calfskin Creek at the existing FEMA defined 100-year flood levels. Allowing this would only result in more homes that could be flooded should a flood the magnitude of the Halloween storm occur in the future. Accordingly, we have conducted a thorough review of various flood profiles during which the diversion would occur, including the Halloween flood, and have determined that an appropriate building pad elevation for Bay Country Second Addition should be 1330.5 msl, or 143.1 city datum. Your drainage and grading plan and building permit applications should be revised to be consistent with this requirement.

Storm Water Management Division

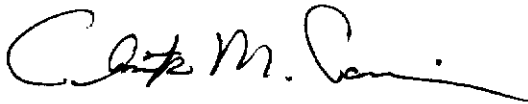
City Hall • 8th Floor • 455 N. Main • Wichita, Kansas 67202

T 316.268.4498

Concerning the Letter of Map Amendment, we are returning herewith your application along with the \$700 processing fee. In addition to the minimum building pad elevation issue discussed above, there is another issue that must be considered in your Letter of Map Amendment. As we discussed the other day, FEMA would prefer to see basement floor elevations at or above the minimum pad elevation we establish. Given the fact that the streets and utilities are built in Bay Country Second Addition, I feel certain that the developer would purpose basement construction below the minimum building pad elevation. Should that be the case, the City must determine that structures so built will be "reasonable safe from flooding" before we can sign the community acknowledgment form and send it to FEMA. To make that determination, one must comply with the requirements of FEMA's Tech Bulletin 10. The City will, therefore, require that a registered professional engineer certify the homes constructed in this subdivision will meet those criteria. The Letter of Map Amendment application should be changed to reflect what will be done on the individual lots to comply with the Technical Bulletin requirements. If you intend to provide such a certification on these lots, I would caution you to be very careful concerning the soils requirements in the Bulletin. You may use either the simplified approach or the more technical approach, which ever may apply.

As always, I will be glad to meet with you to discuss any particulars concerning the subdivision as we work through these problems. If you have any questions concerning the above, please let me know.

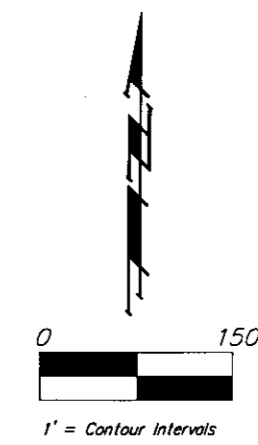
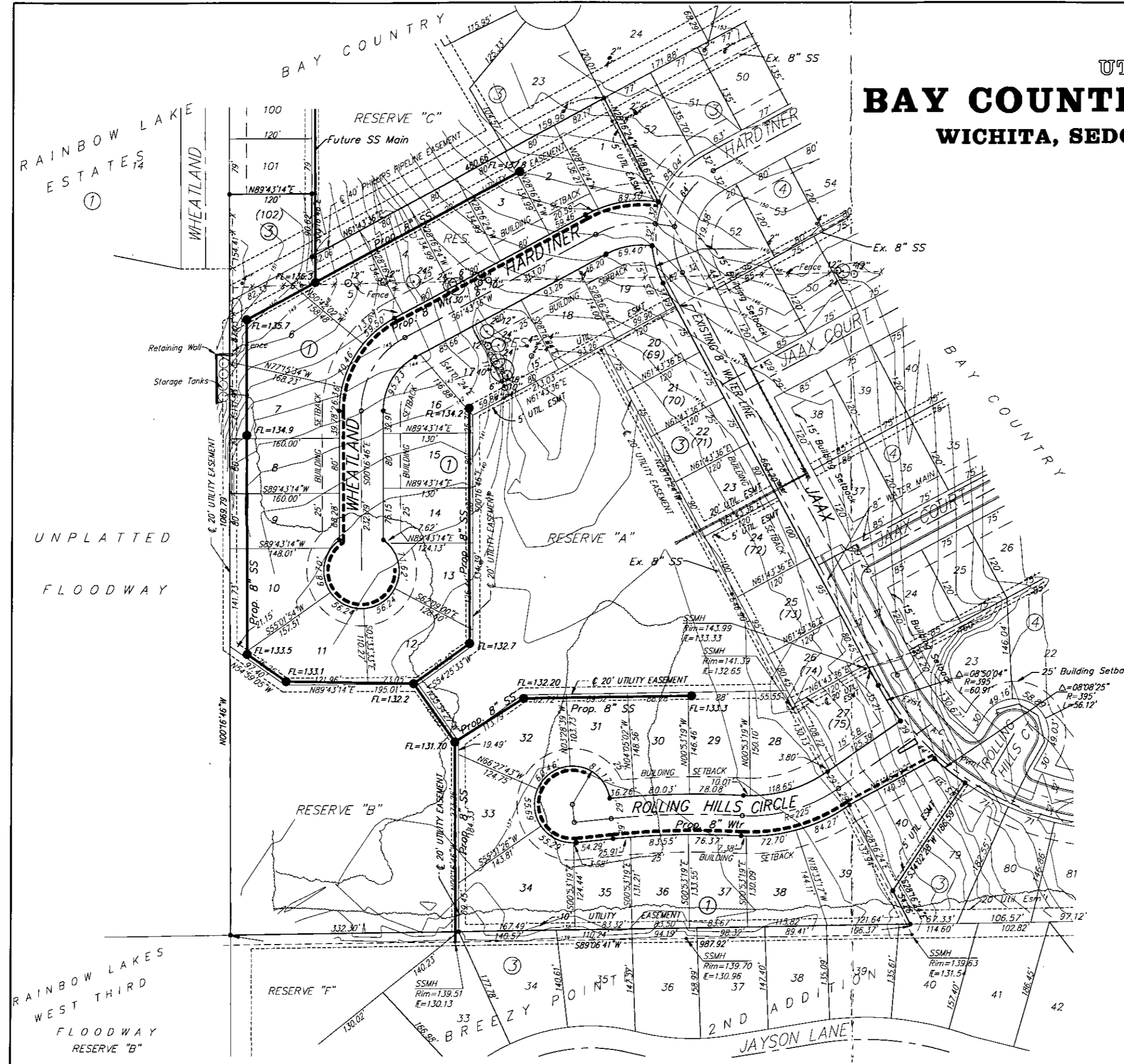
Sincerely,



Christopher M. Carrier, P.E.
Storm Water Engineer

cc: Steve Lackey, P.E., Director of Public Works
Mike Lindebak, City Engineer
Vicky Huang, Subdivision Design
Marvin Krout, Director of MAPD
Kurt Schroeder, OCI Superintendent

UTILITY PLAN
BAY COUNTRY 2ND ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK:
 119TH ST. WEST & CENTRAL, CITY OF WICHITA DISC. 40' E. &
 46' S. OF C. BOTH; 58.82' S.E. OF SEC. COR. IRON; 21.7' W.
 OF FACE OF WALK N/S; 13.6' N. OF WALK E/W.
 ELEV. = 156.93 CITY DATUM

— Prop. 8" SS
 - - - Prop. 8" Wtr

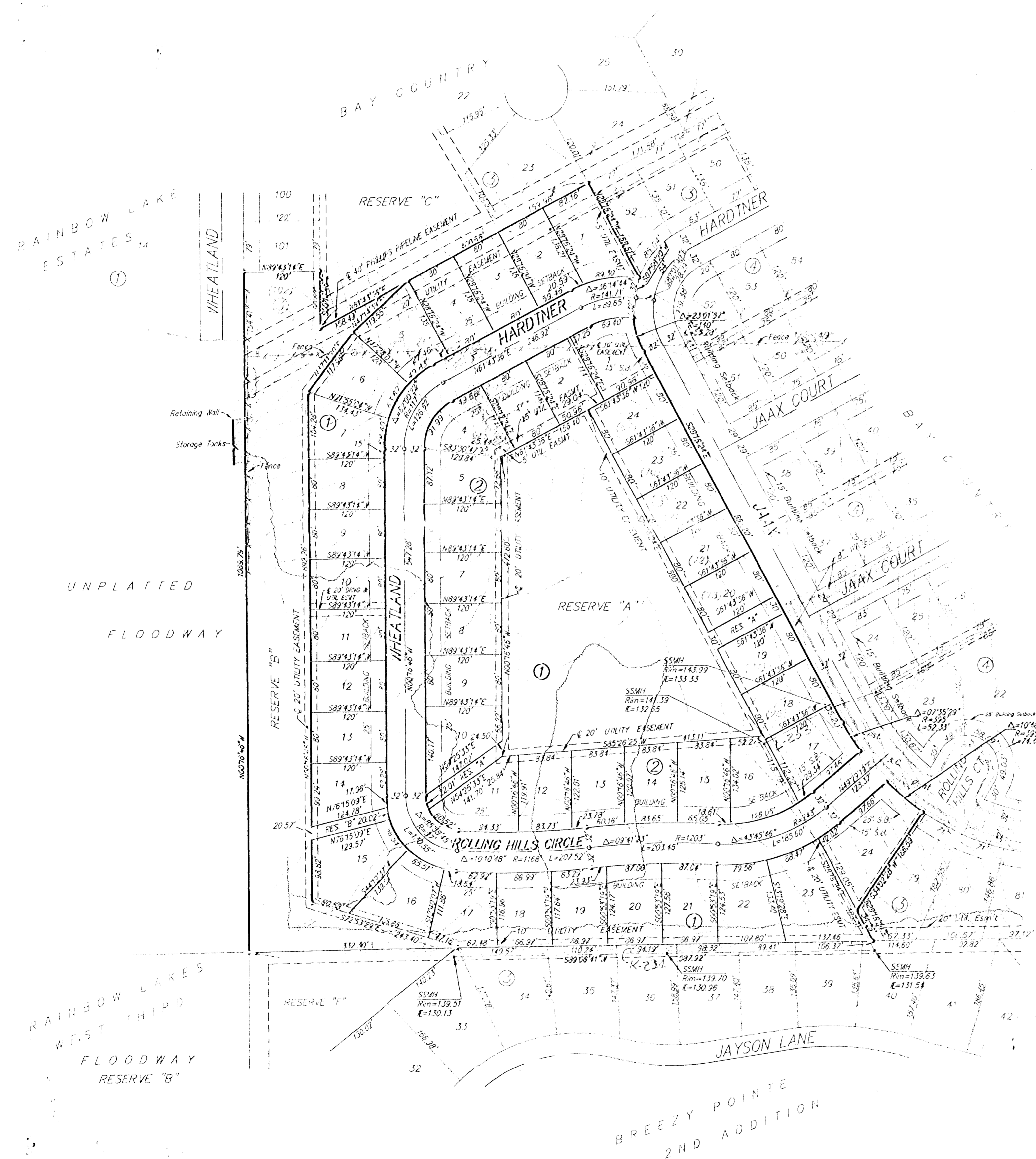
BAUGHMAN COMPANY P. A.
 ENGINEERING & SURVEYING
 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

12/22/97

PRELIMINARY PLAT

BAY COUNTRY 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



Scale: 1" = 100'
 1' = Contour Intervals

OWNER:
 RAY JACOBY
 418 S. FORESTVIEW CT.
 WICHITA, KANSAS 67235
 PH. # 316-721-5844

LEGAL DESCRIPTION:
 A REPLAT OF LOTS 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, & 102, BLOCK 3, TOGETHER WITH ALL OF RESERVE "C" AND TOGETHER WITH THAT PART OF RESERVE "D" LYING BETWEEN SAID LOTS 56 & 57, IN SAID BLOCK 3, AND TOGETHER WITH HARDTNER CIRCLE, ALL IN BAY COUNTRY, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

