

May 9, 1996

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** S/D 96-25 CEDAR VIEW ADDITION

**OWNER/APPLICANT:** Joe Lee, Leewood Homes, Inc., 3500 N. Rock Road, Wichita, KS 67226

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

**LOCATION:** East of Greenwich and north of Lincoln (south of the Kansas Turnpike)

**SITE SIZE:** 55 Acres

**NUMBER OF LOTS**

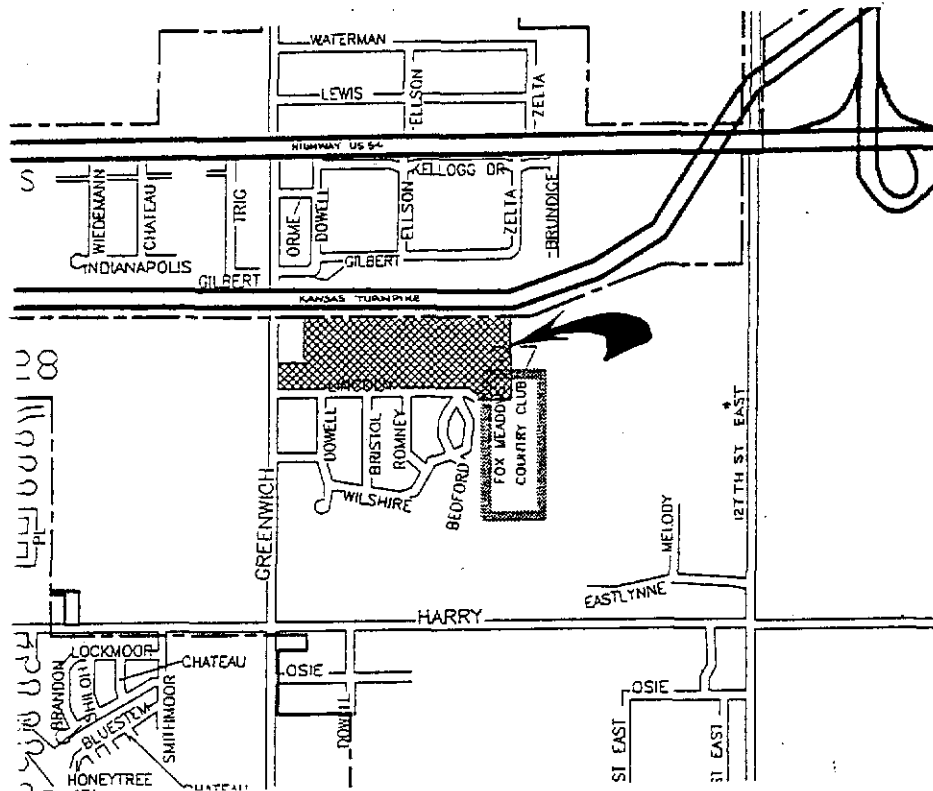
Residential:	157
Office:	
Commercial:	
Industrial:	
Total:	157

**MINIMUM LOT AREA:** 8,000 sq. ft.

**CURRENT ZONING:** "SF20" (County)

**PROPOSED ZONING:** "SF6" (City) Upon annexation

**VICINITY MAP:**



Note: This site is in essence an extension of the Woodland Lakes Estates Additions being platted to the east. That is, the sites are being developed by the same individual(s) and physically the sites are tied together by improvements involving Lincoln. At the time that the Woodland Lakes Addition(s) were being platted, access to that area was to be provided from Greenwich Road by way of Lincoln. Consequently, right-of-way and guarantees for paving Lincoln were addressed with the Woodland Lakes plat(s). All of this Addition's access will also be by means of Lincoln.

STAFF COMMENTS:

- A. In order to allow for the lot sizes being platted, this site shall have been annexed to the City of Wichita. Such annexation must occur prior to City Council review.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City and County Engineering need to verify which system will be serving the site, i.e., the County's Four Mile Creek system or Wichita. Engineering also needs to indicate any special conditions.
- D. The applicant shall guarantee the paving of the proposed interior streets. County Engineering needs to indicate the status of guarantees for improving Lincoln. Based on the continuous nature of this street, the number of lots shown on this plat directly accessing Lincoln, and the lots accessing Lincoln from the Woodland Estates Addition(s), this street would be required to be platted and paved to a collector street status.
- In regard to sidewalks, the above paving guarantees shall provide for sidewalk along both sides of Lincoln and one side of all other streets except for the short cul-de-sac street sections coming off of, or north of Morris and also involving Coleford Terrace "Circle."
- E. Traffic Engineering needs to comment on any traffic improvements needed to Greenwich in order to serve this site's single point of entrance at Lincoln. It should be noted, as indicated above, that significant traffic is also expected to use Lincoln as access to the Woodland Lakes Additions to the east of this site.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.
- G. The Applicant's Agent and/or County Engineering need to explain how Lincoln is being designed at this site's southeast corner. That is, is the street's driving surface being provided only on the north side of Reserve's "I" and "J", in the area of expanded right-of-way, or will what appears to be a treed area south of these Reserves also be paved.
- H. Based upon requirements of the revised zoning code, platted front yard setbacks cannot be created which are less than provided for by the zoning ordinance. Consequently, all lots adjacent to the circular areas of this plat's cul-de-sac streets shall be platted with a 25-foot building setback instead of the presently indicated 20-foot setbacks. The applicant is also

advised that the Subdivision Regulations indicates that a 20-foot front yard setback was intended for streets allowed to be platted with the 32-foot right-of-way standard.

