

JOB:

The Foliage
North Webb Road
North Webb

CLIENT:

Van Doren, Hazard &
Stallings
260 North Rock Road
Wichita, Kansas 67206

DATE RECEIVED	REPORTED AIR CONTENT (percent)	REPORT SLUMP (Inches)	CYLINDER DESIGNATION	DATE OF POUR	DATE TESTED	NEW ENTRY	STRENGTH (PSI)	STRENGTH AT 28 DAYS (PSI)	AGE WHEN TESTED (DAYS)	TYPE OF FAILURE	DENSITY (PCF)
7-10			TF1A	7-09-81	7-16		3310	3000	7	4	144
7-10			TF1C	7-09-81	8-06		4350	3000	28	2	413
7-15			TF2A	7-13-81	7-20		3400	3000	7	4	141
7-15			TF2C	7-13-81	8-17		4390	3000	28	4	139
7-24			TF3A	7-22-81	7-29		2690	3000	7	4	138
7-24			TF3C	7-22-81	8-28		4700	3000	36	3	139
11-11	6.4%	1"	TF4A	11-6-81	11-13		4030	3000	7	5	143
11-11			TF4C	11-6-81	12-4		5800	3000	28	4	143
11-11	5.4%	1"	TF5A	11-6-81	11-15		3800	3000	7	2	144
11-11			TF5C	11-6-81	12-4		6630	3000	28	4	144
11-11	5.5%	3/4"	TF6A	11-10-81	11-17		4080	3000	7	4	139
11-11			TF6C	11-10-81	12-8		6010	3000	28	4	141
11-11	5.5%	1"	TF7A	11-10-81	11-17		4490	3000	7	4	143
11-11			TF7C	11-10-81	12-8		6100	3000	28	4	143
11-11			TF8A	11-10-81	11-17		4280	3000	7	4	143
11-11			TF8C	11-10-81	12-8		7340	3000	28	4	144
11-12			TF9A	11-10-81				3000			159
11-12			TF9C	11-10-81				3000			141
11-12			TF10A	11-11-81	11-18		3290	3000	7	4	140
11-12			TF10C	11-11-81	12-9		3570	5000	28	3	139
11-12			TF11A	11-11-81	11-18		4140	3000	7	4	141
11-12			TF11C	11-11-81	12-9		5220	3000	28	4	141
11-12		5"	TF12A	11-11-81				3000			139
11-12			TF12C	11-11-81	12-9		4470	3000	28	4	141
11-16	5 1/2%	3 1/4"	TF13A	11-12-81	11-19		3930	3000	7	4	140
11-16			TF13C	11-12-81	12-10		4670	3000	28	4	140

All Samples laboratory cured after received in accordance with ASTM C-39 — except where noted.

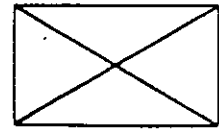
(F) = Field cured outside

(A) = Air cured inside

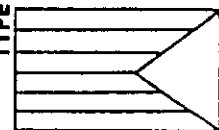
* = New entry

cc: (3) Van Doren, Hazzard & Stallings

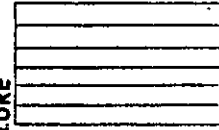
TYPE OF FAILURE



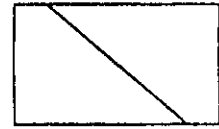
1
SHEAR CONE
SPLITTING ABOVE



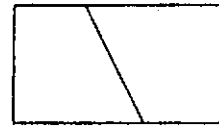
2
SHEAR CONE
SPLITTING ABOVE



3
SPLITTING



4
SHEAR PLANE



5
CRUSHING PLANE

CONCRETE TEST REPORT
TERRACON CONSULTANTS, INC.

Cedar Rapids Davenport Des Moines, IA
Kansas City Wichita, KS

The Foliage
North Webb Road

CLIENT:
Van Doren, Hazard &
Stallings
260 North Rock Road
Wichita, Kansas 67203

Barrier Cove 3rd Pour

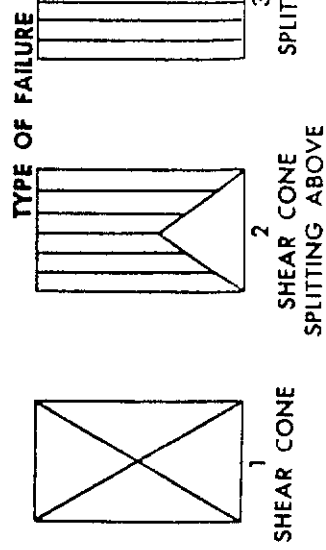
Foliage Cove

Duck Cove 2nd Pour

Duck Cross Cove 3rd Pour

DATE RECEIVED	REPORTED AIR CONTENT (percent)	REPORT STUMP (inches)	CYLINDER DESIGNATION	DATE OF POUR	DATE TESTED	NEW ENTRY	STRENGTH (PSI)	SPECIFIED STRENGTH AT 28 DAYS (PSI)	AGE WHEN TESTED (DAYS)	TYPE OF FAILURE	DENSITY (PCF)
11-16			TF14A	11-13-81	11-20		3410	3000	7	4	141
11-16			TF14C	11-13-81	12-11		4420	3000	28		141
11-16	5 1/2%	4"	TF15A	11-12-81	11-19		3360	3000	7	4	139
11-16			TF15C	11-12-81	12-10		4440	3000	28	4	138
11-16	5 1/2%	4"	TF16A	11-12-81	11-19		3110	3000	7	4	139
			TF16C	11-12-81	12-10		4670	3000	28	4	140
11-16	5%	5"	TF17A	11-13-81	11-20		3940	3000	7	4	
			TF17C	11-13-81	12-11		4670	3000	28	3	

All Samples laboratory cured after received in accordance with ASTM C-39—except where noted.
(F) = Field cured outside (A) = Air cured inside • = New entry
cc: Van Doren, Hazard & Stallings



CONCRETE TEST REPORT
TERRACON CONSULTANTS, INC.
Cedar Rapids Davenport Des Moines, IA
Kansas City Wichita, KS



250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

RECEIVED
DEC 1 1 15 PM '82
PUBLIC WORKS
DEPARTMENT

FREEDER MEED
DEC 11 11 15 AM '82
PUBLIC WORKS
DEPARTMENT

November 29, 1982

Mr. Phil Dietrich
Department of Public Works
1250 South Seneca
Wichita, Kansas 67213

Re: Streets in Foliage Addition

Dear Mr. Dietrich;

I hereby certify that the street paving constructed within Foliage Addition, an addition to Sedgwick County, Kansas, has been completed in accordance with plans and specifications.

Sincerely,

VAN DOREN-HAZARD-STALLINGS

Steven E. Anderson, P.E.

November 29, 1982 DATE



Foliage Add'l

February 29, 1980

Mr. Ken Bengtson
Van Doren-Hazard-Stallings
260 North Rock Road
Suite 250
Wichita, KS 67206

Dear Mr. Bengtson:

Subject: Temporary Sanitary Sewer System for the East Half of the South-
east Quarter, Section 8, Range 2 East, Township 27 South

The tract described above can be served by a temporary sewer system consisting of a lift station and force main which would discharge into Main 22, War Industries Sewer which is now under construction. This property lies within the ultimate City of Wichita sanitary service area and a permanent main sewer is planned for this drainage basin at some time in the future as development warrants. The City's policy presently is that those costs attributed to temporary systems be paid for directly by the developer.

Approval of a temporary system for this area must be contingent upon satisfactory solutions for the following concerns:

- 1.) Necessity of constructing and assessing costs of a future permanent main sewer to owners of property already developed and connected to a working sewer system.
- 2.) Temporary power failure at the lift station.
- 3.) Service area for Main 22, War Industries Sewer requiring full capacity of pipe prior to construction of permanent main sewer for the area in question.

Temporary sanitary sewer service for this area can be provided by connecting to Main 22, War Industries Sewer with proper consideration of the concerns expressed above in the platting process.

Very truly yours,

Dean Sellers
Acting City Engineer

DES/dla

cc: Mike Lindebak, Program Development Engineer X



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4551

July 25, 1980

Bill G. Yung Design
1355 N. Waco
Wichita, Ks. 67203

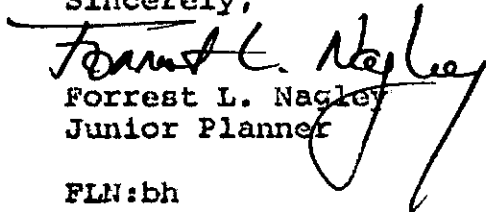
Re: S/D 80-53 - Preliminary plat of Foliage

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 24, 1980, the above-captioned plat was considered. At your request, the action of the Committee was to defer this item for two weeks.

If you have any questions concerning this, please call.