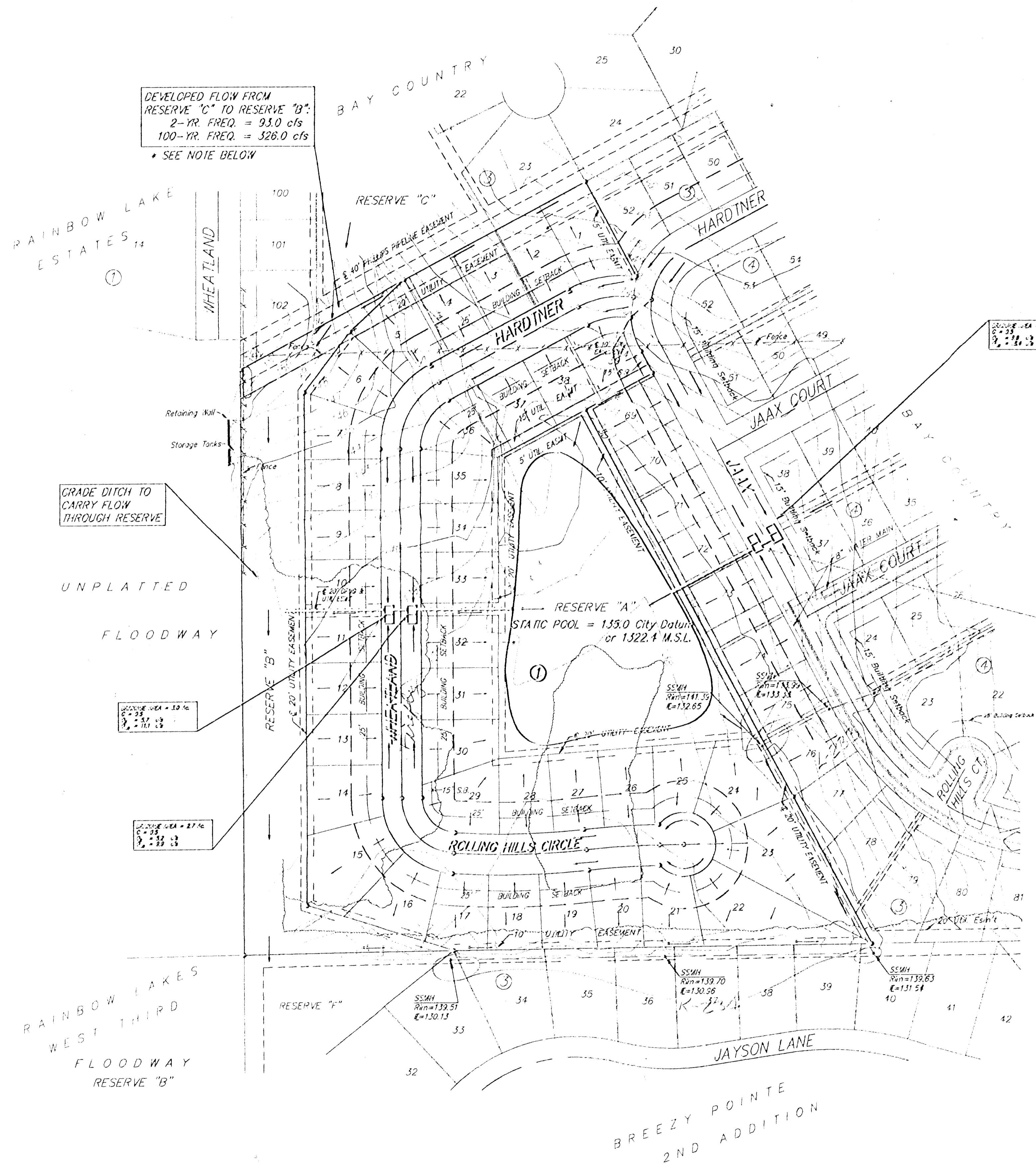
BENCHMARK:
 119TH ST. WEST & CENTRAL, CITY OF WICHITA DISC, 40' E. & 46' S. OF C BOTH; 58.92' SE. OF SEC. COR. IRON; 21.7' W. OF FACE OF WALK N/S; 13.6' N. OF WALK E/W.
 ELEV. = 156.93 CITY DATUM

30 JUNE 1995

DRAINAGE CONCEPT

BAY COUNTRY 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM PAD ELEVATIONS

Lot	Block	Elevation (NGVD)
11-39	1	1526.0

Scale: 1" = 100'
1" = Contour intervals

OWNER:
RAY JACOBY
418 S. FORESTVIEW CT.
WICHITA, KANSAS 67235
PH. # 316-721-5844

LEGAL DESCRIPTION:
A REPLAT OF LOTS 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, & 68, BLOCK 3, TOGETHER WITH ALL OF RESERVE "C" EXCEPT THAT PART LYING BETWEEN LOTS 73 & 74, IN SAID BLOCK 3, AND TOGETHER WITH THAT PART OF RESERVE "D" LYING BETWEEN SAID LOTS 56 & 57, IN SAID BLOCK 3, AND TOGETHER WITH HARDNER CIRCLE, ALL IN BAY COUNTRY, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BENCHMARK:
119TH ST. WEST & CENTRAL, CITY OF WICHITA DISC. 40' E. & 46' S. OF C BOTH; 58.82' S.E. OF S&G. COR. IRON; 21.7' W. OF FACE OF WALK N/S; 13.6' N. OF WALK E/W.
ELEV. = 156.93 CITY DATUM

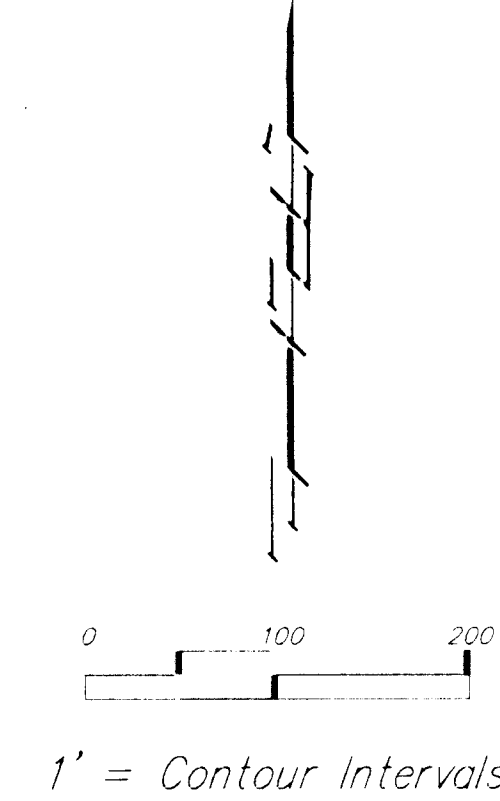
- NOTES:**
1. DRAINAGE FROM RESERVE "C" TO RESERVE "B" WAS CALCULATED USING THE FOLLOWING DATA:
SCS CURVE NUMBER = 80
SCS-1R55 COMPUTER MODEL
TIME OF CONC. = 1.61 HRS.
TYPE II 24-HR STORM
DRAINAGE BASIN AREA = 1.38 AC.
 2. ALL OTHER PEAK FLOW RATES WERE DETERMINED USING THE "RATIONAL" METHOD.

DRAINAGE CONCEPT

BAY COUNTRY 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFF-SITE FLOW FROM RESERVE "C" OF BAY COUNTRY ADDITION TO RESERVE "B" OF BAY COUNTRY SECOND ADDITION
 2-YR PEAK FLOWRATE = 93.0 CFS
 100YR PEAK FLOWRATE = 128 CFS

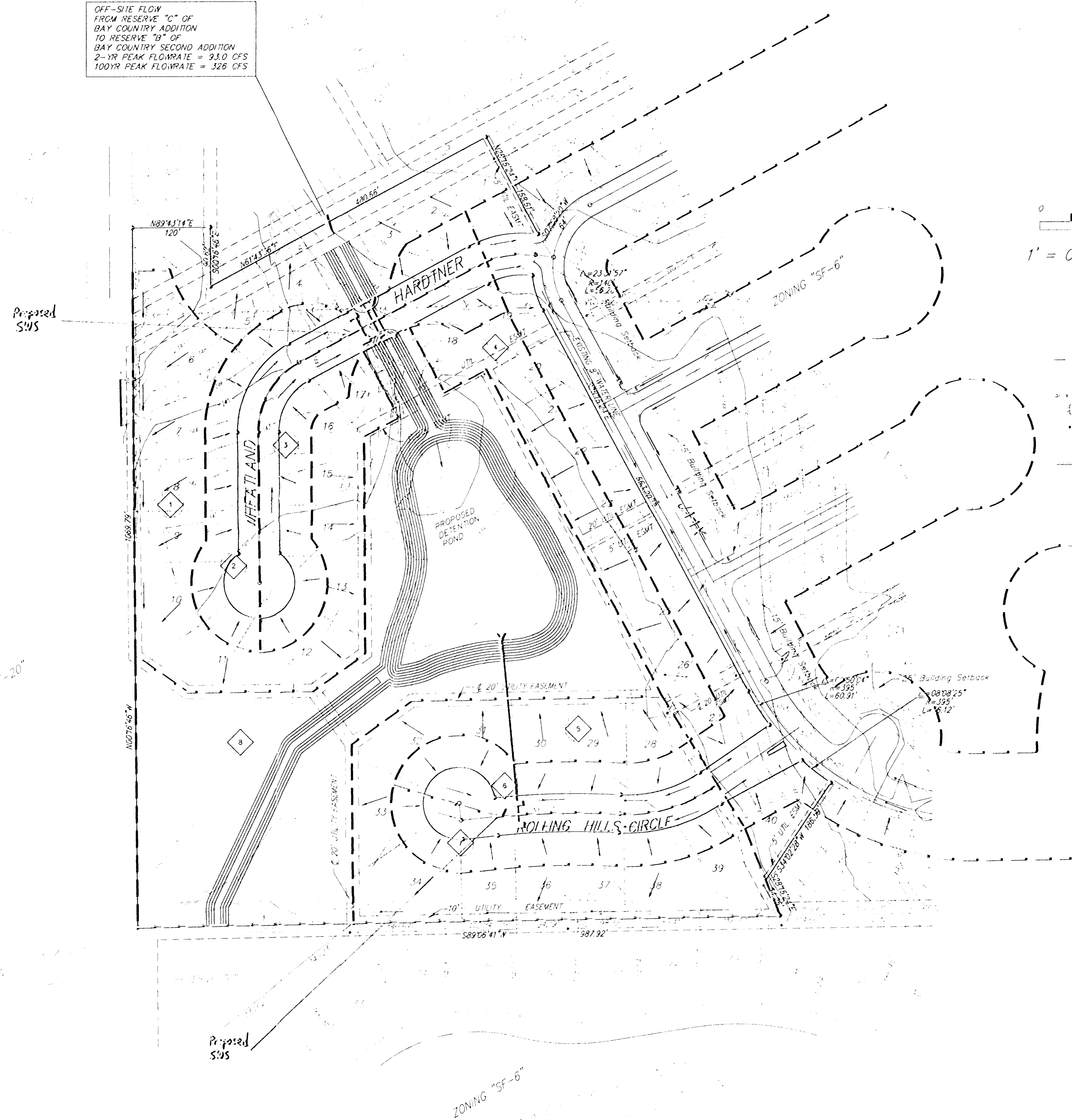
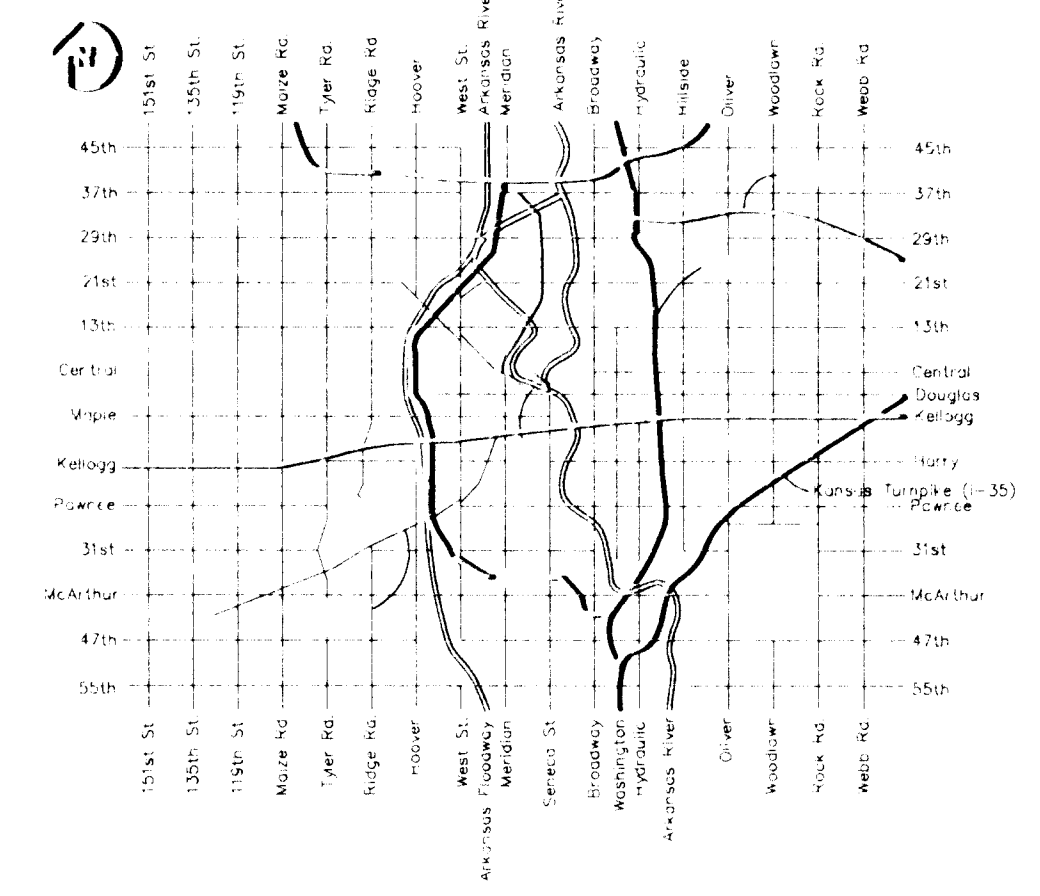