- I. Lot widths at a minimum are expected to be not less than 60-feet. For lots along curves or adjacent to circular turnarounds, such a width can be calculated along the front yard setback (25-feet). Any such lot with an actual frontage of less than 39 or 40 feet, will generally not meet this requirement. When lots with widths at the front property line approach 35-feet or less, the actual frontage at a lot's curb line can be insufficient to provide a driveway and space for even parking one car on-street. Several lots adjacent to the two Coleford Terrace turnarounds are being platted with insufficient widths (36 feet or less) and should be revised on the final plat so as to show front lot line widths of approximately 40-feet.
- J. On the final plat, appropriate Block designations (numbers or letters) shall be indicated.
- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the homeowners' association to also maintain the "parking strip" between this site's western property line and Greenwich's driving surface.
- M. 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.
- N. The applicant is advised that as now stated, Reserves are being indicated as providing "blanket" utility uses. If, however, the applicant intends to restrict utilities to easements on some of the site's Reserves, it should be clearly noted in the plat's text and such easements platted in these Reserves. If blanket type easements are created, no uses involving structures will be allowed in any such Reserve.
- O. Fire Department and/or OCI staff need to indicate the acceptability of the plat's indicated street names. Existing street names are generally being used. However, the use of the court and circle suffixes appear to be incorrect in several cases, and certain street segments may need to be labeled differently (Bristol Terrace south of Morris, then as a Court to the north, Ellson and Morris, etc.).
- P. Whether for maintenance or homeowners' use of the open space, some means of direct access to Reserve "H" from this Addition needs to be provided. Preferably, a section of Reserve "H" needs to be platted out to Coleford Terrace between the intervening lots. Such an extension should be at least 20 feet in width.

- Q. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. 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 as per the direction and approval of the Chief of the Fire Department.)
- T. 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.
- U. 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.
- V. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if any minimum building pad elevations need to be shown for this site.

June 20, 1996

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 5/9/96)

**CASE NUMBER:** S/D 96-25 CEDAR VIEW ADDITION

**OWNER/APPLICANT:** Joe Lee, Leewood Homes, Inc., 3500 N. Rock Road, Wichita, KS 67226

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

**LOCATION:** East of Greenwich and north of Lincoln (south of the Kansas Turnpike)

**SITE SIZE:** 55 Acres

**NUMBER OF LOTS**

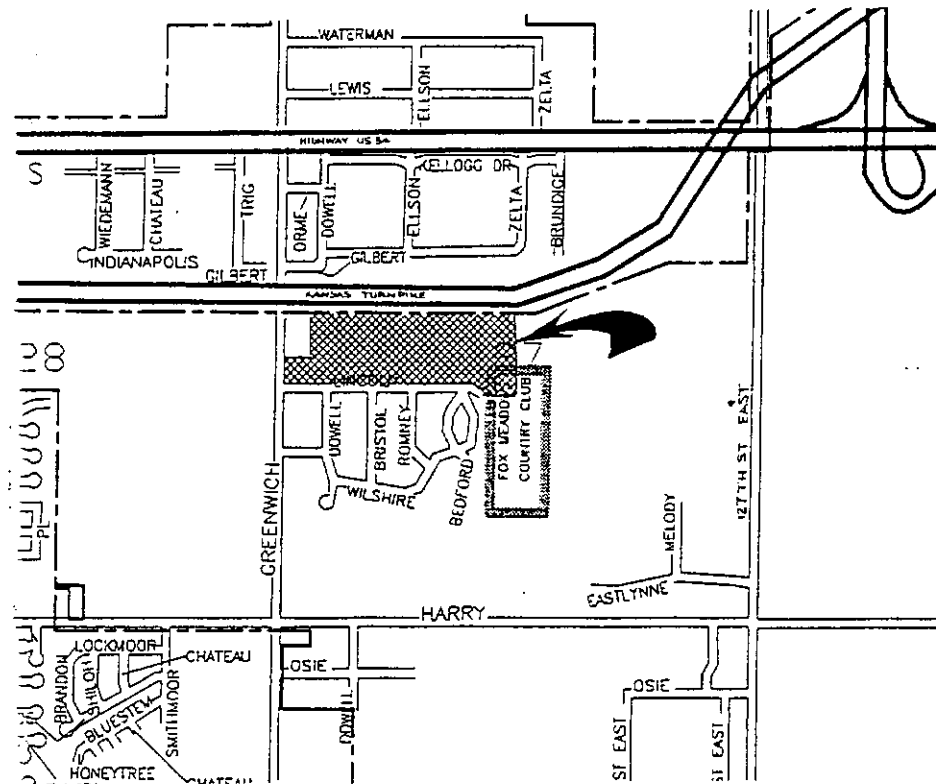
Residential:	157
Office:	
Commercial:	
Industrial:	
Total:	157

**MINIMUM LOT AREA:** 8,000 sq. ft.

**CURRENT ZONING:** "SF20" (County)

**PROPOSED ZONING:** "SF6" (City) Upon annexation

**VICINITY MAP:**



Note: This site is in essence an extension of the Woodland Lakes Estates Additions being platted to the east. That is, the sites are being developed by the same individual(s) and physically the sites are tied together by improvements involving Lincoln. At the time that the Woodland Lakes Addition(s) were being platted, access to that area was to be provided from Greenwich Road by way of Lincoln. Consequently, right-of-way and guarantees for paving Lincoln were addressed with the Woodland Lakes plat(s). All of this Addition's access will also be by means of Lincoln.