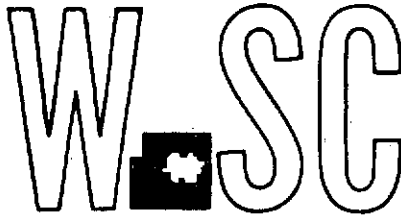
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: P.M.A., Inc. 9200 E. 13th, 67206
Dean Sellers, Acting City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202

August 11, 1980

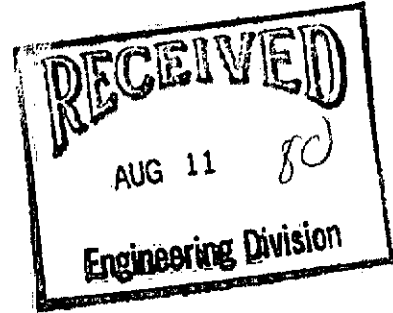
Bill G. Yung Design
1355 N. Waco
Wichita, Ks. 67203

Re: S/D 80-53 - Preliminary plat of Foliage

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1980, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat subject to the following;

- A. Prior to submission of a final plat, a final drainage plan shall be submitted to Sedgwick County Public Works for review and approval.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. Prior to submission of a final plat, the applicant's representative shall meet with County Public Works and others concerned with the use and naming of streets (Fire Department, Water Department, Planning Department, Gas Service, etc.,) and determine whether the streets will be public or private and what the street names will be. It has been recommended that all the streets be public or all be private and that the street names be in accordance with the existing street naming policy.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- E. The applicant shall guarantee the extension of City water to serve each lot being platted.
- F. The applicant shall guarantee the paving of all interior streets to County standards.
- G. Approval of the final plat shall be subject to approval of appropriate zone changes.
- H. Protective covenants shall be submitted for review and approval which provide for the ownership and maintenance



of common non-public open spaces, parking areas, private streets or drives, signs, guardhouse, etc. The covenants shall contain a provision which gives the appropriate governing body the authority to maintain the reserves and charge the costs to the owners in the event the owners fail to maintain the common non-public areas.

- I. The Flood Control Office has requested a copy of the plans for lake construction.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you have any questions concerning this matter, please call.

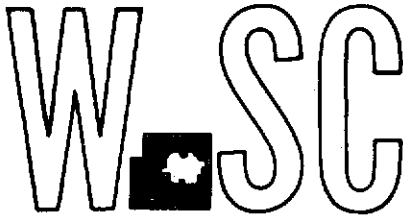
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: P.M.A., Inc. 9200 E. 13th, 67206
Dean Sellers, Acting City Engineer
Ken Bengtson, Van-Doren-Hazard-Stallings, 260 N. Rock Rd, 67206

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 8, 1980 ^{(316) 269-4561}

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 78-60 - Final plat of Graham-Casado 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:


- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The width of existing Irving right-of-way shall be shown on the final plat tracing as required by 5-402(G) of the Subdivision Regulations.
- C. The applicant is hereby advised that no expansion of the existing structure within the 35-foot building setback will be allowed after this plat is recorded.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

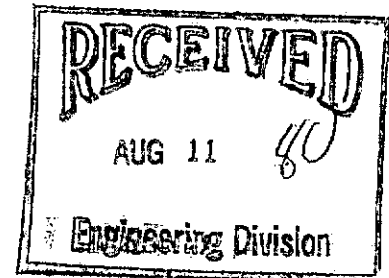
This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 14, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

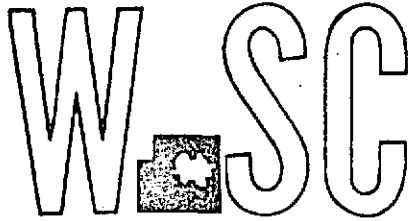

Louise Olivarez
Senior Planner
LO:bh

cc: Jesse L. Graham, 1403 Harding,
67208

X Dean Sellers, Acting City Engineer

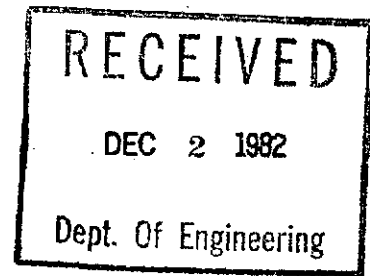


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



December 2, 1982

P.M.A., Inc.
Attention: Paul Foley, Jr.
9200 E. 13th
Wichita, Kansas 67206

Re: Performance bond guaranteeing the removal of an
outbuilding from the utility easement on Lot 2,
Block 1, Foliage Addition

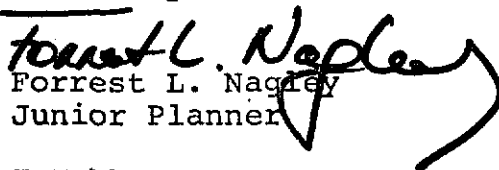
Dear Mr. Foley:

The above-referenced performance bond is nearing maturity. The bond references a completion date of December 31, 1982, for the removal of the building from the easement. A recent field check of the site indicates that, as of this date, the building has not been removed.

This letter acts to remind you of your agreement to remove the building by the bond's maturity date. As this plat is currently under development and at least one utility in is the subject easement, it is important that this work be completed. Please notify me when the work has been completed so I may proceed to release the bond. Action on your part is imperative if you wish to avoid default on the guarantee.

Should you have any questions, please call me at 268-4421.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: ~~X~~ Mike Lindebak, Project Development Engineer, City
Engineering

Patrick J. Manning, Attorney-In-Fact, Employers Mutual
Casualty Company, 150 Ida, 67211





SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. Seneca

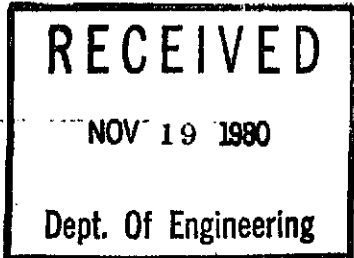
~~XXXXXXXXXX~~
WICHITA, KANSAS 67213

PHONE 268-7901

JOE D. FREEMAN, P.E.
ACTING COUNTY ENGINEER

November 18, 1980

Van Doren Hazard Stallings
260 North Rock Road, Suite 250
Wichita, Kansas 67206



ATTENTION: Ken Bengtson

RE: Drainage Plan, Foliage

Dear Mr. Bengtson:

This is to confirm a verbal approval to you by Phil Dietrich for the drainage plan for Phase I of the Foliage. A reminder that this approval was subject to indicating on the plan the fill area south of the proposed lake. This should be submitted as soon as possible.

I should like to take this opportunity to discuss and clarify Item 6 of a Confirmation Memo to Phil Dietrich from John Scott III the same dated October 31, 1980. This item stated "You (Mr. Dietrich) have no objections to the private street located in the plat." This departments position concerning private streets is that if they are to be allowed, we would have no objections provided the street construction is to public standards (40 year life if paved), adequate reserve widths provided (equal to public right-of-way), adequate maintenance covenants provided, and guarantee provided for the construction of the streets.

Insofar as allowing the private street concept, we feel this if a function of the respective planning agencies.

Very truly yours,

Joe D. Freeman, P. E.
Deputy Director of Public Works

JDF/PED/bd

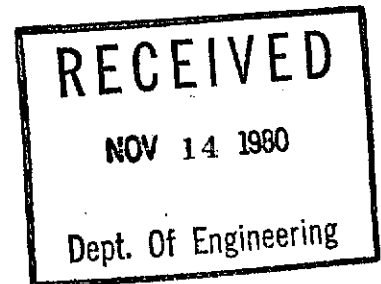
cc: Jack Galbraith, M.A.P.D.
Mike Lindebak, City of Wichita Engineering ✓
Syd Werbin
Plat File

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



November 14, 1980

Van Doren-Hazard-Stallings
Suite 250, 260 N. Rock Road
Wichita, Ks. 67206

Re: S/D. 80-53 - Final plat of Foliage Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 13, 1980, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The final plat shall indicate a minimum pad elevation of 188 City datum on Lots 8, 9, and 10, Block 2.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property including culvert crossings on Webb Road. Any necessary off-site drainage easements shall be granted by separate documents.
- C. Since the interior street system within this subdivision is proposed as a private system, it is recommended that the plattor's text distinguish between public streets (Webb Road) and private streets (all Reserves "A"). The plattor's text should also state how the reserves are to be owned and maintained.
- D. The applicant shall guarantee by letter of credit, bond, cash or actual construction, the installation of the private street system to public street paving standards. The cul-de-sacs off of the main street are proposed for the 21-foot paving width and the Subdivision Committee recommends a waiver of the design restriction that a street paved to this width be no longer than 300 feet. The amount of the paving guarantee shall be approved by County Public Works prior to submission.
- E. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit located on one of the narrow streets.
- F. The applicant shall guarantee the extension of municipal sewer and water to serve all lots. Any requests for extension of water and sanitary sewer systems outside the cor-

porate limits of the City of Wichita must be accompanied by a request for annexation to Wichita and a covenant prohibiting the property owners from petitioning for incorporation as a separate city or as part of some other city. The cost of any system extension will be paid 100% by the petitioners.