LEGEND

- WATER LINES
- SANITARY SEWER LINES
- STORM SEWER LINES
- CATCH BASIN
- SANITARY SEWER MANHOLES
- TREE
- CURB

Drainage Area	Area (Acres)	C _s	C _m	T _t (min)	T _c (hr)	I _a (in/hr)	Q ₁ (cfs)	Q _m (cfs)
1	2.8	0.50	2.50	75	3.83	7.36	5.3	9.6
2	1.5	0.54	0.54	15	3.83	7.36	3.1	6.0
3	1.2	0.54	0.54	15	3.83	7.36	2.5	4.8
4	1.3	0.54	0.54	15	3.83	7.36	2.7	5.2
5	2.5	0.50	0.50	75	3.83	7.36	4.8	9.2
6	1.3	0.54	0.54	15	3.83	7.36	1.9	3.6
7	1.0	0.54	0.54	15	3.83	7.36	2.1	4.0
8	9.6	0.60	0.60	15	3.83	7.36	15.2	29.1

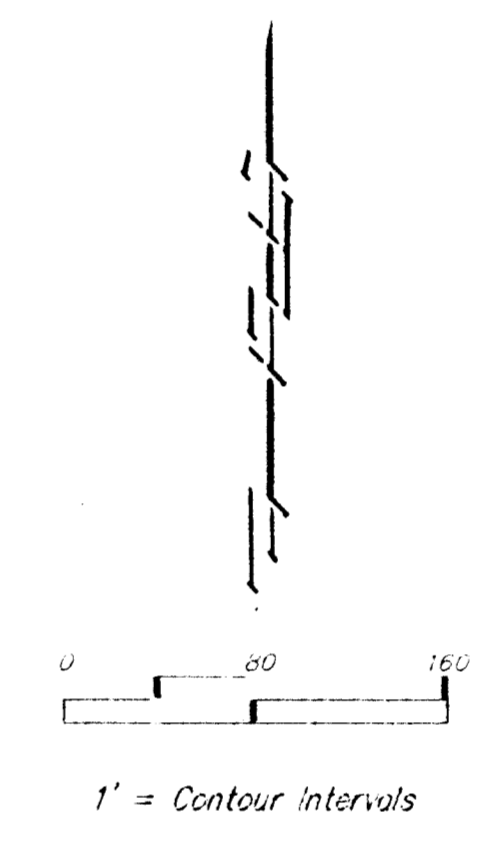
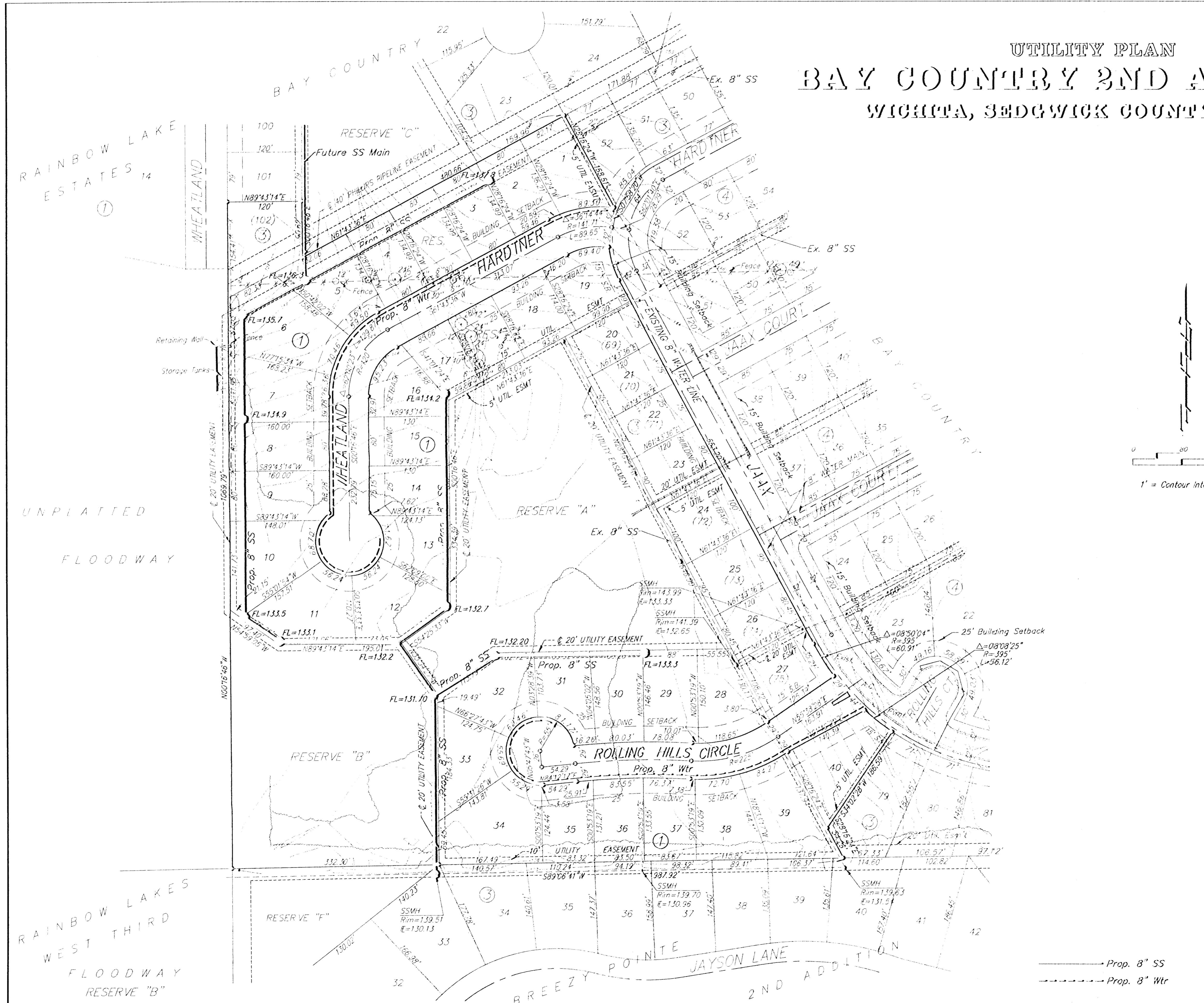
LOCATION



12 DECEMBER 1997

B BAUGHMAN COMPANY P. A.
 1100 WEST 10TH AVENUE, SUITE 100
 WICHITA, KANSAS 67202-1000
 TEL: 316-261-1100 FAX: 316-261-1101

UTILITY PLAN BAY COUNTRY 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK:
 119TH ST. WEST & CENTRAL, CITY OF WICHITA DISC. 40' E. &
 46' S. OF Q. B.O.M.; 58.52' S.E. OF SEC. COR. IRON. 21.7' W.
 OF FACE OF WALK N/S; 13.6' N. OF WALK E/W
 ELEV. = 156.93 CITY DATUM

———— Prop. 8" SS
 - - - - - Prop. 8" Wtr

12/22/91

B

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

Carrier, Christopher

From: Schroeder, Kurt
Sent: Thursday, December 20, 2001 12:28 PM
To: Carrier, Christopher
Cc: Lackey, Stephen ; Lindebak, Mike ; Cassady, Terry
Subject: Bay Country 2nd and Bay Country Addition

Sensitivity: Private

FYI:

I believe this is the plat developed by Ray Jacoby that was the object of much of the discussion this morning. It was recorded in 1998. It is a 40-lot plat just north of the 12500 thru 12700 blocks of Jason Lane. To date, we are showing 8 building permits for new homes in this subdivision, 2 or 3 of which are just starting construction. The somewhat older Bay Country Addition just east of this 40-lot subdivision (about 140-150 lots) looks to be built out at about an 80%+ level. The north section of Bay Country Addition just south of Central and west of Elizabeth Ann Seton Church with another 125-150 lots is just starting to develop.

-
File -
Bay Country 2nd Add'n.



Department of Public Works

February 5, 2002

Mr. Brent Wooten, P.E.
Baughman Company PA
315 Ellis
Wichita, KS 67211-1811

RE: Bay Country 2nd Addition

Dear Brent:

This is written as a follow up to our recent discussions and our meeting on Thursday, January 31, 2002 concerning the FEMA Letter of Map Amendment based on fill for the above referenced subdivision as submitted by Scott Lindebak of your firm. Also affected is the drainage plan that you have submitted for the subdivision.