STAFF COMMENTS:

- A. In order to allow for the lot sizes being platted, this site shall have been annexed to the City of Wichita. Such annexation must occur prior to City Council review.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since these guarantees will be with the County, appropriate wording shall be placed in the City's signature block noting the City's consent to the formation of a County sewer district to serve this site.
- D. The applicant shall guarantee the paving of the proposed interior streets and Lincoln. Based on the continuous nature of Lincoln, the number of lots shown on this plat directly accessing Lincoln, and the lots accessing Lincoln from the Woodland Estates Addition(s), this street would be required to be platted and paved to a collector street status.

In regard to sidewalks, the above paving guarantees shall provide for sidewalk along at least one side of Lincoln (north side by this plat) and one side of all other streets except for the short cul-de-sac street sections coming off of, or north of Morris and also involving Coleford Terrace "Circle." The applicant may, however, submit with the final plat for consideration, an alternate sidewalk plan.

- E. As noted by Traffic Engineering, guarantees shall also be provided for a left-turn lane in Greenwich and dual turn lanes for this site's entrance at Lincoln. Also as noted by Traffic Engineering, the location of signs in Reserves A, J and K must be in such a manner as to avoid any traffic sight problems.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the homeowners' association to also maintain the "parking strip" between this site's western property line and Greenwich's driving surface (except for routine County maintenance of the drainageways in such areas).

to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- R. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

- 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 is advised that as now stated, Reserves are being indicated as providing "blanket" utility uses. If, however, the applicant intends to restrict utilities to easements on some of the site's Reserves, it should be clearly noted in the plat's text and such easements platted in these Reserves. If blanket type easements are created, no uses involving structures will be allowed in any such Reserve. It should be noted that uses such as walls are not allowed within easements and therefore Reserves indicated as being a "blanket" type easement may not be interpreted as allowing walls. The face of the plat and/or plat's text needs to specifically address this situation, i.e., wall easements, discreet utility easements, etc. need to be used.
- 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 as per the direction and approval of the Chief of the Fire Department.)
- K. On the final plat tracing, the street names for Romney Terrace and Watson Terrace shall be more clearly depicted. In both cases the names should be positioned closer together and in particular Watson Terrace needs to be more precisely labeled. This street could be considered any of three names (Terrace Watson, Watson Terrace, or 2-separate segments). Also, Coleford Terrace at the location of Lot 91, Block 1 should be a Circle rather than a Court.
- L. Numerous easements were requested by the utilities during review of the preliminary plat but none or only a few are now being shown on this final. Unless indicated otherwise by the Utilities, the final plat tracing shall grant the easements as original requested.
- M. On the final plat tracing, the holders of any mortgages shall be shown as signatories (The Mission Bank) or a release of these mortgages shall be provided to Planning.
- N. Prior to this plat being released for recording, the applicant shall provide proof that they have obtained ownership. At this time, the plat binder shows ownership in a party different than is being shown on the plat tracing.
- O. 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.
- P. 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.
- Q. The applicant is advised that various State and Federal requirements [specifically but not limited