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- I. The Subdivision Committee recommends a waiver of the recommended lot width-to-area ratio.
- J. A temporary turnaround shall be granted at the south end of Greenleaf. This may be shown on the plat and referenced in the plattor's text or may be granted by separate document.
- K. The utility easements and storm sewer easements shall be separated on the final plat tracing.
- L. Bearings and dimensions on the perimeter of Reserve B shall be added to the final plat tracing.
- M. If street lights are desired within this private street system, the developer should contact K.G. and E.
- N. The applicant shall obtain approval from Cities Service Gas Company for the proposed street crossing their easement and for a building setback (if any) from their easement. A letter from Cities Service or a copy of the easement agreement addressing these matters shall be submitted to the Planning Department. Any relocation or encasing of the pipelines within this easement necessitated by this plat will not be at the City's or County's expense.
- O. The existing structure located over the easement on the south line of Lot 2, Block 1, shall be removed prior to recording of this plat. When the structure has been removed, a letter so stating shall be submitted by the applicant to the Planning Department.
- P. Protective covenants shall be submitted to the Planning Department for review, approval and recording which provide for the perpetual ownership and maintenance of the reserves and which provide for the timely installaton, and continued maintenance, of private street signs. There shall also be included in these covenants, a statement which gives the appropriate governing body the authority to enter onto the reserves to perform necessary maintenance, in the event the owners fail to do so, "the cost of which shall be assessed

equally among all the lots and may be established and treated as liens in the same manner as special assessments." A copy of the approved covenants shall be submitted to County Public Works.

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

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 20, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: P.M.A., Inc. 9200 E. 13th, 67206
Group 3, P.O. Box 131, Attention: Allan Burke, Wichita - 67201
Mert Buckley, P.O. Box 1034, 67201
Andy Harkness, County Department of Public Works
X Mike Lindebak, City Engineering



**Van Doren
Hazard
Stallings**

Architects • Engineers • Planners

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 10-24-80 JOB NO. 80-204-A0
PROJECT The Foliage
TO Mr. Phil Dietrich
FROM Kenneth H. Bengtson
REFERENCE Storm Drainage

Confirmation memo

COPIES TO:

Chris Breitenstein
file

North Pond - 100 year storm

D.W.S. @ East side Webb Road = 183.0 FL out = 180.60

D.W.S. @ West side Webb Road = 184.2 FL in = 180.95

Pond is treated as channel

Channel Requirements to carry 154 cfs with Profile Grade of 0.20%:

Side Slopes - 4 : 1

Bottom Width - 4.0'

Depth - 3.0'

N = 0.03

D.W.S. in Lake = 185.0

Conservation Level = 182.0

South Pond - 100 year storm

D.W.S. @ South side Thirteenth Street = 183.0

D.W.S. @ North side Thirteenth Street = 184.0

D.W.S. in Lake - 185.2

Conservation Level - 182.5

FL for new structure under Webb Road - 180.5 equivalent size as existing structure
3.5' x 5.5' CMPA.

Southeast corner of tract will need to be filled to establish pads of 188.0.



Van Doren
Hazard
Stallings

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

Job No. _____

Date Oct 24, 80

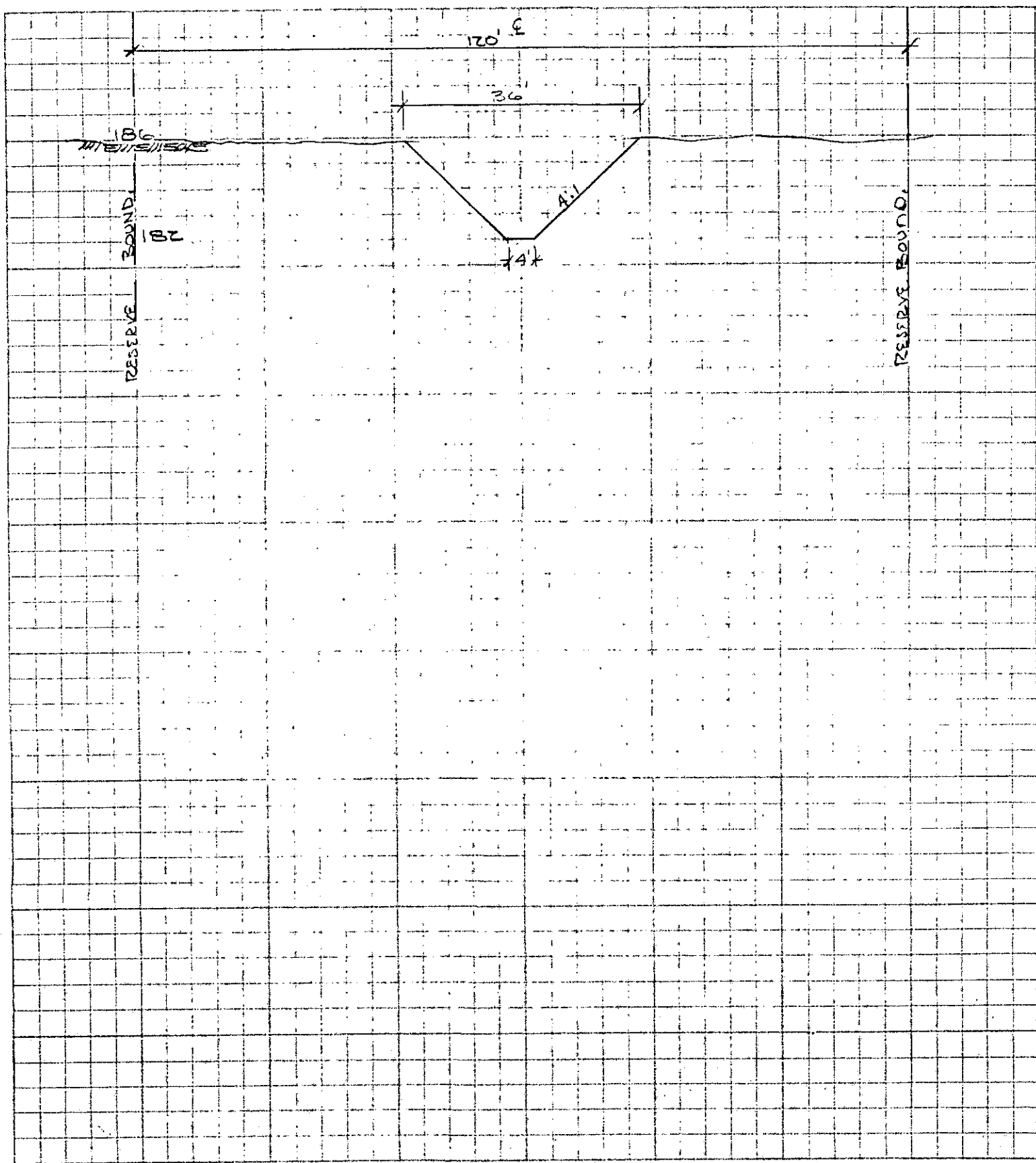
Sheet _____ of _____

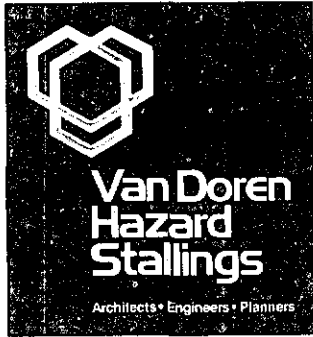
Project THE FOLIAGE

By _____

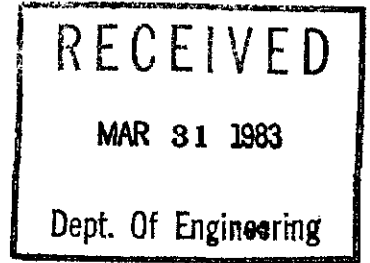
Subject TYPICAL SECTION

Ck'd. _____





250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303



March 30, 1983

Mr. Don Schneider
Dept. of Engineering
City Hall - 7th Floor
455 N. Main
Wichita, KS 67202

File in Plat File

Re: Paving construction, Foliage Addition

Dear Mr. Schneider;

Mr. Phil Dietrich of the Sedgwick County Department of Public Works requested that I send you construction plans and specifications for streets in "Foliage" Addition (located northwest of 13th Street North and Webb Road). I am transmitting the paving plans via City Blue Print Co. The construction was to be performed according to City of Wichita standard specifications, which you already have. I am also sending copies of the tests which were performed. These include subgrade field densities, asphalt mix analysis and compressive strength of concrete. Asphalt temperatures were measured at the time of delivery to the construction site and ranged from 300°F to 325°F.