As you know, the flood levels that were experienced during the 1998 Halloween flood along the North Fork of the Calfskin Creek were several feet higher than the 100-year flood as currently depicted on the FEMA Flood Insurance Maps. During our studies of the flood event, we determined that approximately twice the discharge occurred in the North Fork of the Calfskin Creek than would normally be expected because of a diversion of flow from Dry Creek. Since the flood, the City and our consultants, along with the US Army Corps of Engineers, have been looking at possible methods to stop or control the diversion to keep 100-year flood levels at or near what FEMA projected them to be. Unfortunately, at this point in time, we are not in a position to recommend a particular project and it would take a number of years for such a project to be completed. It is conceivable that a decision could be made that would allow the diversion to continue if some method of additional flood proofing could be found for the existing homes in Rainbow Lakes and Breezy Pointe.

Given the above, the City does not feel comfortable with allowing new development to continue along the North Fork of the Calfskin Creek at the existing FEMA defined 100-year flood levels. Allowing this would only result in more homes that could be flooded should a flood the magnitude of the Halloween storm occur in the future. Accordingly, we have conducted a thorough review of various flood profiles during which the diversion would occur, including the Halloween flood, and have determined that an appropriate building pad elevation for Bay Country Second Addition should be 1330.5 msl, or 143.1 city datum. Your drainage and grading plan and building permit applications should be revised to be consistent with this requirement.

Storm Water Management Division

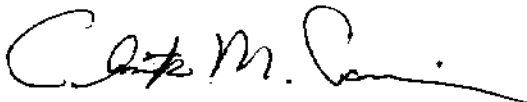
City Hall • 8th Floor • 455 N. Main • Wichita, Kansas 67202

T 316.268.4498

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Sincerely,



Christopher M. Carrier, P.E.
Storm Water Engineer

cc: Steve Lackey, P.E., Director of Public Works
Mike Lindebak, City Engineer
Vicky Huang, Subdivision Design
Marvin Krout, Director of MAPD
Kurt Schroeder, OCI Superintendent



BAUGHMAN COMPANY, P.A.

ENGINEERING, SURVEYING & PLANNING

316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

December 13, 2001

FEMA

LOMA Depot

12101 Indian Creek Court

Beltsville, Maryland 20705

Attn: LOMA Manager

**RE: Letter Map Amendment Based on Fill
Bay Country 2nd Addition, Lots 28-39, Blk. A
Wichita, Sedgwick County, Kansas**

Dear Sir or Madam:

Please find enclosed a check for the amount of \$700. Please apply these funds to the above referenced project review and processing fees.

Please contact us at (316) 262-7271, if you need any additional information.

Thank You.

Sincerely,

Baughman Co., P.A.

Scott C. Lindebak, I.E.

c: file

PUBLIC BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 1.63 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and reviewing the form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, S.W., Washington, DC 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0148), Washington, DC 20503.

You are not required to respond to this collection of information unless a valid OMB Control Number is displayed in the upper right corner of this form.

This form may be completed by the property owner, registered land surveyor, or registered professional engineer

1. Community Name of NFIP map panel on which the property is located: City of Wichita
County: Sedgwick State: Kansas
Panel or Map Number: 200328 0020
Effective Date: July 26, 1997 (LOMR)
2. Street Address of Property: n/a
3. Description of Property Lot and Block (if a street address cannot be provided):
See attached metes and bounds description

4. Are you requesting that the SFHA designation be removed from (a) all of the land within the bounds of the property, (b) a portion of land within the bounds of the property (a certified metes and bounds description of the area to be removed is required), or (c) the structure(s) on the property? (Answer "a," "b," or "c") a
5. Is this request for (a) a single structure, (b) a single lot, (c) multiple structures, (d) multiple lots? (Answer "a," "b," "c" or "d") d
6. What is the type of construction? (a) crawl space; (b) slab on grade; (c) basement; (d) other (explain). (Answer "a," "b," "c," or "d") c
7. Is this request prior to the transfer of ownership of the property in question from a developer to an individual property owner? Yes No
8. Is this request for (a) existing conditions, or (b) proposed project? (Answer "a" or "b") a
9. Has fill been placed on the property to elevate the ground elevation of the property; to elevate a structure(s), or to elevate the ground elevations around a structure? yes If yes, when? September 2001
10. For proposed projects, will fill be placed to elevate this land or structure? no
11. If known, list the case number and/or the street address of previous requests that have been submitted to FEMA for this property or adjacent properties?

12. One of the following documents is required of all cases:
I have enclosed the following documents in support of this request:
 a. Copy of the Subdivision Plat Map (with recordation data and stamp of the Recorder's Office)
OR
 b. Copy of the property Deed (with recordation data and stamp of the Recorder's Office), accompanied by a tax assessor's map or other suitable map showing the surveyed location of the property with respect to local streets and watercourses.

(For these maps a map scale must be provided and they should not be reduced or enlarged.)

PLEASE REFER TO THE INSTRUCTIONS FOR THE APPROPRIATE MAILING ADDRESS

PUBLIC BURDEN DISCLOSURE NOTICE

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This form must be completed by a registered professional engineer or licensed land surveyor. These forms should not be used for requests involving Channelization, Bridges/Culverts, or Fill in the FEMA-Designated (regulatory) Floodway; instead, forms entitled Revisions to National Flood Insurance Program Maps (MT-2) should be used. The Elevation Information Form must be included for all requests, unless the request is for a determination in which the FIRM already shows the property to be CLEARLY outside the SFHA. Cases in which the determination for the property or structure is uncertain will require the submittal of elevation data to provide a definitive determination. If an Elevation Certificate has been completed for the subject property, it may be submitted in lieu of this form.

(See instructions for details)

1. Community Name: City of Wichita
2. Legal Description of Property: See attached meets and bounds description
3. Flooding Source: North Fork Calfskin Creek
4. Based on the FIRM, this property is located in Zone(s): A1
5. Is any portion of this property located in the regulatory floodway? Yes No
Are any structures (existing or proposed) located in the regulatory floodway? Yes No
6. Is this area subject to land subsidence or uplift? Yes No
If yes, what is the date of the current releveling? _____

For items 7-11 multiple lots/structures, complete the appropriate column(s) of the Summary of Elevations - Individual Lot Breakdown form, identifying the elevation for each lot/structure. To support items 9, 10, and 11, please note a map (certified by a licensed surveyor or registered professional engineer) may be required to relate the ground elevations and locations of structures or lots. The map should indicate whether it reflects "as-built" or "proposed" conditions.

7. What is the BFE for this property? (Provide elevation to nearest tenth of a foot and datum)

1325.0 Elevation _____ Datum (NGVD, NAVD or other)

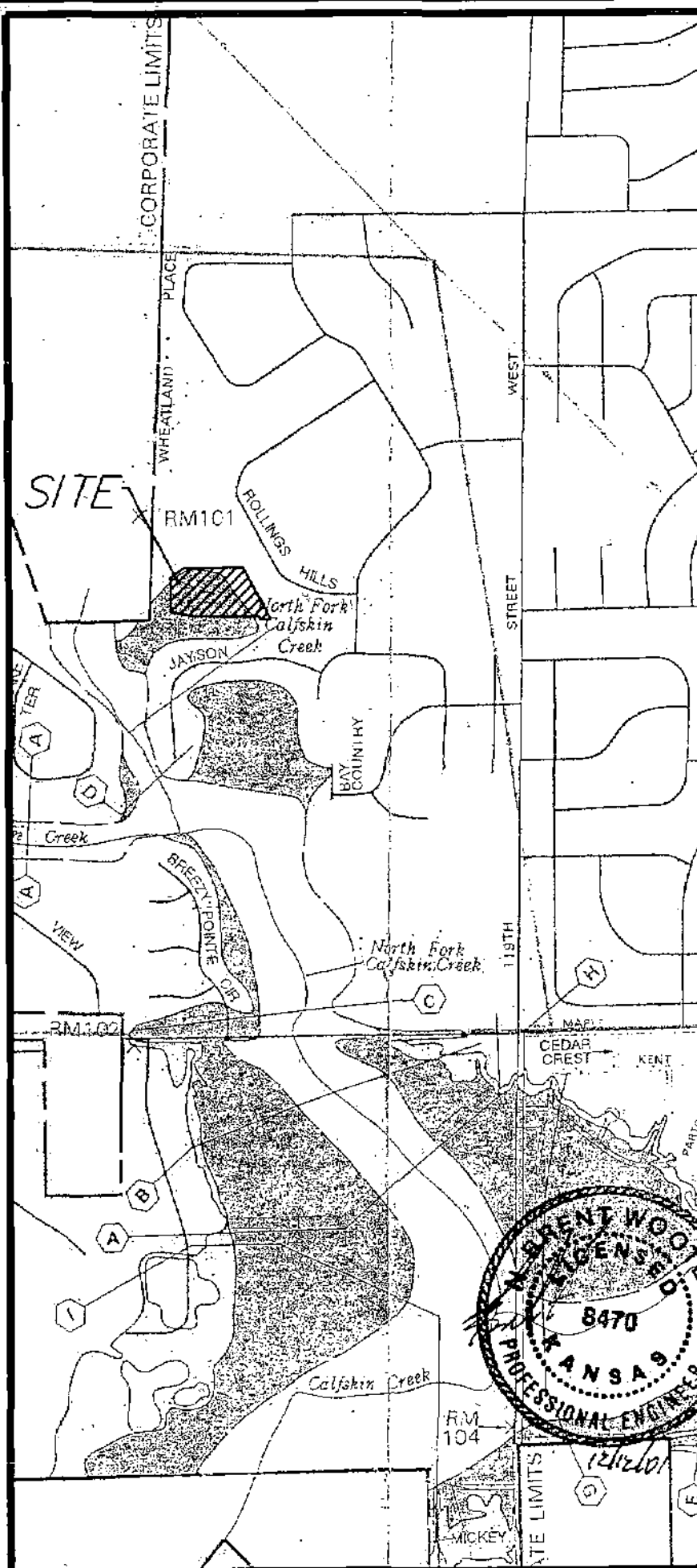
8. How was the BFE determined? (attach a copy of the Flood Profile or table from the FIS report, if appropriate, a copy of a letter from a state agency establishing a BFE, or other necessary supporting information including Forms 3 and 4 from forms entitled, "Revisions to National Flood Insurance Program Maps" (MT-2)).

FIS Flood Profile & FIRM

9. If this request is to remove the SFHA designation from a parcel of land or lot(s), what is the existing or proposed elevation of the lowest grade; that is, the lowest ground on the property or within the metes and bounds description of the portion being removed? (Provide elevation to nearest tenth of a foot and datum) 1325.0 Elevation MSL Datum

1322-1329
Whitman (Firm)
1322.00

PLEASE REFER TO THE INSTRUCTIONS FOR THE APPROPRIATE MAILING ADDRESS



NATIONAL FLOOD INSURANCE

FLOODWAY
FLOOD BOUNDARY AND
FLOODWAY MAP

CITY OF
WICHITA,
KANSAS
SEDGWICK COUNTY

PANEL 20 OF 40
(SEE MAP INDEX FOR PANEL NO.)