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 8**

**October 22, 1998**

**STAFF REPORT**

**(Revised Final Plat, Final Plat Approved 6/20/96, Preliminary Plat Approved 5/9/96)**

**CASE NUMBER:** S/D 96-25 - CEDAR VIEW ADDITION

**OWNER/APPLICANT:** Leewood Homes, Inc., Attn: Joe Lee, 3500 N. Rock Road, Wichita, KS 67226

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

**LOCATION:** East of Greenwich, on the North side of Lincoln, South of the Kansas Turnpike

**SITE SIZE:** 55 acres

**NUMBER OF LOTS**

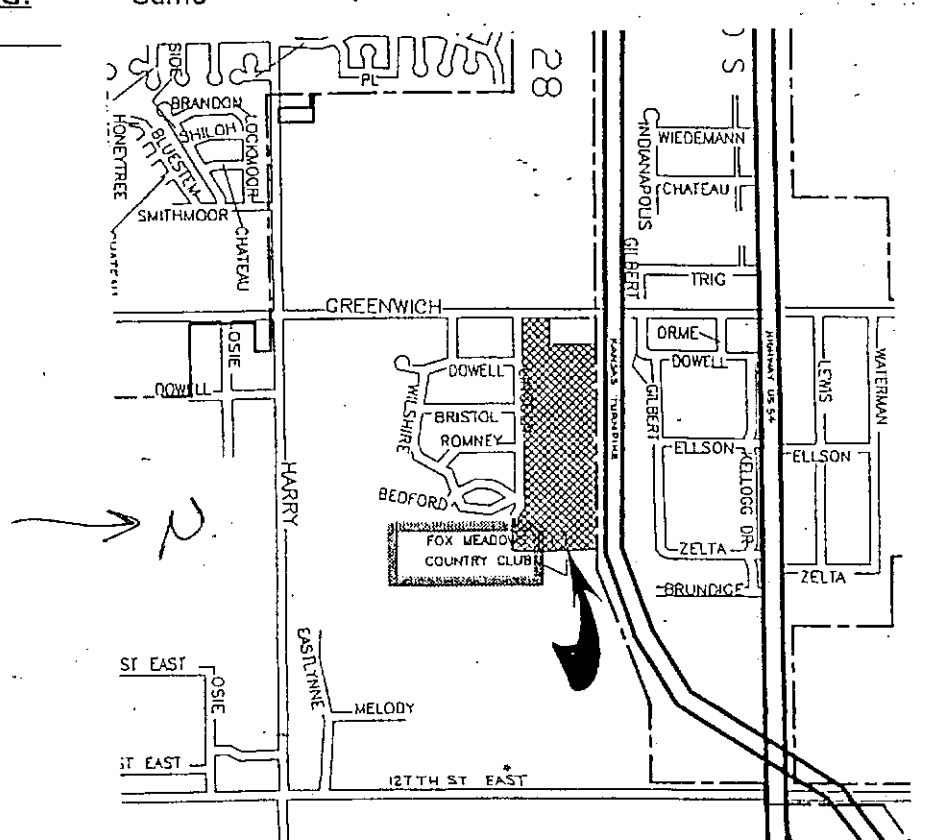
Residential:	80
Office:	
Commercial:	
Industrial:	
Total:	<u>80</u>

**MINIMUM LOT AREA:** 8,000 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a revised final plat to accommodate a new elementary school site. The previous plat, which was approved for 157 lots, has been reduced to 80 lots. Subsequent to the previous final plat approval, the site has been annexed.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering needs to comment on the number of allowable access points along Lincoln. The plat denotes four access openings to Block 2.
- F. During the 1996 review of this final plat, Traffic Engineering had determined that guarantees shall be provided for a left-turn lane in Greenwich and dual turn lanes for the site's entrance at Lincoln. Traffic Engineering needs to verify the need for these improvements.
- G. City Fire needs to comment on the need for emergency access along the west portion of the plat. Both Dowel Circle (950 feet) and Bristol Circle (950 feet) exceed the 600-ft maximum length for cul-de-sacs.
- H. The applicant shall provide an updated platting binder.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. The use of reserves for utilities located within the platted easements should be referenced in the plattor's text.
- L. It would appear that reserves A and E should be designated in the plattor's text as utilized for drainage and lakes. The plattor's text currently refers to reserves A and H.
- M. The correct signatures need to be included for the MAPC Chairman, County Clerk, Register of Deeds and Deputy.
- N. For all certifications, "1996" needs to be revised to "1998".
- O. The applicant shall guarantee the paving of the proposed interior streets.
- P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- Q. City Fire Department needs to comment on the street names.
- R. 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 as per the direction and approval of the Chief of the Fire Department.)
- S. 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.

- T. 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.
- U. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- V. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

STAFF REPORT

(Revised Final Plat, Final Plat Approved 12/11/98, 10/22/98, Preliminary Plat Approved 5/9/96)

CASE NUMBER: S/D 96-25 - CEDAR VIEW ADDITION

OWNER/APPLICANT: Leewood Homes, Inc., Attn: Joe Lee, 3500 N. Rock Road, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: East of Greenwich, on the North side of Lincoln, South of the Kansas Turnpike

SITE SIZE: 55 acres

*✓ on SS (has county OK'd it)  
need documentation.*

NUMBER OF LOTS

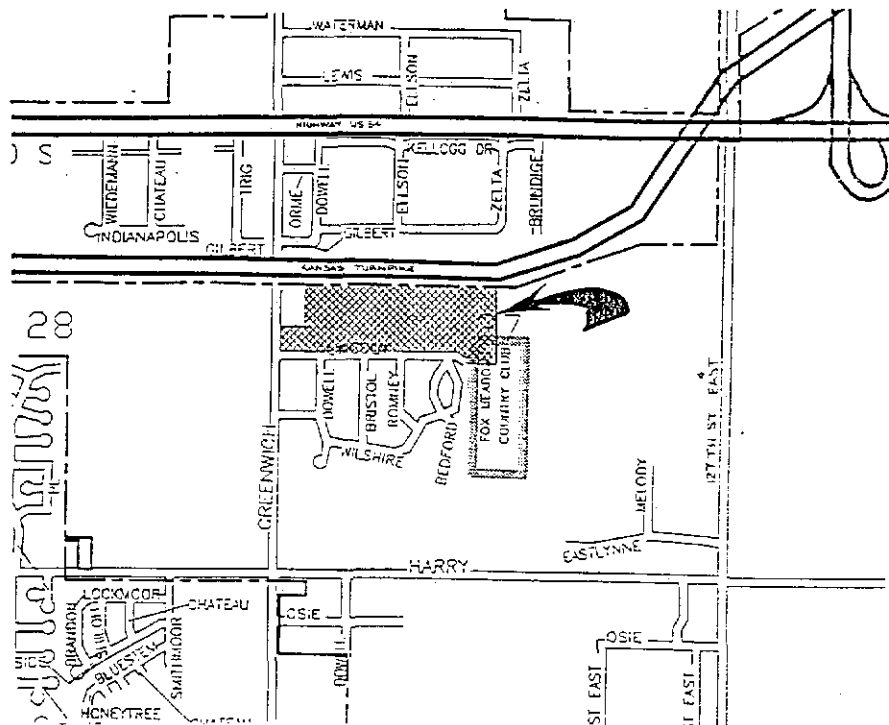
Residential: 3  
Office:  
Commercial:  
Industrial:  
Total: 3