If you have questions or comments, please call.

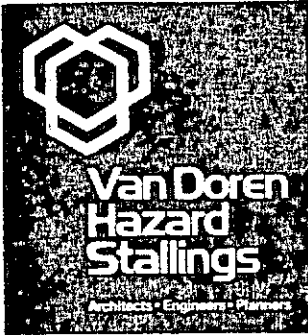
Sincerely,

VAN DOREN-HAZARD-STALLINGS

Steven E. Anderson

Steven E. Anderson, P.E.

Enclosure
cc: Steve Lackey
Phil Dietrich
Alan Burke



250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

March 30, 1983

Mr. Don Schneider
Dept. of Engineering
City Hall - 7th Floor
455 N. Main
Wichita, KS 67202

Re: Paving construction, Foliage Addition

Dear Mr. Schneider;

Mr. Phil Dietrich of the Sedgwick County Department of Public Works requested that I send you construction plans and specifications for streets in "Foliage" Addition (located northwest of 13th Street North and Webb Road). I am transmitting the paving plans via City Blue Print Co. The construction was to be performed according to City of Wichita standard specifications, which you already have. I am also sending copies of the tests which were performed. These include subgrade field densities, asphalt mix analysis and compressive strength of concrete. Asphalt temperatures were measured at the time of delivery to the construction site and ranged from 300°F to 325°F.

If you have questions or comments, please call.

Sincerely,

VAN DOREN-HAZARD-STALLINGS

Steven E. Anderson, P.E.

Enclosure

cc: Steve Lackey —
Phil Dietrich
Alan Burke

Terracon

CONSULTANTS, INC.

3411 West Holly Street - Suite 11
Wichita, Kansas 67213
(316) 947-0171

Formerly Soil Testing Services of Kansas, Inc.

Gerald R. Olson, P.E.
H. Wayne Wenzelator, P.E.
James A. Cunningham, P.E.
C. Fred Schoell, P.E.
Glen Ferguson, Ph.D., P.E.
Gerald W. Finn, P.E.
Steven R. Fischer

Date: December 29, 1982

Van Doren-Hazard-Stallings
260 N. Rock Road, Suite 250
Wichita, Kansas 67206

Attention: Mr. Dave Law

Job No.: 181123

Re: Asphalt Extraction for the Folage Project, Wichita, Kansas

Gentlemen:

We are transmitting herewith
 under separate cover 3 copies of the

- Foundation Engineering Report
 Field Data Laboratory Data Computations

Regarding:

- | | | |
|--|--|--|
| <input type="checkbox"/> Compacted Fills | <input type="checkbox"/> Boring Logs | <input type="checkbox"/> Geologic Report of |
| <input type="checkbox"/> Footings | <input type="checkbox"/> Location Diagram | <input type="checkbox"/> Seismic Testing |
| <input type="checkbox"/> Caissons | <input type="checkbox"/> Soil Samples | <input type="checkbox"/> Resistivity Testing |
| <input type="checkbox"/> Piles | <input type="checkbox"/> Rock Core Samples | <input type="checkbox"/> Site Rock Conditions |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Construction Material | <input type="checkbox"/> Aggregate Development |
| <input checked="" type="checkbox"/> Asphalt | Samples | <input type="checkbox"/> General Information |
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Moisture-Density | <input type="checkbox"/> Technical Expertise |
| <input type="checkbox"/> Aggregate | <input type="checkbox"/> Consolidation | <input type="checkbox"/> Resumes |
| <input type="checkbox"/> Non-destructive Testing | <input type="checkbox"/> Triaxial Compression | <input type="checkbox"/> Other |
| of Steel | <input type="checkbox"/> Permeability | |
| <input type="checkbox"/> Non-destructive Testing | <input type="checkbox"/> Field Boring Logs | |
| of Concrete | <input type="checkbox"/> | |
| <input type="checkbox"/> Grain Size Analysis | | |

for the above job.

Remarks: Should you have any questions regarding the above or enclosed information, or if we can be of further service in any way, please do not hesitate to give us a call.

Yours truly,

TERRACON CONSULTANT'S, INC.



Steven R. Fischer

Other Offices In:
Cedar Rapids, Iowa
Davenport, Iowa
Des Moines, Iowa
Kansas City, Kansas

Geotechnical and Materials Engineers

Terracon^{INC.}

CONSULTANTS, INC.

REPORT OF ANALYSIS OF AGGREGATES

Architect _____
 Engineer Van Doren-Hazard-Stallings Contractor _____

Project The Colage Source _____

REPORT OF TESTS OF _____

Project 1811.5

Date 1-9-82

Report No. _____

Sieve Size or No.	Weight Retained	% Retained	% Passing	Specifications
2-1/2 Inch				
2 Inch				
1-1/2 Inch				
1 Inch				
3/4 Inch	0	0	100	
1/2 Inch	22.0	2.3	98	
3/8 Inch	49.6	5.2	95	
No. 4	143.3	15.1	85	
No. 8	349.2	36.8	63	
No. 10				
No. 16	557.6	58.8	41	
No. 30	701.0	74.0	26	
No. 40				
No. 50	792.7	83.6	16	
No. 80				
No. 100	853.7	90.1	10	
No. 200	890.0	93.9	6.1	
Pan	890.8			
Fineness Modulus				

Received at Laboratory _____

Quantity Represented _____

Submitted By _____

Samples From _____

Identification _____

Date Samples _____

Intended Use _____

REMARKS:

Organic Matter, Colorimetric _____

Coal & Lignite _____

Clay Lumps _____

Chert _____

Soft Particles _____

Percent Absorption _____

Specific Gravity _____

Dry Rodded Wt. _____

Wt. Before Washing 947.9

Wt. After Washing 890.8

Asphalt Content - 4.9%

Terracon

CONSULTANTS, INC.

Project 1811.3

Date 12-10-82

Report No. _____

REPORT OF ANALYSIS OF AGGREGATES

Architect _____

Engineer Van Doren-Hazard-Stallings Contractor _____

Project The Lodge Source _____

REPORT OF TESTS OF _____

Sieve Size or No.	Weight Retained	% Retained	% Passing	Specifications
2-1/2 Inch				
2 Inch				
1-1/2 Inch				
1 Inch				
3/4 Inch	0	0	100	
1/2 Inch	30.7	3.2	97	
3/8 Inch	75.8	8.0	92	
No. 4	174.9	18.5	81	
No. 8	312.9	39.4	61	
No. 10				
No. 16	571.2	60.4	40	
No. 30	710.8	75.1	25	
No. 40				
No. 50	799.4	84.5	16	
No. 80				
No. 100	857.4	90.6	9	
No. 200	892.3	94.3	6	
Pan	892.8			
Fineness Modulus				

Received at Laboratory _____

Quantity Represented _____

Submitted By _____

Samples From _____

Identification _____

Date Samples _____

Intended Use _____

REMARKS:

Organic Matter, Colorimetric _____

Coal & Lignite _____

Clay Lumps _____

Chert _____

Soft Particles _____

Percent Absorption _____

Specific Gravity _____

Dry Rodded Wt. _____

Wt. Before Washing 946.0

Wt. After Washing 893.0

Asphalt Content - 4.7%

Terracon

CONSULTANTS, INC.

3601 West Harry Street — Suite B
Wichita, Kansas 67213
(316) 942-0171

Formerly Soil Testing Services of Kansas, Inc.

Gerald R. Olson, P.E.
R. Wayne Weinfurter, P.E.
James A. Cunningham, P.E.
C. Fred Schoell, P.E.
Glen Ferguson, Ph. D., P.E.
Gerald W. Finn, P.E.
Steven R. Fischer

July 17, 1981

Alan Burke
806 Buffum
Wichita, Kansas 67203

Attn: Mr. Alan Burke

RE: Observation & Testing
At the Alan Burke Devel-
opment
13th & Webb Rd.
Wichita, Kansas
Job No. 18.1123

Gentlemen:

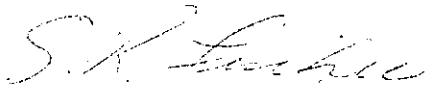
During the period June 3, 1981 through June 9, 1981 Terracon Con-
sultants, Inc. observed and tested compacted fill on the streets
at the referenced project. The observation and testing was performed
on a part time basis when notified by the contractor that areas were
ready for testing. The results of the field density tests are included
on the attached summary sheet. In addition, a modified Proctor test
performed on the lime stabilized fill material is also included.

On the first trip to the site all field density tests were below the
specified 95% compaction. The contractor reworked these areas until
the 95% compaction specification was achieved.