REVISED TO
REFLECT LOW
DATED JUN 26 2003

COMMUNITY-PANEL 1
2003

EFFECTIVE
MAY



Federal Emergency Management Agency

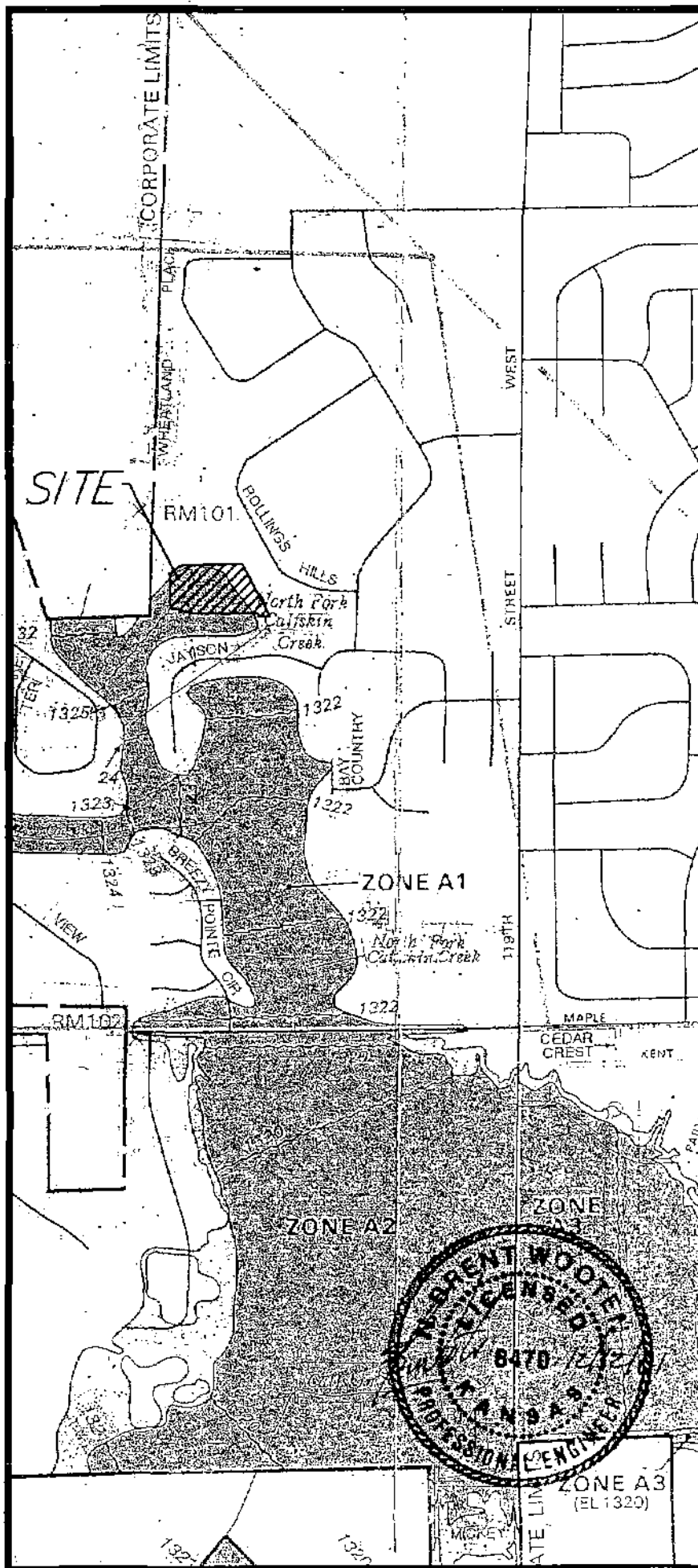
These have changed subsequent to the issuance of this map.
For adjoining map panels see separately printed Map Index.

INITIAL IDENTIFICATION:
DECEMBER 27, 1974
FLOOD HAZARD BOUNDARY MAP REVISION:
APRIL 1, 1977
FLOOD INSURANCE RATE MAP EFFECTIVE:
MAY 16, 1986
FLOOD INSURANCE RATE MAP REVISIONS:

To determine if Flood insurance is available in this area contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6626.



APPROXIMATE SCALE
1000 0 1000 F



NATIONAL FLOOD INSURANCE

FIRM
FLOOD INSURANCE RATE

CITY OF
WICHITA,
KANSAS
SEDGWICK COUNTY

PANEL 20 OF 40
(SEE MAP INDEX FOR PANELS NOT

**REVISED TO
REFLECT LOMI
DATED JUN 20 1984**

COMMUNITY PANEL NO.
200328 1

EFFECTIVE
MAY 1



Federal Emergency Management

FEDERAL EMERGENCY MANAGEMENT AGENCY
**SUMMARY OF ELEVATIONS - INDIVIDUAL
 LOT BREAKDOWN**

O.M.B. Burden No. 3067-0147
 Expires May 31, 2001

PUBLIC BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 0.67 hour per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and reviewing the form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, S.W., Washington, DC 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0147), Washington, DC 20503.

You are not required to respond to this collection of information unless a valid OMB Control Number is displayed in the upper right corner of this form.

Community Name: City of Wichita

Property Name or Address: Lots 28-39, Bay Country 2nd Addition, City of Wichita, Sedgwick County, Kansas

LOT NUMBER	BLOCK NUMBER	LOWEST LOT ELEVATION ¹	LOWEST FLOOR ELEVATION ²	LOWEST ADJACENT GRADE TO STRUCTURE ³	BASE (100-YEAR) FLOOD ELEVATION	FOR FEMA USE ONLY
28	A	1326.4			1325.0	
29	A	1325.9			1325.0	
30	A	1325.9			1325.0	
31	A	1325.9			1325.0	
32	A	1325.6			1325.0	
33	A	1325.4			1325.0	
34	A	1325.0			1325.0	
35	A	1325.0			1325.0	
36	A	1325.0			1325.0	
37	A	1325.0			1325.0	
38	A	1325.0			1325.0	
39	A	1325.0			1325.0	

¹For requests that an entire parcel of land be removed from the SFHA; if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description

²For requests that a structure be removed from the SFHA when fill has been or will be placed on the property the lowest floor, including basement or garage, must be submitted

³For requests that a structure be removed from the SFHA the lowest adjacent grade to the structure, including an attached deck or garage, must be submitted.

FEDERAL EMERGENCY MANAGEMENT AGENCY
**COMMUNITY ACKNOWLEDGMENT
OF REQUESTS INVOLVING FILL**

O.M.B. Burden No. 3067-0147
Expires May 31, 2001

PUBLIC BURDEN DISCLOSURE NOTICE

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Community Name: City of Wichita

Property Name or Address: Bay Country 2nd Addition - Lots 28-39, Blk. A - See attached legal

We hereby acknowledge receipt and review of this Letter of Map Revision (Based on Fill) request and have found that the completed or proposed project meets or is designed to meet all of the community's applicable floodplain management regulations, including the requirement that no fill be placed in the regulatory floodway. We understand that this request is being forwarded to FEMA for a possible map revision. For proposed projects, we understand that FEMA is being asked to provide comments on the potential effects of this project on the flood hazards of our community.

Community comments on the proposed project:

Community Official's Name (please print or type): Mr. Christopher Carrier, P.E.

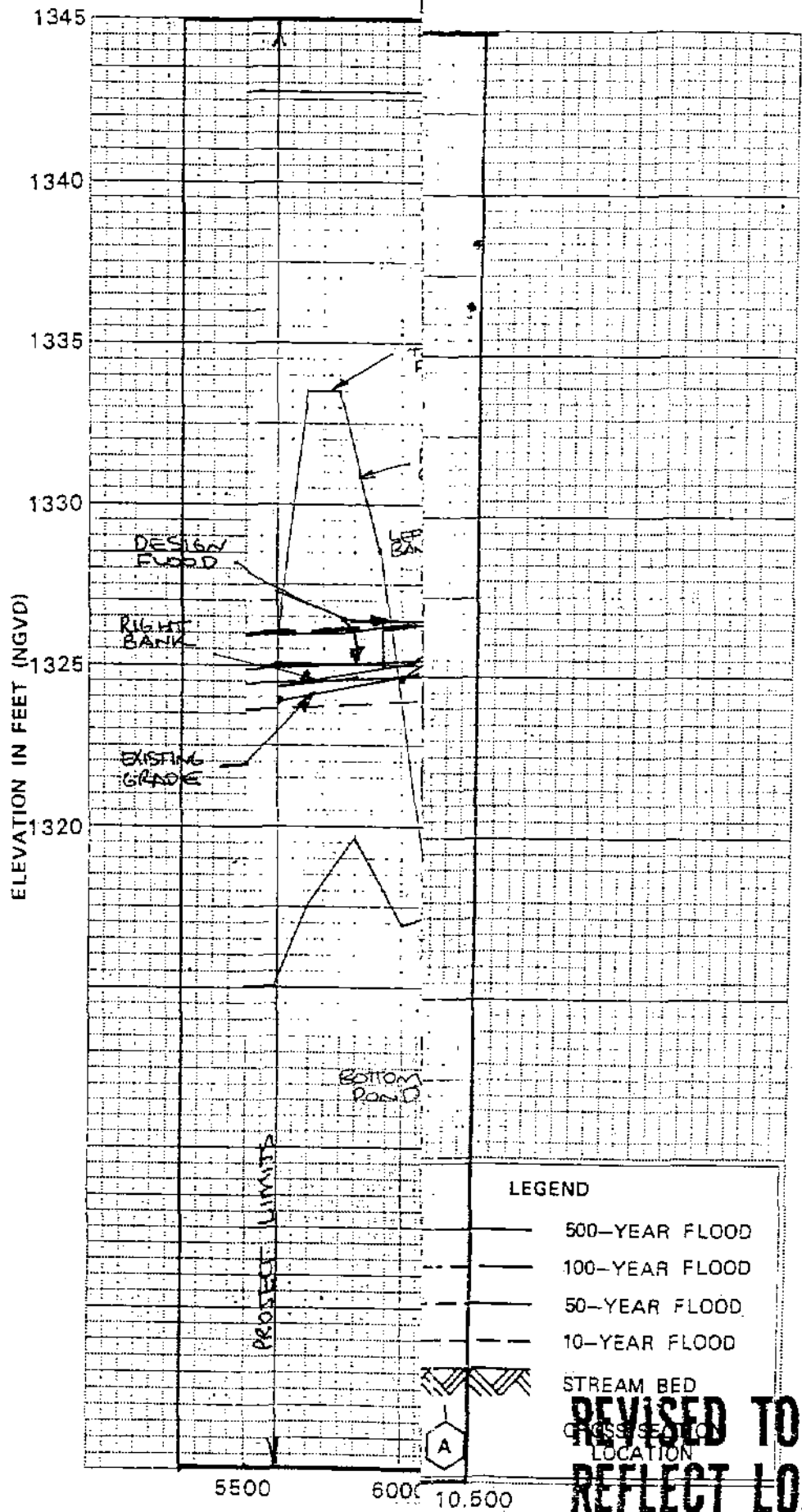
Address (please print or type): 455 N. Main Street - City Hall - 8th Floor
Wichita, KS 67202

Daytime Telephone Number: (316) 268-4626

Community Official's Signature

Date

PLEASE REFER TO THE INSTRUCTIONS FOR THE APPROPRIATE MAILING ADDRESS



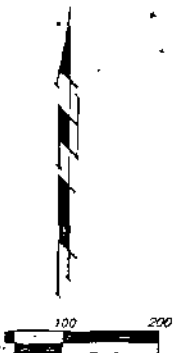
FLOOD PROFILES
NORTH FORK CALFSKIN CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

SEDGWICK COUNTY, KS
(UNINCORPORATED AREAS)