MINIMUM LOT AREA: 9.6 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a revised final plat which eliminates the proposed lots in Blocks 1 and 3 and relocates Block 2 to the east.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. During the 1996 review of this final plat, Traffic Engineering had determined that guarantees shall be provided for a left-turn lane in Greenwich and dual turn lanes for the site's entrance at Lincoln. Traffic Engineering needs to verify the need for these improvements. *The previous improvements required are currently being constructed. No additional improvements are required.*
- F. The applicant shall provide an updated platting binder.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- 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 use of reserves for utilities located within the platted easements should be referenced in the platting text.
- 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 as 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.
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- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.



**MID-KANSAS ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, Kansas 67206  
316-684-9600 FAX 316-684-5100

**LETTER OF TRANSMITTAL**

**PROJECT:** Cedar View

**TO:** Vicky Huang  
City of Wichita Engineering  
455 N. Main - 7th Floor  
Wichita, KS 67202

**PROJECT NO:**

**DATE:** April 25, 1996

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

Prints                       Specifications                       Drawings  
 Maps                               Petitions                               Other

**COMMENTS:** Enclosed is the Drainage & Utility Concept for the referenced project. Please review for waterline and drainage layout.

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

**REMARKS:**

Signed: Greg Allison  
Greg Allison, P.E.



**MID-KANSAS ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, Kansas 67206  
316-684-9600 FAX 316-684-5100

**LETTER OF TRANSMITTAL**

**PROJECT:** Family Golf Centers

**TO:** Vicky Huang, P.E.  
City of Wichita

**PROJECT NO:** 512-98100

455 N. Main - 7<sup>th</sup> Floor  
Wichita, KS 67202

**DATE:** October 12, 1998

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

Drawings                       Specifications                       Computer Disk(s)  
 Maps                                       Petitions                                       Other

COMMENTS: Enclosed is the referenced plan for your review and approval.

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

REMARKS:

Signed:   
Greg Allison, P.E.

**RECEIVED**

**OCT 16 1998**

**CITY - ENGINEERING**



**MKEC ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, Kansas 67206  
316-684-9600 FAX 316-684-5100

**LETTER OF TRANSMITTAL**

**PROJECT:** Cedar View Addition

**TO:** Vicky Huang, PE  
City of Wichita, 7<sup>th</sup> Floor  
455 N. Main  
Wichita, KS 67202

**PROJECT NO:** MKEC 96037

**DATE:** August 24, 2000

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

Drawings                       Specifications                       Computer Disk(s)  
 Maps                                       Petitions                       Other

COMMENTS:                      Would you check to see if the detention basin recommended for the school site is being done? This at least helps stay the course on the Cedar View Addition.

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

REMARKS:                      Reference: attached letter to you dated September 1, 1998.

Signed: Kenneth H. Bengtson  
Kenneth H. Bengtson, PE

KHB/dm  
c: Chris Carrier, COW

**RECEIVED**  
**AUG 28 2000**  
**CITY - ENGINEERING**



September 1, 1998

Ms. Vicki Huang, P.E.  
 City Engineer's Office  
 City of Wichita  
 455 N. Main  
 Wichita, Kansas 67202

Reference: Cedar View Addition Off-site Drainage  
 MKEC Project 96037

Dear Ms. Huang:

Enclosed is a revised Drainage and Utility Plan for the subdivision referenced above.

The site is in the Spring Branch watershed (a tributary of Fourmile Creek), and lies about ½ mile north of the Spring Branch bridge at Greenwich, at the northeast corner of Greenwich and Lincoln. Problem areas include the following:

- ▶ A 42 inch culvert passes under I-35 just east of Greenwich. This flows into the east right of way ditch. Downstream culverts under Lincoln and at two driveways are 24 inch CMPs. The upstream (I-35) culvert capacity is approximately 75 cfs. This is also the approximate 100-year peak flow from the upper watershed north of I-35. Pre-development runoff from the Cedar View site is calculated as 22 cfs and 120 cfs for the 2-year and 100-year events, respectively. The downstream 24 inch culverts have capacities of approximately 25 cfs. Consequently, the Greenwich Road system is inadequate for even the 2-year event under existing conditions.
- ▶ A culvert (2-5<sup>5</sup> x 4 RCB and 1-57x37 CMP) passes under Greenwich approximately 350 ft south of Lincoln. Flow to this crossing originates north west of Greenwich and Kellogg on Raytheon property. Our preliminary analyses indicate that the culvert capacity is approximately 300 cfs, which is less than a 5-year event. Our preliminary HEC-1 analysis (which does not include detention on Raytheon property) calculates the 100-year flow as approximately 840 cfs.
- ▶ Just a few hundred feet downstream of the Greenwich Road culvert, the channel feeds a fishing lake in the Windsor Park area. The culverts under Bayley were analyzed using HY8. This road section appears likely to affect tail water conditions for future improvements to Greenwich Road.