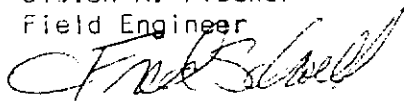
Should you have any questions regarding the above or enclosed informa-
tion, or if we can be of further service in any way, please do not
hesitate to contact us.

Yours very truly,

TERRACON CONSULTANTS, INC.



Steven R. Fischer
Field Engineer



C. Fred Schoell
Registered Professional Engineer
Kansas No. 7095

Enclosures

SRF/pd

Other Offices In:
Cedar Falls, Iowa
Cedar Rapids, Iowa
Davenport, Iowa
Des Moines, Iowa
Kansas City, Kansas

Geotechnical and Materials Engineers

TECHACON CONSULTANTS, INC.

Cedar Falls Cedar Rapids Davenport Des Moines, Iowa
Kansas City Wichita, Kansas; Oklahoma City, Oklahoma

MOISTURE DENSITY RELATIONSHIP

Job No. 191123 Date 6-05-81

Project Name and Location Alan Burke Development, 13th
& Webb Road, Wichita, Kansas

Source of Material _____

Description of Material Dark Brown Silty Clay, Lime-
Treated

Material Designation A

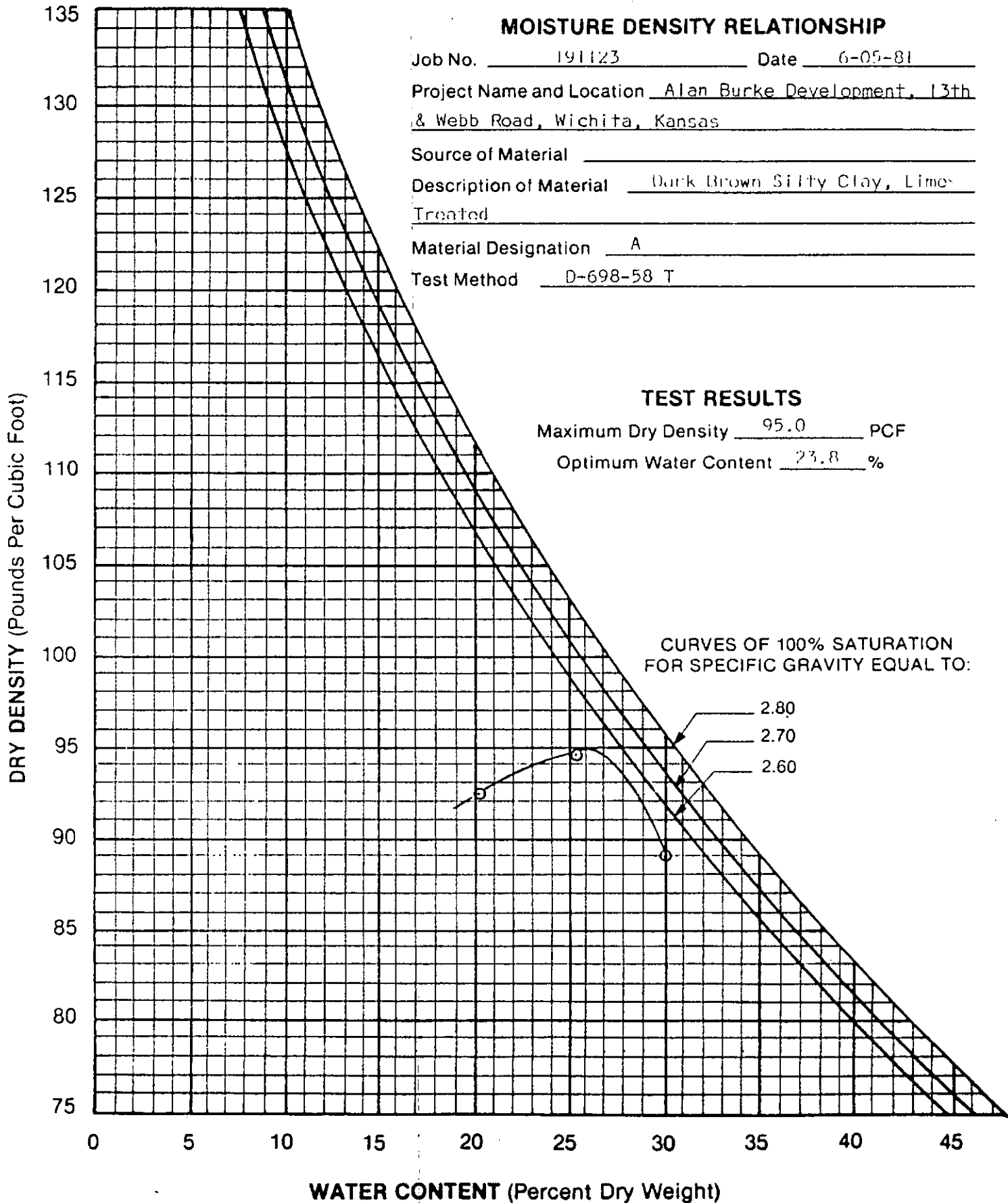
Test Method D-698-58 T

TEST RESULTS

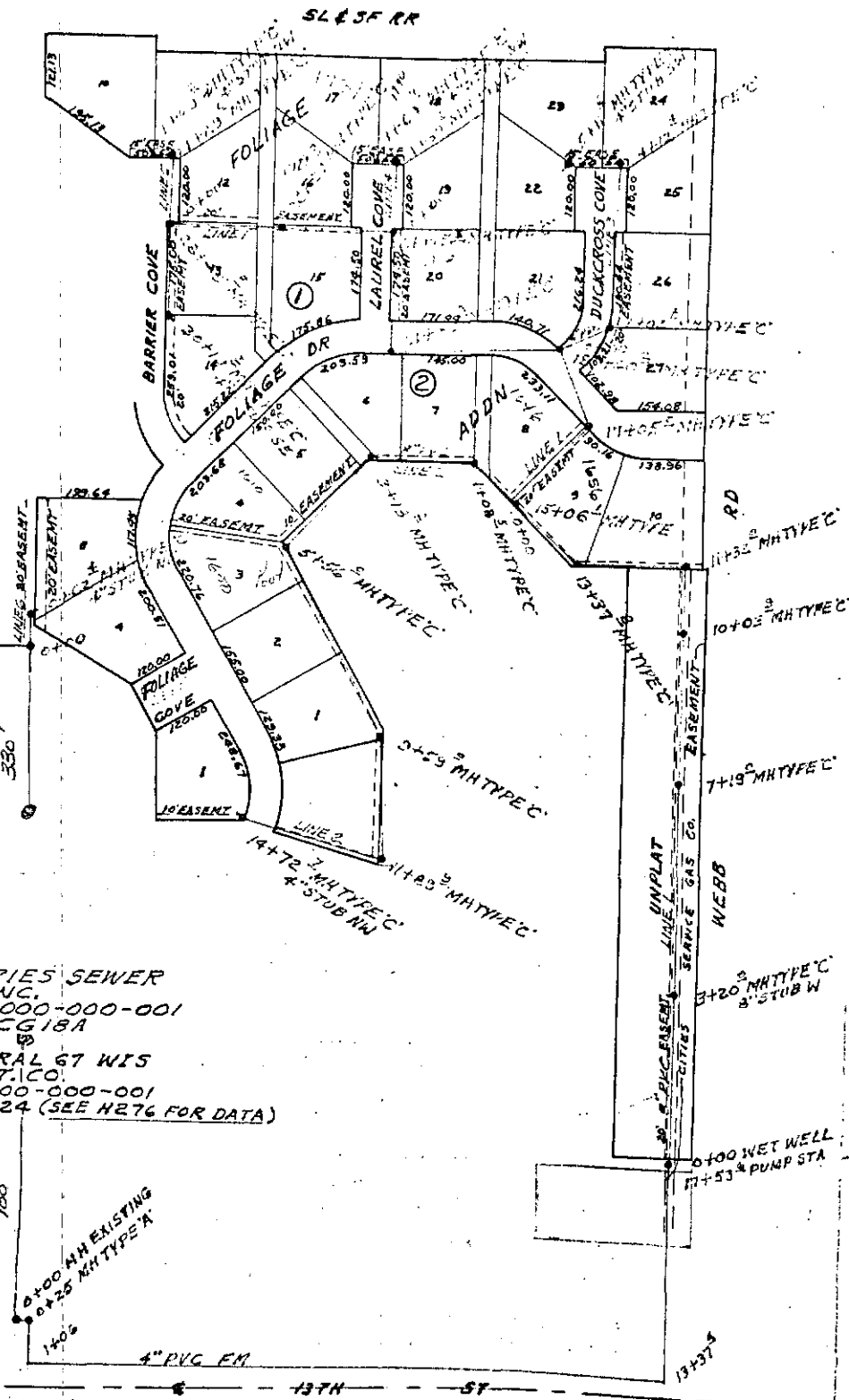
Maximum Dry Density 95.0 PCF

Optimum Water Content 23.8 %

CURVES OF 100% SATURATION
FOR SPECIFIC GRAVITY EQUAL TO:



SCALE 1"=200'



LATERAL 67 WAR INDUSTRIES SEWER
 BUILT BY: UTILITY CONTR. INC.
 PROJ. N^o 468-76-245-81069-000-000-001
 BOOKED 12-28-81 FROM CG18A

LIFT STA & FORCE MAIN LATERAL 67 WIS
 BUILT BY: WB CARTER CONST. CO.
 PROJ. N^o 468-76-245-81070-000-000-001
 BOOKED 5-27-82 FROM AG 24 (SEE H276 FOR DATA)

Handwritten notes:
 071 11/2/82

0400 MH EXISTING
 0425 MH TYPE 'A'
 1402
 4" PVC FM

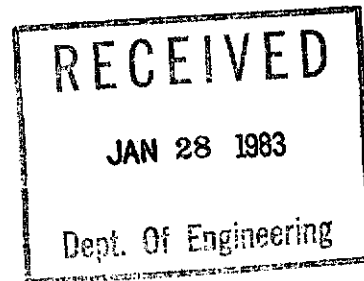
0400 WET WELL
 11+53 PUMP STA

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



January 27, 1983

P.M.A., Inc.
Attention: Paul Foley, Jr.
9200 E. 13th
Wichita, Kansas 67206

Re: Performance bond guaranteeing the removal of an outbuilding
from the utility easement on Lot 2, Block 1, Foliage Addi-
tion

Dear Mr. Foley:

The various utility companies and City Engineering have agreed
to authorizing a 6-month extension of time to complete the
above-referenced work. An amendment to your bond needs to
be submitted which references a completion date of June
31, 1983. The outbuilding needs to be removed by this date
or the City will collect on the bond and complete the work
for you.

Should you have any questions, please call me at 268-4421.

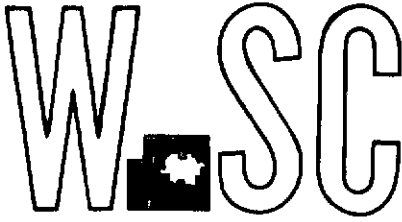
Sincerely,


Forrest L. Nagley
Junior Planner

cc: Mike Lindebak, Project Development Engineer, City Engineering
Patrick J. Manning, Attorney-In-Fact, Employers Mutual
Casualty Company, 150 Ida, 67211
Mannings Insurance, Attention: Betty Chittester, P.O. Box
11103, 67202

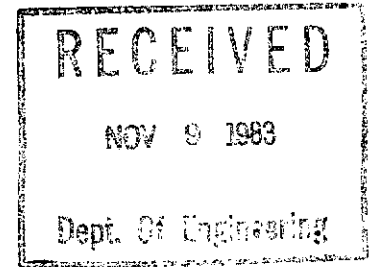
ML

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



November 9, 1983

The Foliage
Attention: Alan Burke
1415 E. Waterman
Wichita, Kansas 67211


Re: Restrictive covenant required in conjunction with the
release of the performance bond required with the
platting of the Foliage.

Dear Mr. Burke:

We have completed our review of the draft covenant attached
with your letter dated November 8, 1983. We have made several
changes which are indicated on the enclosed instrument. Please
review the document and if satisfactory, have the president of
P.M.A., Inc., execute it. Once the instrument has been signed,
record it with the Register of Deeds and provide this office
with two recorded copies.

Should you have any questions or wish to discuss our changes
in your draft, please advise.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mike Lindebak, City Engineer





WICHITA-SEDGWICK COUNTY

DATE March 15, 1984

METROPOLITAN AREA PLANNING DEPARTMENT

Donald C. Gisick, City Clerk

TO Forrest L. Nagley, Junior Planner

FROM Release of performance bond associated with Foliage
Addition (S/D 80-53).

SUBJECT

City Engineering has agreed to accept a restrictive covenant which nullifies our need to retain the above-referenced bond. The original bond should be returned to Manning Insurance with their copy of this memorandum.

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: ~~Mike~~ Lindebak, City Engineer
Mannings Insurance, Attention: Betty Chittester,
P.O. Box 11103, 67211
The Foliage, Attention: Alan Burke, 1415 E.
Waterman, 67211

COPY



2

W

March 14, 1986

Ms. Rose Dean
Credit Services
First National Bank
P.O. Box One
Wichita, KS 67201

Subject: Letters of Credit (Foliage Addition)
Storm Water Sewer 225 - Bank No. C-1265
Lateral 67, War Industries Sewer - Bank No. C-1266
Lift Station and Force Main - Bank No. C-1267

Dear Ms. Dean:

Although our records indicate that sufficient development has not occurred to release the letters of credit for the above subject projects, the amount may be amended as follows:

	<u>Original Amount</u>	<u>New Amount</u>
Letter of Credit No. C-1265 (Storm Water Sewer No. 225)	\$28,700	\$ 5,520
Letter of Credit No. C-1266 (Lateral 67, War Industries Sewer)	\$80,500	\$15,930
Letter of Credit No. C-1267 (Lift Station & Force Main)	\$21,000	\$17,340

If you have any questions, please call me at 268-4530.

Sincerely,



Steve Palmer, P.E.
Civil Engineer III

SP:gf

cc: Roy Burton, Foley Tractor, 1550 South West Street, Wichita, KS 67213

01036pg40

March 11, 1986

Ms. Rose Dean
Credit Services Officer
First National Bank
Post Office Box One
Wichita, Kansas 67201

Subject: Letters of Credit (Foliage Addition):
Storm Water Sewer No. 225, Bank No. C-1265
Lateral 67, War Industries Sewer, Bank No. C-1266
Lift Station and Force Main, Bank No. C-1267

Dear Ms. Dean:

I am writing in response to your March 4, 1986 letter concerning letters of credit for the account of PMA Inc. (Foliage Addition).

Our records indicate that development to date is not sufficient for release of the letters of credit.

Please proceed with extensions to the maturity dates for the above-noted letters of credit.

Yours truly,



Michael E. Lindebak, P.E.
City Engineer

MEL:mgr

Bank
Wichita, Kansas 67201
Phone 268-1111

FIRST NATIONAL BANK

March 4, 1986

Mr. (Dean) Lindebak
City of Wichita
Seventh Floor - City Hall
455 North Main
Wichita, KS 67202

Dear Mr. Lindebak:

This is to advise that the Letters of Credit issued to the City of Wichita for the account of PMA Inc., as per the attached Schedule A, reach their maturity date on March 19, 1986.

Unless we receive immediate notice from the city that necessary completion percentages have not been met, which would require additional extensions to the maturity date, we shall consider the Letters of Credit expired and no longer available for draw after March 19, 1986.

If you have any questions, please call me at 268-1346.

Sincerely,



Rose M. Dean
Credit Services Officer



B/3/4/I

P.M.A., INC.
LETTERS OF CREDIT
SCHEDULE "A"

Letter of Credit No. C-1265, for the construction of sanitary sewer,
Project No. 468 76 245 81071 000 000 001, in the amount of \$28,700.00
Expiration Date: March 19, 1986

SWS 225

Letter of Credit No. C-1266, for the construction of street paving,
Project No. 468 76 245 81069 000 000 001, in the amount of \$80,500.00
Expiration Date: March 19, 1986

Lat 67, WIS

Letter of Credit No. C-1267, for the construction of sanitary sewer,
Project No. 468 76 245 81070 000 000 001, in the amount of \$21,000.00
Expiration Date: March 19, 1986

Lat 67, WIS lift station

P.M.A., INC.
LETTERS OF CREDIT
SCHEDULE "A"

Letter of Credit No. C-1265, for the construction of sanitary sewer,
Project No. 468 76 245 81071 000 000 001, in the amount of \$28,700.00
Expiration Date: March 19, 1986

SWS 225

Letter of Credit No. C-1266, for the construction of street paving,
Project No. 468 76 245 81069 000 000 001, in the amount of \$80,500.00
Expiration Date: March 19, 1986

239,000 Lot 67, WIS
5-5-81
8-25-81

Letter of Credit No. C-1267, for the construction of sanitary sewer,
Project No. 468 76 245 81070 000 000 001, in the amount of \$21,000.00
Expiration Date: March 19, 1986

Resolution Amort \$60,000 Lot 67, WIS 1st Station
let Aug. 14, 1981 \$5,255 W.B. Carter

Ms. Rosa Dean
 Credit Services
 First National Bank
 Post Office Box One
 Wichita, Kansas
 67201

Note:
 Do Not include
 part inside
 red circles in lot.