REVISED TO
REFLECT LOMR
DATED OCT 08 1998

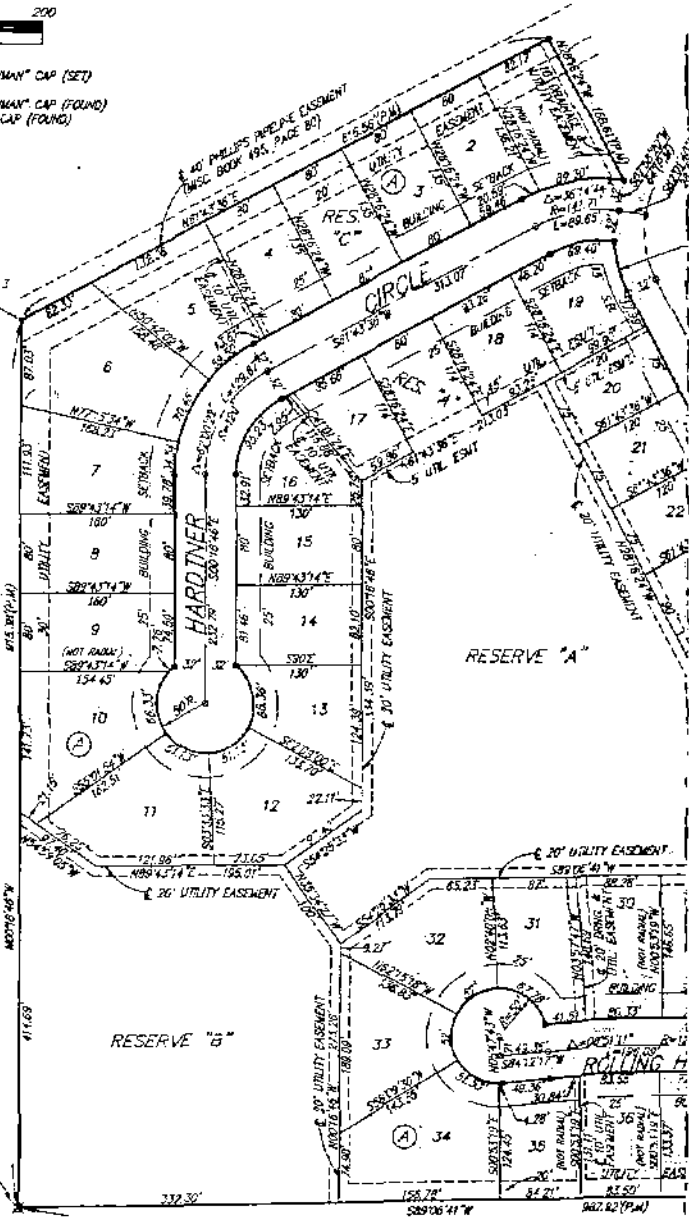
BAY



RESAR W/ BAUGHMAN CAP (SET)
 FROM (FOUND)
 RESAR W/ BAUGHMAN CAP (FOUND)
 14" IRON W/ PECI CAP (FOUND)

UNSURED
 CALCULATED
 PLATTED

TOR. LOT 102 BLK. 3
 COUNTRY



COR. NE 1/4
 24, 1275, P2W

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
LOTS	ROOF	ELEVATION	
		CITY DATUM	M.S.L.
1-6	A	148.8	1238.0
7-39	A	140.8	1328.0

BENCHMARK:
 "D" COT - TOP OF CURB, 14.5' SOUTH OF THE
 SW COR. OF LOT 32, BLOCK 4, BAY COUNTRY
 ELEV. = 142.48 CITY DATUM
 1328.88 M.S.L.

This plat of "BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this 12 day of MARCH, 1998.
 Wichita-Sedgwick County Metropolitan Area Planning Commission



Richard E. Lopez, Chairman
 Richard E. Lopez

Marvin S. Krout, Secretary
 Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 13 day of JULY, 1998.



Bob Knight, Mayor
 Bob Knight

Pat Burnett, City Clerk
 Pat Burnett

Entered on transfer record this 4 day of August, 1998.



James Alford, County Clerk
 James Alford

State of Kansas)
 Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 5 day of August, 1998 at 9:58 o'clock A.M. and is duly recorded.

Bill Meek, Register of Deeds
 Bill Meek

Linda Kizile, Deputy
 Linda Kizile

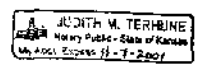
1818161



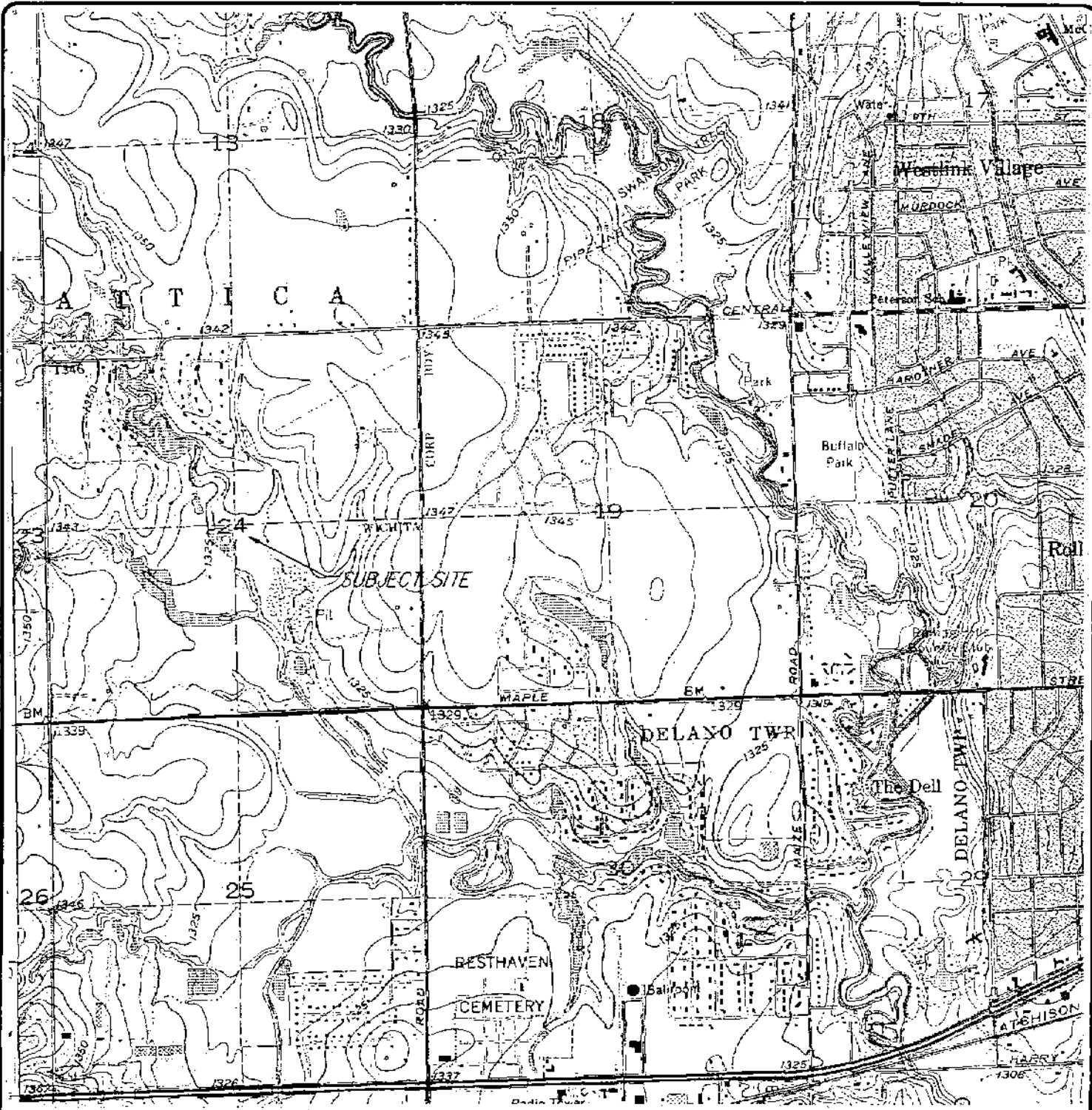
We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas.
 Southwest National Bank

Robert E. Hoopes, (Treas)
 ROBERT E. HOOPS

State of Kansas)
 Sedgwick County) SS The foregoing instrument acknowledged before me, this 6 day of NOVEMBER, 1998, by ROBERT E. HOOPS, PRESIDENT of Southwest National Bank, on behalf of the bank.



Judith M. Terhune, Notary Public
 JUDITH M. TERHUNE



CONTOUR INTERVAL 10 FEET.
 U.S.G.S. 7.5 MINUTE SERIES TOPOGRAPHIC MAP
 STATE OF KANSAS QUADRANGLE
 WICHITA EAST



SITE LOCATION DIAGRAM BAY COUNTRY 2ND ADDITION WICHITA, KANSAS		
Project Mgr:	KJS	Project No. 01011358
Designed By:	Terracon	Scale: SHOWN
Checked By:		Date: 12-06-01
Approved By:	2111 West Harry Street Wichita, Kansas 67213	Drawn By: CWS
File Name:	01011358.DWG	Figure No. 1



LEGEND

⊕ BORING LOCATION



DIAGRAM IS FOR GENERAL LOCATION ONLY. NOT FOR CONSTRUCTION PURPOSES.

BORING LOCATION DIAGRAM BAY COUNTRY 2ND ADDITION WICHITA, KANSAS		
Project Mgr:	KJS	Project No. 01011358
Designed By:	Terracon 2111 West Harry Street Wichita, Kansas 67213	Scale: SHOWN
Checked By:		Date: 12-06-01
Approved By:		Drawn By: CWS
File Name:	01011358.DWG	Figure No. 2

LOG OF BORING NO. B-1

CLIENT Baughman Company, P.A.		PROJECT Bay County Second Addition									
SITE Rolling Hills Circle near Jaax Wichita, Kansas											
GRAPHIC LOG	DESCRIPTION	DEPTH, ft.	USCS SYMBOL	SAMPLES			TESTS				
				NUMBER	TYPE	RECOVERY, in.	SPT - N BLOWS / ft.	WATER CONTENT, %	DRY UNIT WT pcf	UNCONFINED STRENGTH; psf	
	1			FILL: LEAN CLAY Trace gravel, brown		1	ST	18			9000*
	2			FILL: SILTY CLAY Brown		2	ST	7	19.4	103	5000*
	3					3	ST	14	23.4	96	4000*
4	SILTY CLAY Native, dark brown, hard		CL ML	4	ST	18	20.4	102	9000*		
	BOTTOM OF BORING										

The stratification lines represent the approximate boundary lines between soil and rock types: in-situ, the transition may be gradual.