These off-site conditions result in extensive street flooding along Greenwich at and below Lincoln under current conditions.

Ms. Vicky Huang  
September 1, 1998

Page 2

Improvements we propose in the Cedar View Addition Drainage Report will not significantly alleviate flooding caused by regional conditions. As we will maintain peak flows from the site at or below pre-construction levels, the development will not aggravate flooding conditions. To keep the area's contribution to peak flow rates below pre-development levels, two detention areas are planned. One of these will lie on the proposed school parcel near the center of the plat.

Our preliminary model for the school parcel includes a single detention basin with a minimum of 1.3 acre feet of storage, coupled with an outlet structure that allows a maximum discharge of 65 cfs. If the school site design does not conform to these criteria, alternate detention configurations should be prepared by the designer and evaluated using our hydrologic model of the area. (Please pass this information to the firm designing the school site, and help us stay informed regarding their site drainage plans).

A second detention basin is planned for Reserve "A" at the <sup>west</sup>southeast corner of the plat. Discharge from this detention basin will enter the ditch just east of Greenwich and upstream of the culvert under Lincoln. Because the downstream culverts are inadequate, the tailwater for the Reserve "A" discharge structure is high. We expect that future changes will include modifying Greenwich Road to an urban section, and that drainage improvements associated with this change may provide improved tailwater conditions for the detention pond.

Before Greenwich Road improvements are designed, we recommend that the City re-evaluate the Reserve "A" detention in conjunction with a more comprehensive hydrologic evaluation of the watersheds along Greenwich and north of Spring Branch. Detention outlet facilities might need to be coordinated with roadway drainage facilities to ensure a balanced, well-designed ultimate system.

I hope this information is helpful. Please call if you'd like to discuss this further.

Very truly yours,

**MID-KANSAS ENGINEERING CONSULTANTS, INC.**

  
Gregory J. Allison, P.E.

GJA:TKM/dm

c: Kenton Cox, SJCF

\*CEDAR VIEW ADDITION FINAL PLAT 3/01/1999

\*  
DESCRIBE FIGURE BEARINGS 296\*CL LINCOLN ST/SOUTH LINE OF NW 1/4

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2300			1680987.6070	1686307.0359
	N 88 57 48.232 E	2647.3660		
2617			1681035.5008	1688953.9686

AREA BEARINGS 297\*RESERVE A  
AREA = 111616.1543

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2301			1681408.5286	1686350.9713
	N 89 17 31.676 E	297.0006		
2324			1681412.1978	1686647.9492
	S 00 49 37.570 E	387.4053		
2618			1681024.8329	1686653.5415
	S 89 08 11.564 W	126.2789		
2315			1681022.9299	1686527.2770
	N 74 00 19.820 W	100.0000		
2310			1681050.4844	1686431.1481
	S 89 08 11.539 W	75.0000		
2302			1681049.3542	1686356.1567
	N 00 49 37.589 W	359.2118		
2301			1681408.5286	1686350.9713

298\*RESERVE E  
AREA = 153346.2127

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2565			1682074.3392	1688701.2041
	N 02 34 01.916 W	5921.4315(RADIAL)		
2501		CURVE CENTER	1687989.8278	1688435.9768
	S 04 04 01.021 E	5921.4315(RADIAL)		
2597			1682083.3073	1688855.9371
	N 04 38 52.778 W	3014.7903(RADIAL)		
2551		CURVE CENTER	1685088.1830	1688611.6370
	S 06 15 10.090 E	3014.7903(RADIAL)		

2603			1682091.3277	1688939.9944
	S 00 45 29.822 E	795.9047		
2604			1681295.4927	1688950.5275
	N 30 21 08.925 W	158.5224		
2598			1681432.2869	1688870.4233
	S 89 08 11.580 W	119.5245		
2630			1681430.4857	1688750.9124
	N 00 51 48.391 W	140.0000		
2581			1681570.4698	1688748.8027
	N 30 36 30.034 W	80.6226		
2570			1681639.8590	1688707.7524
	N 00 51 48.461 W	434.5295		
2565			1682074.3392	1688701.2041

CIRCULAR CURVE 2565 2501 2597 L  
 CENTRAL ANGLE = 1 29 59.105  
 CHORD DIRECTION = N 86 40 58.531 E  
 RADIUS = 5921.4315  
 LENGTH = 154.9970  
 TANGENT = 77.5029  
 CHORD = 154.9926  
 EXTERNAL = .5072  
 MIDDLE ORDINATE = .5071

CIRCULAR CURVE 2597 2551 2603 L  
 CENTRAL ANGLE = 1 36 17.312  
 CHORD DIRECTION = N 84 32 58.566 E  
 RADIUS = 3014.7903  
 LENGTH = 84.4419  
 TANGENT = 42.2237  
 CHORD = 84.4391  
 EXTERNAL = .2957  
 MIDDLE ORDINATE = .2956

299\*RESERVE F  
 AREA = 60000.0065

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2620			1681333.8594	1687250.1982
	N 89 08 11.472 E	200.0000		
2622			1681336.8734	1687450.1755
	S 00 51 48.459 E	300.0001		
2621			1681036.9074	1687454.6964
	S 89 08 11.575 W	200.0000		
2619			1681033.8935	1687254.7191
	N 00 51 48.460 W	300.0000		