Subject: Letters of Credit (Foilage Addition):
 SWS No. 225 Bank # C-1265
 Lot 67 WIS Bank # C-1266
 Lift Station and Force Main Bank # C-1267

Dear Ms. Dean:

Although our records indicate that sufficient development has not occurred to release the letters of credit ^{amended} for the above subject projects, the amount may be ~~adjusted~~ as follows:

	original amount	new amount
1 st 2 nd Letter of Credit No. C-1266 (Lot. 67 WIS)	\$ 80,500	\$ 15,930

method - 37 lots + unplatted tracts of land (5 lot equivalents) = 42 lots
 $\frac{8 \text{ developed lots}}{42 \text{ lot equiv.}} = 19\%$ 35% (original amount) less 19% = 16% _{required}
 statement of cost \$ 99,554.55 X .16 = \$ 15,928.73
 use \$ 15,930

Letter of Credit No. C-1265 (SWS # 225)	\$ 28,700	\$ 5,520
--	-----------	----------

method - 37 lots
 $\frac{8 \text{ developed lots}}{37 \text{ lots}} = 22\%$ 35% less 22% = 13%
 statement of cost \$ 42,448.59 X .13 = \$ 5,518.32
 use \$ 5,520

3 rd Letter of Credit No. C-1267 (lift station and force main)	\$ 21,000	\$ 17,340
--	-----------	-----------

method 37 lots + unplatted tracts of land (.52 lot equivalents) = 89 lots
 $\frac{8 \text{ developed lots}}{89 \text{ lots}} = 9\%$ 35% less 9% = 26%
 statement of cost \$ 66,702.64 X .26 = \$ 17,342.69
 use \$ 17,340

METROPOLITAN AREA PLANNING DEPARTMENT

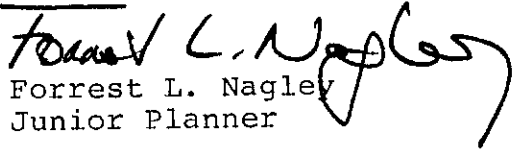
TO Mike Lindebak, City Engineer

FROM Forrest L. Nagley, Junior Planner

SUBJECT Forwarding of a copy of a restrictive covenant for removal of an accessory structure from the platted utility easement adjacent to the south line of Lot 2, Block 1, Foliage Addition.

Attached please find for your plat files the above-referenced instrument which you authorized as a replacement to an existing performance bond which guaranteed the removal of the encroachment from the easement.

The performance bond has been released.


Forrest L. Nagley
Junior Planner

FLN:bh

Attachment



Z

me

STATE OF KANSAS } 83
SEDGWICK COUNTY }
FILED FOR RECORD AT
9-00 M
NOV 30 1983
NO. 6-64307
BETTE F. McCART
REGISTER OF DEEDS
1983.

MICROFILMED
OF RECORD

FILM 624 PAGE 1542

RESTRICTIVE COVENANT

This covenant, executed this 18 day of NOVEMBER,

W I T N E S S E T H: That,

WHEREAS, P. M. A., Inc. has platted certain real property known as ²Foliage, an Addition to Wichita, Sedgwick County, Kansas; and

WHEREAS, as a part of the platting process certain requirements have been made by the City of Wichita regarding the removal of an existing horse shed from the 10-foot platted utility easement adjacent to the south line of Lot 2, Block 1, of said Addition.

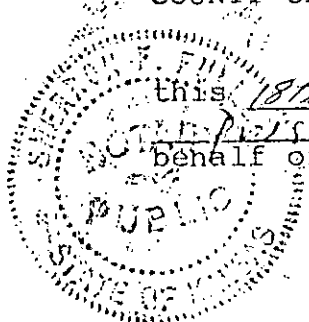
NOW, THEREFORE, the undersigned does hereby subject the owners of Lot 2, Block 1, Foliage, an Addition to Wichita, Sedgwick County, Kansas, to the following covenant and restriction:

At such time as the City of Wichita or any public utility company needs to use the platted utility easement adjacent to the south line of Lot 2, Block 1, of said Addition, the structure is to be moved from the easement by the lot owner(s) in an expeditious manner and at their expense. If said structure is not removed within 10 days after written notice is given to remove the encroachment, the City of Wichita or any public utility company may clear the utility easement of the structure and bill the removal costs to the owner(s) of the subject lot.

This covenant shall run with the land and shall be binding upon all future owners of Lot 2, Block 1, Foliage, an Addition to Wichita, Sedgwick County, Kansas. This covenant shall terminate upon removal of the horse shed from the platted utility easement.

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 18th day of November, 1983, by Paul V. Foley, Jr. of P.M.A., Inc., a Kansas Corporation on behalf of the corporation.



Sharon Fuller
Notary Public

My Appointment Expires: 3/7/87
Police Association - 1415 E. Waterman 67211

*Sat Kettles
Asquig*

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-53 Name Foliage
 Date Application Rec'd. 7-11-80 Preliminary Approval _____
 Scheduled S/D Meeting 7-24-80

DESCRIPTION

General Location NW corner of 13th St. North and Webb Road

Owner P.M.A., Inc.
 Surveyor/Engineer Bill G. Yung Design
 Address 1355 N. Waco, 67203 Phone 264-0676

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>78.3+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | Public a. <u>64</u> R/W <u>3050</u> ft. |
| Residential <u>53</u> | Private b. <u>58</u> R/W <u>1710</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>Office - 1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>54</u> | TOTAL <u>4760</u> ft. |
| 3. Minimum Lot Frontage <u>110</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area _____ | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA w/CUP</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita _____ : <u>Three-Mile Area</u> | |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- B. This plat proposes that all cul-de-sacs be private streets. In order to insure that all lots will have direct access to a public right-of-way, it is the recommendation of City Public Works and the Planning Department that all streets should be public.
- C. The applicant shall guarantee all drainage improvements required by this plat.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- E. The applicant shall guarantee the extension of City water to serve each lot being platted.
- F. The applicant shall guarantee the paving of Greenleaf Street.
- G. Building setbacks per the Community Unit Plan shall be indicated on the final plat. No final plat shall be submitted until the associated C.U.P. has been approved.
- H. Access controls to the adjacent major streets shall be in agreement with the provisions of the associated Community Unit Plan. Such access controls shall be indicated on the final plat.
- I. A Homeowners' Association Agreement shall be submitted for review and approval. Such agreement shall provide for the maintenance of non-public open space, parking

(OVER)

areas, private streets or drives, signs, logos, buffer areas, drainage channels, swales, etc. The agreement shall contain a provision which gives the City of Wichita the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.

- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-53 Name Foliage
Date Application Rec'd. 7-11-80 Preliminary Approval 8-7-80
Scheduled S/D Meeting 10-30-80

DESCRIPTION

General Location West of Webb Road in an area north of 13th

Owner P.M.A., Inc.
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Rd., Suite 250 Phone 686-7303

- | | |
|--|---|
| <p>1. Gross Acreage of Plat <u>66+</u></p> <p>2. Number of Lots:
 Residential <u>51</u>
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots <u>51</u></p> <p>3. Minimum Lot Frontage <u>50</u> ft.</p> <p>4. Minimum Lot Area <u>20,000</u> square feet</p> <p>5. Existing Zoning <u>R-1</u></p> <p>6. Proposed Zoning <u>AA</u></p> <p>9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) <u>NA</u> (Yes-No)</p> <p>12. City of Wichita _____ : Three-Mile Area <u>X</u></p> | <p>7. Lineal Feet of New Streets:
 a. <u>64</u> R/W <u>3050</u> ft.
 b. <u>58</u> R/W <u>1710</u> ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL <u>4760</u> ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no</p> |
|--|---|

STAFF COMMENTS:

NOTE: This plat is an addition to Sedgwick County, not to the City of Wichita. As of October 21, 1980, not enough drainage information had been submitted to County Public Works to enable them to determine the adequacy of the drainage plan. This plat is being scheduled for the October 30th agenda with the understanding that it will be deferred if the drainage plan has not been approved by that date.