*Calibrated Hand Penetrometer

WATER LEVEL OBSERVATIONS, ft			<h1 style="font-size: 2em; margin: 0;">Terracon</h1>		BORING STARTED		10-31-01			
WL	▼ Dry	WS			▼ Dry	AB	BORING COMPLETED		10-31-01	
WL	▼	▼					RIG	313	FOREMAN	KT
WL							APPROVED		KJS/vbl	JOB #

BORING NO. 99-01011358.GPJ TERRACON.GDT 12/5/01

LOG OF BORING NO. B-2

CLIENT Baughman Company, P.A.		PROJECT Bay County Second Addition								
SITE Rolling Hills Circle near Jaax Wichita, Kansas										
GRAPHIC LOG	DESCRIPTION	DEPTH, ft.	USCS SYMBOL	SAMPLES			TESTS			
				NUMBER	TYPE	RECOVERY, in.	SPT - N BLOWS / ft.	WATER CONTENT, %	DRY UNIT WT pcf	UNCONFINED STRENGTH, psf
	3	3	CL ML	1	ST	12		14.0	107	9000*
	4	4		2	ST	14		15.6	108	6000*
	5	5		3	ST	14		17.8	107	9000*
	6		4	ST	13		15.7	88	6000*	
	7									
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LABORATORY COMPACTION CHARACTERISTICS OF SOIL

Terracon

Report Number: 01011358:0001
Service Date: December 6, 2001

2111 West Harry
Wichita, Kansas 67213
(316) 262-0171

Client: Baughman and Company, P.A.
315 Ellis
Wichita KS 67211

Report Date: December 07, 2001
Project: Bay County 2nd Addition
Rolling Hills Circle near Jaax
Wichita

Project Number: 01011358

Material Information

Contractor:
Source of Material:
Proposed Use:

Sample Information

Sampled By:
Sample Location:

Sample Description:

Laboratory Test Data

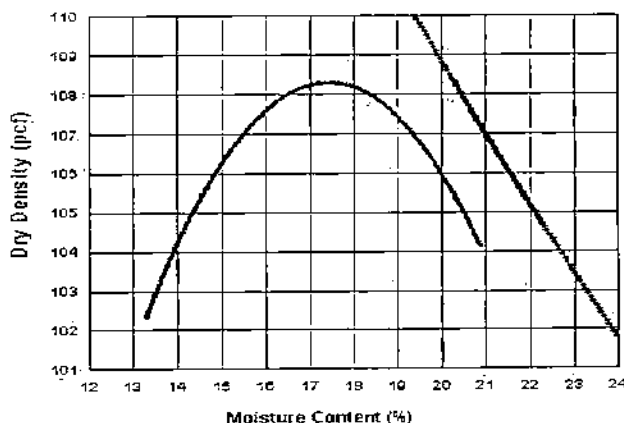
Test Procedure:
Test Method:
Sample Preparation:
Rammer Type:
Maximum Dry Unit Weight, pcf: 108.5
Optimum Water Content, %: 17.5

Result	Specifications
--------	----------------

Liquid Limit:
Plastic Limit:
Plasticity Index:
% Passing #200:
% Passing #40:
USCS:

Moisture Density Relations

Zero Air Voids Curve for assumed specific gravity 2.68



Services Perform Standard Proctor Test

Report Distribution:
(1) Baughman and Company, P.A.

The Terracon Companies, Inc.

Reviewed by: _____
Alfred (Reno) Villegas

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written approval of Terracon. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.



BAUGHMAN COMPANY, P.A.

ENGINEERING, SURVEYING & PLANNING

316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

January 4, 2002

Mr. Chris Carrier
Storm Water Management.
City Hall – 8th Floor
455 N. Main
Wichita, KS 67202

RE: Bay Country 2nd Addition

Chris:

I am providing to you the master grading plan for the referenced plat as we discussed. The builders need to proceed with the home construction on these lots. The pads we have established for these lots should meet or exceed the new restudy base flood elevation.

The developer also needs to remove this area from the FEMA Flood Hazard Area. We provided this completed application to your office some time ago. I believe he has fully complied with the standards in place at the time he completed his filling and compaction efforts as required by FEMA.

Contact me if you should have any questions.

Thank you.

Sincerely,
Baughman Company, P.A.

N. Brent Wooten, P.E.
President

RECEIVED

JAN 04 2002

Cc: Ray Jacoby

File

Carrier, Christopher

From: Carrier, Christopher
Sent: Tuesday, September 25, 2001 9:16 AM
To: Huang, Vicky
Cc: Lindebak, Mike
Subject: Bay Country 2nd Addition

Sensitivity: Private

I just talked to Brent Wooten. He told me that the weir structure is not built yet. I told him that if anything is done there, we would need a complete set of as-built plans along with the associated hydraulic run-off calculations. He suggested that there. I also told him that the 90 degree bend needed to be lessened and rip-rap installed. He suggested that they consider raising the south bank several feet to allow for superelevation of water as it goes around the bend.

Brent said he'd get with the developer on these things. You may want to get with Mike on what's going on here as I don't understand how he can do what he wants without Mike approving the private project plans.

HYDROGRAPH AT STATION POND

PEAK FLOW (CFS)	TIME (HR)	(CFS)	MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	24.92-HR
222.	3.67	56.	14.	13.	13.	
		(INCHES)	3.691	3.709	3.709	3.709
		(AC-FT)	28.	28.	28.	28.

PEAK STORAGE (AC-FT)	TIME (HR)		MAXIMUM AVERAGE STORAGE			
			6-HR	24-HR	72-HR	24.92-HR
5.	3.67	2.	0.	0.	0.	

PEAK STAGE (FEET)	TIME (HR)		MAXIMUM AVERAGE STAGE			
			6-HR	24-HR	72-HR	24.92-HR
138.94	3.67	136.97	136.25	136.24	136.24	

CUMULATIVE AREA = 0.14 SQ MI

RUNOFF SUMMARY
FLOW IN CUBIC FEET PER SECOND
TIME IN HOURS, AREA IN SQUARE MILES

OPERATION	STATION	PEAK FLOW	TIME OF PEAK	AVERAGE FLOW FOR MAXIMUM PERIOD			BASIN AREA	MAXIMUM STAGE	TIME OF MAX STAGE
				6-HOUR	24-HOUR	72-HOUR			
HYDROGRAPH AT	BASIN	348.	3.25	48.	12.	12.	0.12		
ROUTED TO	BOX	205.	3.50	47.	12.	11.	0.12	144.02	
HYDROGRAPH AT	BAY2	63.	3.25	9.	2.	2.	0.02		
2 COMBINED AT	COMBO	250.	3.42	56.	14.	13.	0.14		
ROUTED TO	POND	222.	3.67	56.	14.	13.	0.14	138.94	

*** NORMAL END OF HEC-1 ***

200 J_n

HYDROGRAPH AT STATION POND

PEAK FLOW (CFS)	TIME (HR)	MAXIMUM AVERAGE FLOW				
		6-HR	24-HR	72-HR	24.92-HR	
141	3.67	30	8	7	7	
		(INCHES)	1.985	1.998	1.998	1.998
		(AC-FT)	15	15	15	15

PEAK STORAGE (AC-FT)	TIME (HR)	MAXIMUM AVERAGE STORAGE			
		6-HR	24-HR	72-HR	24.92-HR
4	3.67	1	0	0	0

PEAK STAGE (FEET)	TIME (HR)	MAXIMUM AVERAGE STAGE			
		6-HR	24-HR	72-HR	24.92-HR
138.17	3.67	136.64	136.17	136.16	136.16

CUMULATIVE AREA = 0.14 SQ MI

RUNOFF SUMMARY
FLOW IN CUBIC FEET PER SECOND
TIME IN HOURS, AREA IN SQUARE MILES

OPERATION	STATION	PEAK FLOW	TIME OF PEAK	AVERAGE FLOW FOR MAXIMUM PERIOD			BASIN AREA	MAXIMUM STAGE	TIME OF MAX STAGE
				6-HOUR	24-HOUR	72-HOUR			
HYDROGRAPH AT	BASIN	194	3.25	26	7	6	0.12		
ROUTED TO	BOX	150	3.42	25	6	6	0.12	142.88	3.42
HYDROGRAPH AT	BAY2	36	3.25	5	1	1	0.02		
2 COMBINED AT	COMBO	178	3.42	30	8	7	0.14		
ROUTED TO	POND	141	3.67	30	8	7	0.14	138.17	3.67

*** NORMAL END OF HEC-1 ***

1092

HYDROGRAPH AT STATION POND

PEAK FLOW (CFS)	TIME (HR)	(CFS)	MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	24.92-HR
85.	3.58	24.	24.	6.	6.	6.
		(INCHES)	1.620	1.637	1.637	1.637
		(AC-FT)	12.	12.	12.	12.

PEAK STORAGE (AC-FT)	TIME (HR)	(AC-FT)	MAXIMUM AVERAGE STORAGE			
			6-HR	24-HR	72-HR	24.92-HR
3.	3.58	1.	1.	0.	0.	0.

PEAK STAGE (FEET)	TIME (HR)	(FEET)	MAXIMUM AVERAGE STAGE			
			6-HR	24-HR	72-HR	24.92-HR
137.55	3.58	136.60	136.60	136.16	136.15	136.15

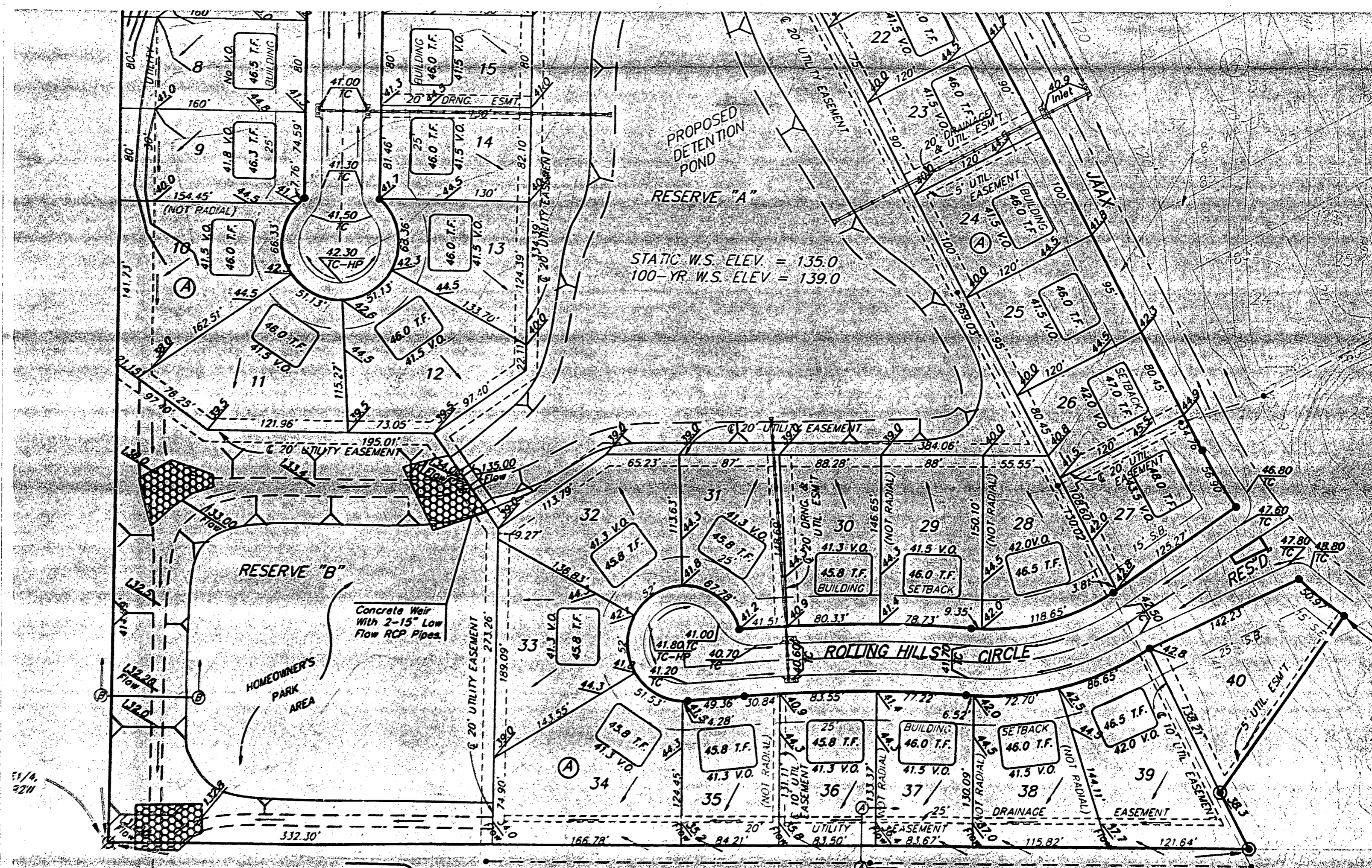
CUMULATIVE AREA = 0.14 SQ MI

RUNOFF SUMMARY
FLOW IN CUBIC FEET PER SECOND
TIME IN HOURS, AREA IN SQUARE MILES

OPERATION	STATION	PEAK FLOW	TIME OF PEAK	AVERAGE FLOW FOR MAXIMUM PERIOD			BASIN AREA	MAXIMUM STAGE	TIME OF MAX STAGE
				6-HOUR	24-HOUR	72-HOUR			
HYDROGRAPH AT	BASIN	115.	3.25	21.	5.	5.	0.12		
ROUTED TO	BOX	100.	3.33	21.	5.	5.	0.12	142.13	3.33
HYDROGRAPH AT	BAY2	22.	3.25	4.	1.	1.	0.02		
2 COMBINED AT	COMBO	120.	3.33	25.	6.	6.	0.14		
ROUTED TO	POND	85.	3.58	24.	6.	6.	0.14	137.55	3.58