2620 1681333.8594 1687250.1982

## 300\*RESERVE G

AREA = 20999.9856

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2622			1681336.8734	1687450.1755
	N 89 08 11.764 E	69.9999		
2625			1681337.9282	1687520.1675
	S 00 51 48.460 E	300.0000		
2624			1681037.9623	1687524.6884
	S 89 08 11.469 W	69.9999		
2621			1681036.9074	1687454.6964
	N 00 51 48.459 W	300.0001		
2622			1681336.8734	1687450.1755

## 301\*LOT 1-1 PROPOSED CHURCH

AREA = 747923.6548

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2317			1682031.4775	1686639.0088
	N 88 51 07.239 E	800.6170		
2623			1682047.5177	1687439.4651
	S 00 51 48.463 E	710.7250		
2622			1681336.8734	1687450.1755
	S 89 08 11.472 W	200.0000		
2620			1681333.8594	1687250.1982
	S 00 51 48.460 E	300.0000		
2619			1681033.8935	1687254.7191
	S 89 08 11.532 W	601.2459		
2618			1681024.8329	1686653.5415
	N 00 49 37.582 W	1006.7495		
2317			1682031.4775	1686639.0088

## 302\*LOT 2-1 SELTZER ELEMENTARY SCHOOL

AREA = 889554.9530

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2623			1682047.5177	1687439.4651
	N 88 51 07.261 E	906.0112		

2629			1682065.6694	1688345.2944
	S 00 51 48.464 E	979.2241		
2628			1681086.5565	1688360.0510
	S 89 08 11.475 W	80.0001		
2627			1681085.3509	1688280.0600
	S 80 36 20.806 W	242.6849		
2626			1681045.7383	1688040.6298
	S 89 08 11.520 W	516.0000		
2624			1681037.9623	1687524.6884
	N 00 51 48.460 W	300.0000		
2625			1681337.9282	1687520.1675
	S 89 08 11.764 W	69.9999		
2622			1681336.8734	1687450.1755
	N 00 51 48.463 W	710.7250		
2623			1682047.5177	1687439.4651

303\*LOT 3-1

AREA = 430829.7670

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2629			1682065.6694	1688345.2944
	N 88 51 07.200 E	151.8693		
2512			1682068.7121	1688497.1332
	N 00 35 30.336 W	5921.4315(RADIAL)		
2501		CURVE CENTER	1687989.8278	1688435.9768
	S 02 34 01.916 E	5921.4315(RADIAL)		
2565			1682074.3392	1688701.2041
	S 00 51 48.461 E	434.5295		
2570			1681639.8590	1688707.7524
	S 30 36 30.034 E	80.6226		
2581			1681570.4698	1688748.8027
	S 00 51 48.391 E	140.0000		
2630			1681430.4857	1688750.9124
	N 89 08 11.580 E	119.5245		
2598			1681432.2869	1688870.4233
	S 30 21 08.925 E	158.5224		
2604			1681295.4927	1688950.5275
	S 00 45 29.822 E	200.0145		
2607			1681095.4957	1688953.1746
	S 89 08 11.550 W	593.1909		
2628			1681086.5565	1688360.0510
	N 00 51 48.464 W	979.2241		
2629			1682065.6694	1688345.2944

CIRCULAR CURVE 2512 2501 2565 L

CENTRAL ANGLE = 1 58 31.580

CHORD DIRECTION = N 88 25 13.874 E

RADIUS = 5921.4315  
LENGTH = 204.1586  
TANGENT = 102.0894  
CHORD = 204.1485  
EXTERNAL = .8800  
MIDDLE ORDINATE = .8798



August 22, 2000

Vicky Huang, PE  
City of Wichita, 7<sup>th</sup> Floor  
455 North Main  
Wichita, KS 67202

Reference: Storm Drainage @ Lincoln and Greenwich  
Curtis Wentworth Residence

Dear Vicky:

This letter is written as a response to your phone call the week of August 9, 2000, regarding concerns brought to the Manager's office by Curtis Wentworth.

To help sort out issues, I have enclosed an aerial map locating the Wentworth home and its relationship to several large drainage basins. You can quickly see that their property is at the confluence of these two drainage areas.

Upstream culverts far exceed the small driveway culvert under the Wentworth's driveway. We believe the continuing improvements north of the Kansas Turnpike and the unimproved and deteriorating downstream channel conditions are the real reason the Wentworth's are concerned. (See photos from May of 1999).

During the platting process of Cedar View Addition, we noted the inadequate drainage system in the area. We proposed that detention systems be designed to reduce any impact that developing this plat would have on downstream properties.

Since the plat has been recorded, Lincoln Street has been improved, and a small detention pond built. USD #259 has a school under construction nearby, and it drains, in part, toward this area. A detention pond is to be part of their grading and drainage plan. Otherwise, the majority of the land remains in its original undeveloped condition.