- A. County Public Works shall be prepared to comment on the applicant's drainage plan and state what drainage improvements will be required.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The entire street system within this subdivision is proposed as a private system. For clarity, it is recommended that the platting text distinguish between public (Webb and 13th) and private streets (all Reserves "A") and that the words "private street" be added in parentheses to the face of the plat after each private street name.
- D. The private street name adjacent to Lots 11 thru 14 in Block 1 is proposed as "Greenleaf Cove." "Hidden Cove" has been changed to Barrier Cove."
- E. The applicant has stated his intention to pave the private streets to public street standards. The five cul-de-sacs off of the main street are proposed for the 21-foot width which allows no parking.
- F. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit located on one of the narrow streets.
- G. The applicant shall guarantee by letter of credit, bond, cash, or actual construction, the installation of the private street system.
- H. The applicant shall guarantee the extension of municipal sewer and water to serve all lots. Any requests for extension of water and sanitary sewer systems outside the corporate limits of the City of Wichita must

(Over)

be accompanied by a request for annexation and a covenant (to be recorded) prohibiting the person from petitioning for incorporation. The cost of any system extension will be paid 100% by the petitioner.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant shall submit an avigational easement covering all of subject property and a covenant acknowledging aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- K. Approval of this plat will require a waiver of the recommended lot widths as specified in 7-204 (D) of the Subdivision Regulations.
- L. The applicant shall obtain approval from Cities Service Gas Company for the proposed street crossing their easement and for a building setback (if any) from their easement. A letter from Cities Service or a copy of the easement agreement addressing these matters shall be submitted to the Planning Department. Any relocation or encasing of the pipelines within this easement necessitated by this plat will not be at the City's or County's expense.
- M. The existing structure located over the easement on the south line of Lot 12, Block 1, shall be removed prior to recording of this plat. When the structure has been removed, a letter so stating shall be submitted by the applicant to the Planning Department.
- N. Protective covenants shall be submitted to the Planning Department for review, approval and recording which provide for the perpetual ownership and maintenance of the reserves. These covenants shall include a statement which gives the appropriate governing body the authority to maintain the reserves if they are not adequately maintained by the owners as specified in the declaration, with maintenance costs being assessed to the lots on an equal basis.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-53 Name Foliage
Date Application Rec'd. 7-11-80 Preliminary Approval 8-7-80
Scheduled S/D Meeting 10-30-80

DESCRIPTION

General Location West of Webb Road in an area north of 13th

Owner P.M.A., Inc.

Surveyor/Engineer Van Doren-Hazard-Stallings

Address 260 N. Rock Rd., Suite 250 Phone 686-7303

- 1. Gross Acreage of Plat 66+
- 2. Number of Lots:
 - Residential 51
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 50 ft.
- 4. Minimum Lot Area 20,000 square feet
- 5. Existing Zoning R-1
- 6. Proposed Zoning AA
- 7. Lineal Feet of New Streets:
 - a. 64 R/W 3050 ft.
 - b. 58 R/W 1710 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 4760 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) NA (Yes-No)
- 12. City of Wichita _____ : Three-Mile Area X

STAFF COMMENTS:

NOTE: This plat is an addition to Sedgwick County, not to the City of Wichita. As of October 21, 1980, not enough drainage information had been submitted to County Public Works to enable them to determine the adequacy of the drainage plan. This plat is being scheduled for the October 30th agenda with the understanding that it will be deferred if the drainage plan has not been approved by that date.

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- C. The entire street system within this subdivision is proposed as a private system. For clarity, it is recommended that the platting text distinguish between public (Webb and 13th) and private streets (all Reserves "A") and that the words "private street" be added in parentheses to the face of the plat after each private street name.
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- E. The applicant has stated his intention to pave the private streets to public street standards. The five cul-de-sacs off of the main street are proposed for the 21-foot width which allows no parking.
- F. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit located on one of the narrow streets.
- G. The applicant shall guarantee by letter of credit, bond, cash, or actual construction, the installation of the private street system.
- H. The applicant shall guarantee the extension of municipal sewer and water to serve all lots. Any requests for extension of water and sanitary sewer systems outside the corporate limits of the City of Wichita must

(Over)

be accompanied by a request for annexation and a covenant (to be recorded) prohibiting the person from petitioning for incorporation. The cost of any system extension will be paid 100% by the petitioner.

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- J. The applicant shall submit an avigational easement covering all of subject property and a covenant acknowledging aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- K. Approval of this plat will require a waiver of the recommended lot widths as specified in 7-204 (D) of the Subdivision Regulations.
- L. The applicant shall obtain approval from Cities Service Gas Company for the proposed street crossing their easement and for a building setback (if any) from their easement. A letter from Cities Service or a copy of the easement agreement addressing these matters shall be submitted to the Planning Department. Any relocation or encasing of the pipelines within this easement necessitated by this plat will not be at the City's or County's expense.
- M. The existing structure located over the easement on the south line of Lot 12, Block 1, shall be removed prior to recording of this plat. When the structure has been removed, a letter so stating shall be submitted by the applicant to the Planning Department.
- N. Protective covenants shall be submitted to the Planning Department for review, approval and recording which provide for the perpetual ownership and maintenance of the reserves. These covenants shall include a statement which gives the appropriate governing body the authority to maintain the reserves if they are not adequately maintained by the owners as specified in the declaration, with maintenance costs being assessed to the lots on an equal basis.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

S/D NO. 80-53 Name Foliage
Date Application Rec'd. 7-11-80 Preliminary Approval 8-7-80
Scheduled S/D Meeting 11-13-80

DESCRIPTION

General Location West of Webb Road in an area north of 13th

Owner P.M.A., Inc.
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Road, Suite 250 Phone 686-7303

- | | |
|---|---|
| <p>1. Gross Acreage of Plat <u>32+</u></p> <p>2. Number of Lots:
Residential <u>37</u>
Commercial _____
Industrial _____
Other _____
Total Number of Lots <u>37</u></p> <p>3. Minimum Lot Frontage <u>50</u> ft.</p> <p>4. Minimum Lot Area <u>20,000</u> sq. ft.</p> <p>5. Existing Zoning <u>R-1</u></p> <p>6. Proposed Zoning <u>AA</u></p> <p>9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) <u>NA</u> (Yes-No)</p> <p>12. City of Wichita _____: Three-Mile Area <u>X</u></p> | <p>7. Lineal Feet of New Streets:
a. <u>64</u> R/W <u>1800</u> ft.
b. <u>58</u> R/W <u>1000</u> ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>2800</u> ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u></p> |
|---|---|

STAFF COMMENTS:

- A. County Public Works shall be prepared to comment on the applicant's drainage plan and state what drainage improvements will be required.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property and shall grant any necessary off-site drainage easements.
- C. The entire street system within this subdivision is proposed as a private system. If private streets are approved, it is recommended that the platting distinguish between public streets (Webb Road) and private streets (all Reserves "A"). The platting should also state how the reserves are to be owned and maintained.
- D. The applicant proposes private street names as shown on the plat with the exception of Hidden Cove which has been changed to Barrier Cove. The cul-de-sac adjacent to Lots 1 thru 4 in Block 1 is proposed as Greenleaf Cove.
- E. The applicant has stated his intention to pave the private streets to public street standards. The cul-de-sacs off of the main street are proposed for the 21-foot width which allows no parking.
- F. The applicant shall guarantee by letter of credit, bond, cash or actual construction, the installation of the private street system to public street paving standards. The amount of the guarantee shall be approved by County Public Works prior to submission.
- G. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit located on one of the narrow streets.
- H. The applicant shall guarantee the extension of municipal sewer and water to serve all lots. Any requests for exten-

(Over)

sion of water and sanitary sewer systems outside the corporate limits of the City of Wichita must be accompanied by a request for annexation to Wichita and a covenant prohibiting the property owners from petitioning for incorporation as a separate city or as part of some other city. The cost of any system extension will be paid 100% by the petitioners.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- K. Approval of this plat will require a waiver of the recommended lot widths as specified in 7-204 (D) of the Subdivision Regulations.
- L. The applicant shall obtain approval from Cities Service Gas Company for the proposed street crossing their easement and for a building setback (if any) from their easement. A letter from Cities Service or a copy of the easement agreement addressing these matters shall be submitted to the Planning Department. Any relocation or encasing of the pipelines within this easement necessitated by this plat will not be at the City's or County's expense.
- M. The existing structure located over the easement on the south line of Lot 2, Block 1, shall be removed prior to recording of this plat. When the structure has been removed, a letter so stating shall be submitted by the applicant to the Planning Department.
- N. Protective covenants shall be submitted to the Planning Department for review, approval and recording which provide for the perpetual ownership and maintenance of the reserves and which provide for the timely installaton, and continued maintenance, of private street signs. There shall also be included in these covenants, a statement which gives the appropriate governing body the authority to enter onto the reserves to perform necessary maintenance, in the event the owners fail to do so, "the cost of which shall be assessed equally among all the lots and may be established and treated as liens in the same manner as special assessments."
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-53 Name Foliage
Date Application Rec'd. 7-11-80 Preliminary Approval 8-7-80
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Owner P.M.A., Inc.
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Road, Suite 250 Phone 686-7303

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>32+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>1800</u> ft. |
| Residential <u>37</u> | b. <u>58</u> R/W <u>1000</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>37</u> | TOTAL <u>2800</u> ft. |
| 3. Minimum Lot Frontage <u>50</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>20,000</u> sq. ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
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| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

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(Over)

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