*** NORMAL END OF HEC-1 ***

25



51/4
9211

Plan when platted

OFF-SITE FLOW FROM RESERVE "C" OF BAY COUNTRY ADDITION TO RESERVE "B" OF BAY COUNTRY SECOND ADDITION
 2-YR PEAK FLOWRATE = 93.0 CFS
 100YR PEAK FLOWRATE = 326 CFS

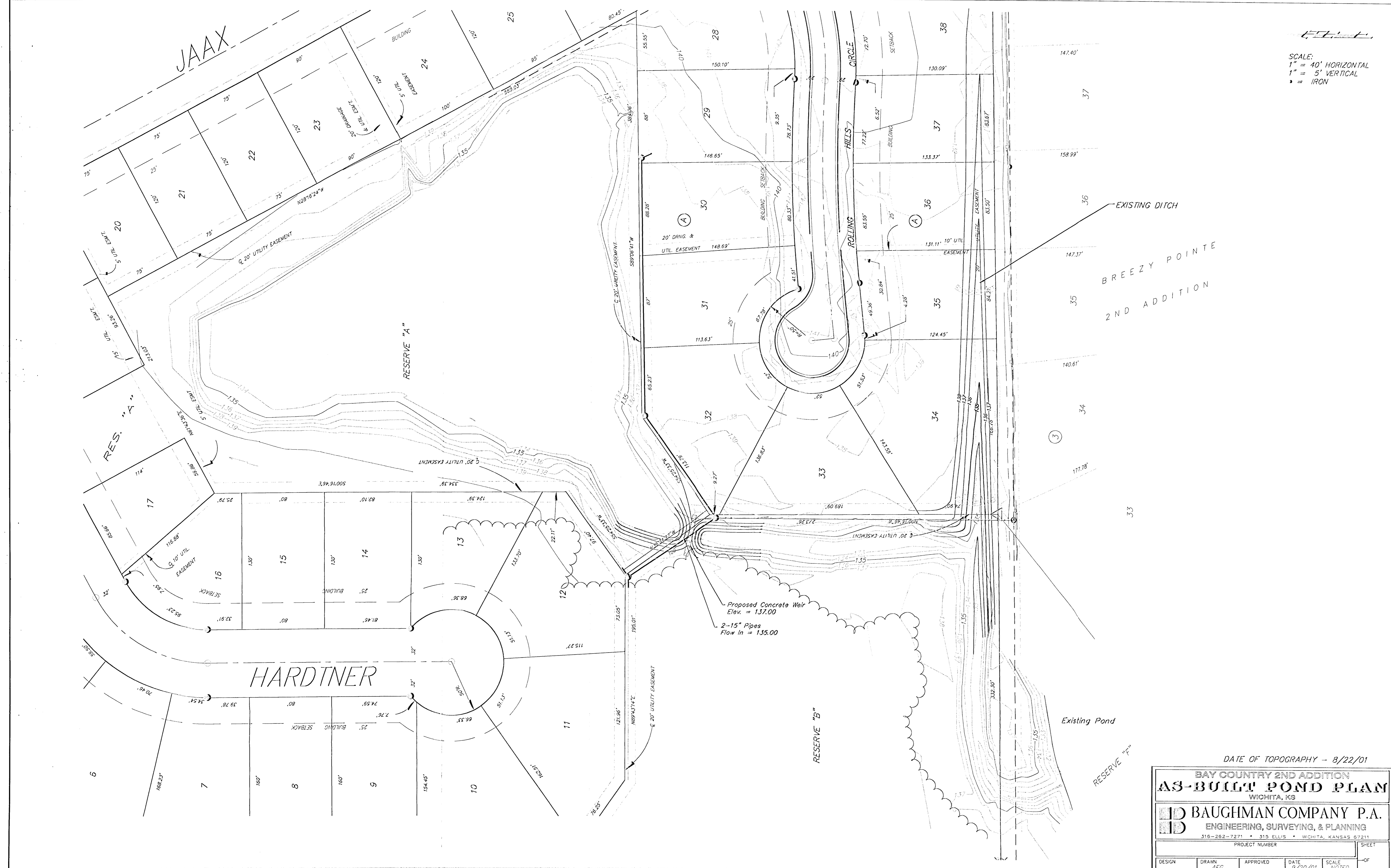


Lot No.	Area (sq. ft.)
1	1,115
2	1,115
3	1,115
4	1,115
5	1,115
6	1,115
7	1,115
8	1,115
9	1,115
10	1,115
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79	1,115
80	1,115
81	1,115
82	1,115
83	1,115
84	1,115

Lot	Area (sq. ft.)
1-6	1,115
7-39	1,115

LEGAL DESCRIPTION:
 A REPLAT OF LOTS 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, & 79, BLOCK 3, TOGETHER WITH ALL OF RESERVE "C" AND TOGETHER WITH THAT PART OF RESERVE "D" LYING BETWEEN SAID LOTS 56 & 57, IN SAID BLOCK 3, &

SCALE:
 1" = 40' HORIZONTAL
 1" = 5' VERTICAL
 * = IRON



DATE OF TOPOGRAPHY - 8/22/01

BAY COUNTRY 2ND ADDITION
AS-BUILT POND PLAN
 WICHITA, KS

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

PROJECT NUMBER: _____ SHEET: _____

DESIGN	DRAWN	APPROVED	DATE	SCALE	OF
	AEG		9/20/01	NOTED	

BENCHMARK:
 City of Wichita Disc 40' East
 and 46' South of Intersection
 of Q's of 119th Street West
 and Central.
 Elev. = 156.93 (City Datum)
 Elev. = 1,344 (MSL)

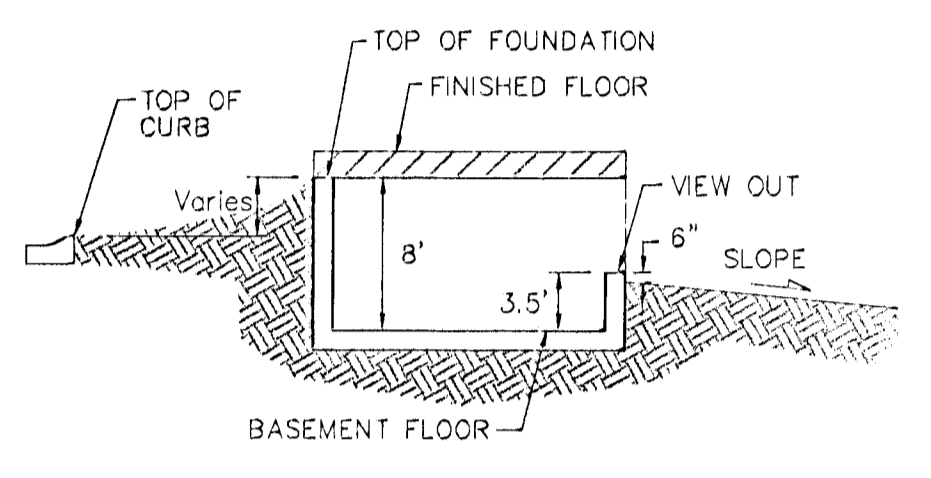
SW COR., LOT 102, BLK. 3
 BAY COUNTRY

SW COR. NE1/4,
 SEC. 24, T27S, R2W

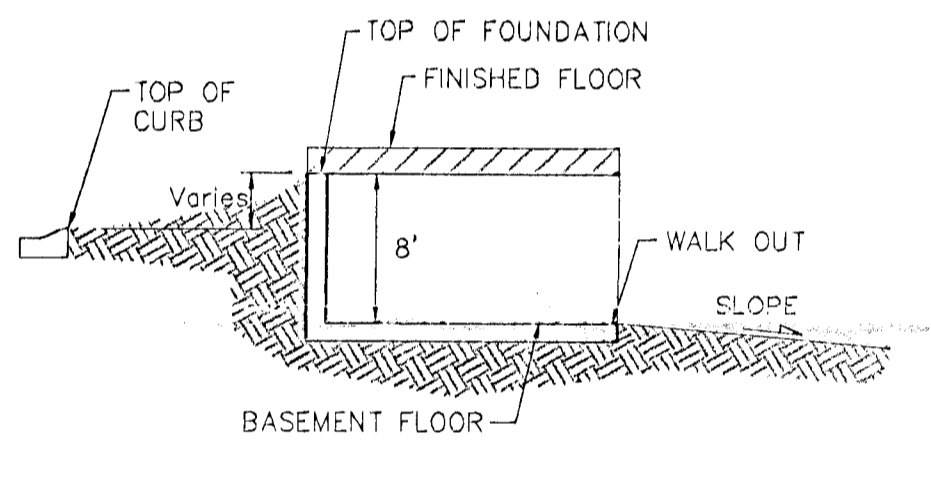


SCALE: 1" = 60'
 • = IRON

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1-6	A	148.6 ±
7-39	A	140.6 ±



TYPICAL VIEW OUT
 NO SCALE



TYPICAL WALK OUT
 NO SCALE

NOTES:

A master grading plan for drainage has been developed for the subdivision and is on file with the City of Wichita, Kansas. Construction of residential structures must follow the master site grading plan elevations which are higher than the minimum pad requirement.

All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

Proposed top of foundation elevations are shown on plans. Contractor to set finished floor elevations.

All street elevations shown on plans are for top of curb (full-height). Typically roll-type curbs are constructed. Deduct 0.25' from top of curb (full-height).

This Grading Plan is designed with View-Out and Walk-Out Basements. Elevations shown at Rear of House (XX.X V.O. and XXX W.O.) are for minimum opening.

All elevations shown on plans are City of Wichita Datum.

* Requires extra-deep foundation.

REVISD 11-19-01 BY AEG PER NBW
 DATE OF TOPOGRAPHY FOR SOUTH CUL-DE-SAC & POND - 8/27/01
 REMAINING TOPOGRAPHY PRIOR TO DEVELOPMENT

**BAY COUNTRY 2ND ADDITION
 MASTER GRADING PLAN**
 WICHITA, KANS

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 318-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
NBW	JW/TMG/AEG		10-24-01	NOTED	1