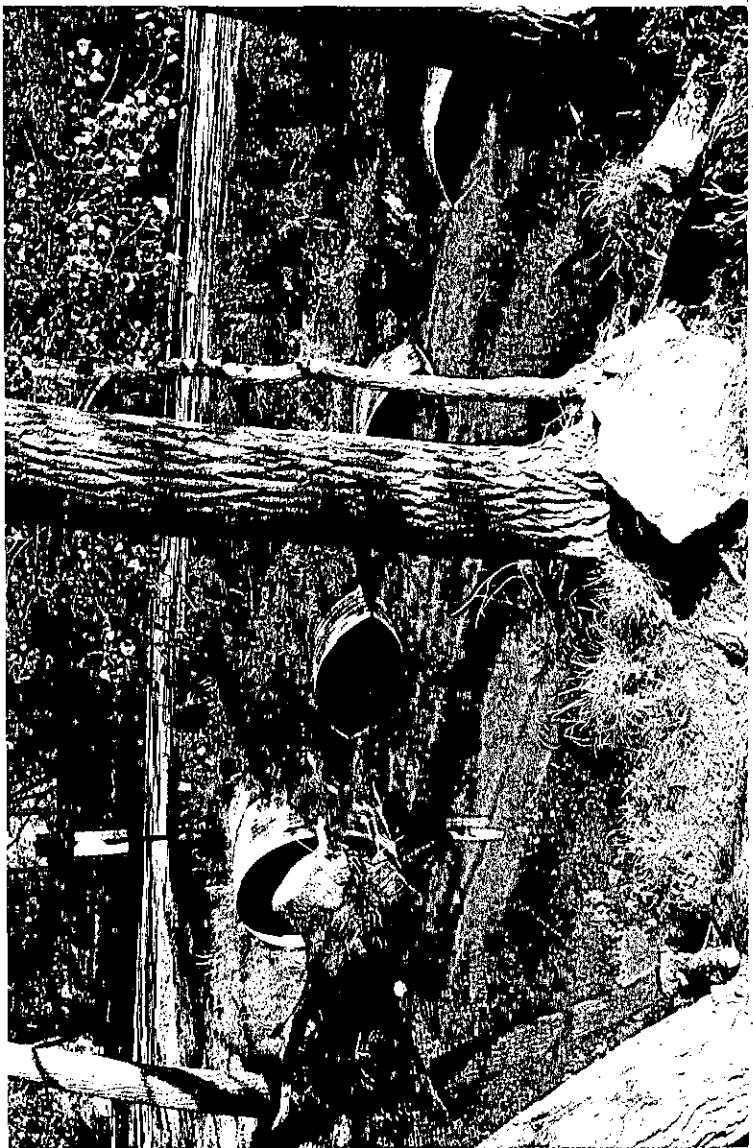
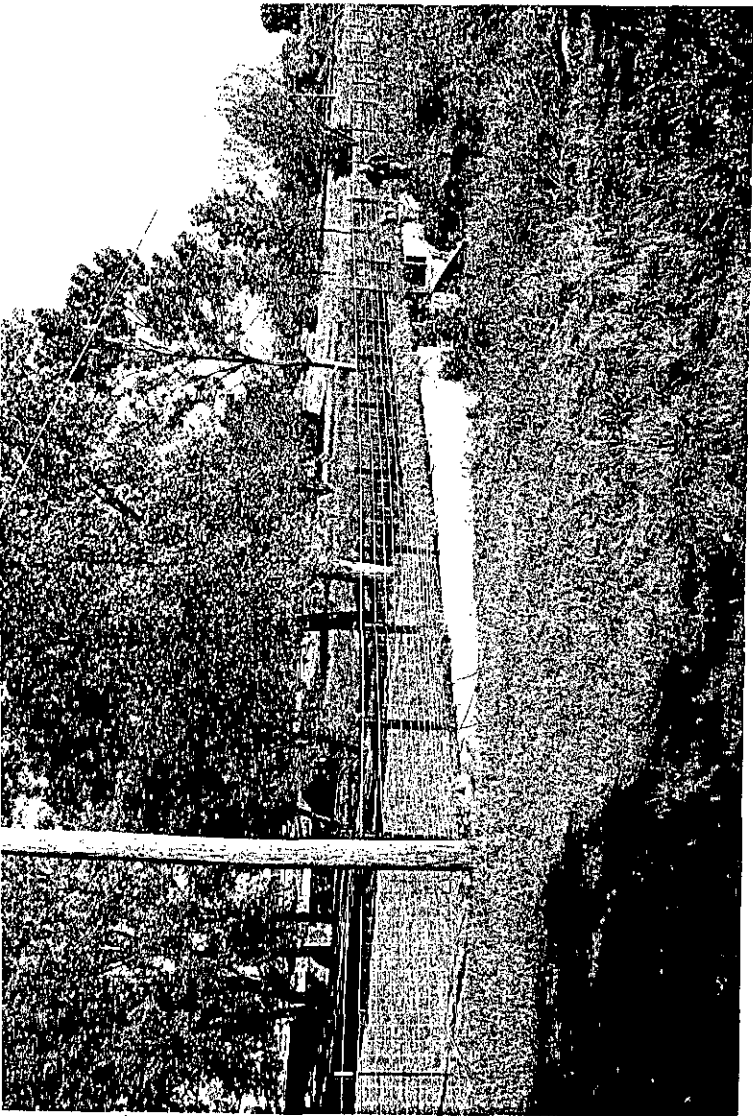
Sincerely,

**MKEC ENGINEERING CONSULTANTS, INC.**

Kenneth H. Bengtson, PE

KHB/dm  
Enclosure, as noted

K:\WP\GENCOR\SALETTERS\2000\Huang@Cov-Lincoln-GreenwichDrainage.mpd



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