

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2006-100 -- WINDING LAKE ESTATES ADDITION

OWNER/APPLICANT: R & R Realty, LLC, Attn: Jay W. Russell, P.O. Box 75337, Wichita, KS 67275

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 45th St. North and Hoover

SITE SIZE: 184.21 acres

NUMBER OF LOTS

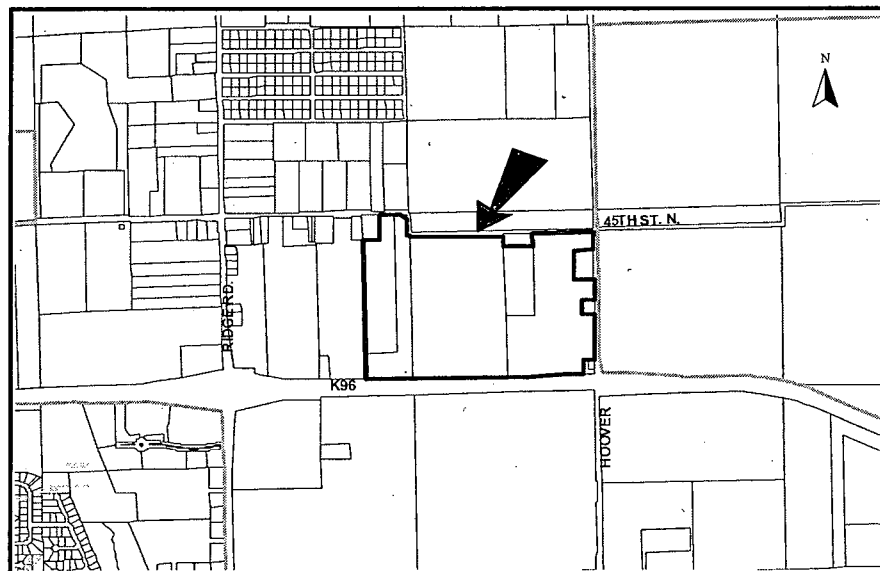
Residential:	286
Office:	
Commercial:	1
Industrial:	
Total:	<u>287</u>

MINIMUM LOT AREA: 9,750 square feet

CURRENT ZONING: SF-20, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: SF-5, Single-Family Residential, LC, Limited Commercial

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and LC, Limited Commercial (Lot 73, Block D). The residential portion of the property will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the residential portion of the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer (main and lateral) and City water (main and lateral) 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/County Engineering** needs to comment on the status of the applicant's drainage concept. **A drainage easement may be required between Reserve G and the box culvert under K-96. Off-site easements are needed.**
- E. If any drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- F. **Traffic Engineering** needs to comment on the access controls. The plat denotes one access opening along Hoover adjoining the Mandy Kay Addition. The final plat shall reference the dedication of access controls in the plat's text.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- 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 that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.
- K. 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.

SUB 2006-100 -- Preliminary Plat of WINDING LAKE ESTATES ADDITION
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- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. **GIS** needs to comment on the plat's street names. *Revised street names are needed.*
- N. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- O. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- P. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- Q. 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.
- R. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- W. 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.

SUB 2006-100 -- Preliminary Plat of WINDING LAKE ESTATES ADDITION
November 30, 2006 - Page 4

- X. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.



TRANSMITTAL

TO:
 Scott Lindebak
 COMPANY:
 City of Wichita
 ADDRESS:
 7th Floor City Hall
 CITY/ STATE:
 Wichita

FROM:
 Trevor Kurth
 DATE:
 1-31-07
 PROJECT:
 Edge Water Addition
 PROJECT NUMBER:

RE:
 Edge Water Addition Grade-Drain Plans

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER


COPIES	DATE	DESCRIPTION
1	1-31-07	Edge Water Addition Drainage and Grading Plans

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED, AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: 
 Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
 SURVEYING
 PLANNING
 LANDSCAPE
 ARCHITECTURE

B a u g h m a n
 C o m p a n y , P . A .
 315 Ellis Street
 Wichita, Kansas 67203
 P 316.262.7271
 F 316.262.0149



STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/30/06)

CASE NUMBER: SUB 2006-100 -- WINDING LAKE ESTATES ADDITION

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NUMBER OF LOTS

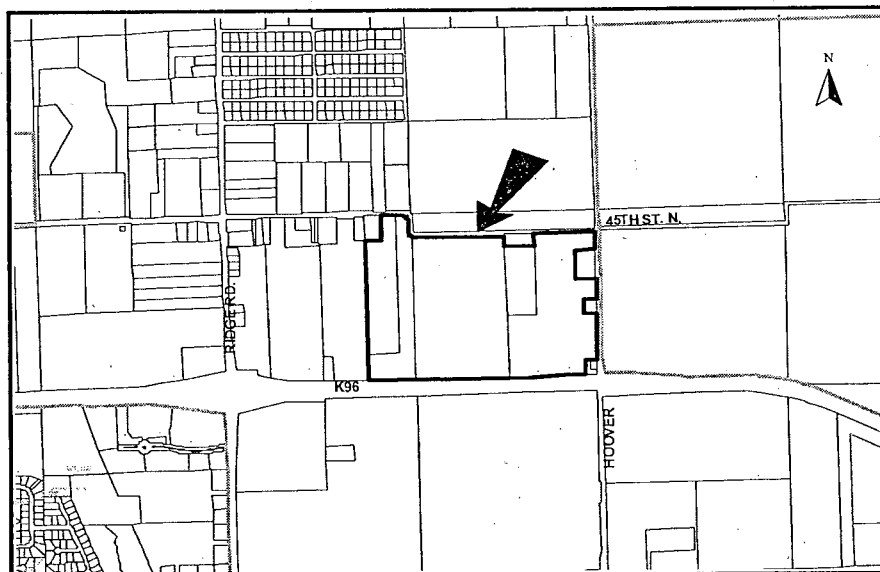
Residential:	286
Office:	
Commercial:	1
Industrial:	
Total:	<u>287</u>

MINIMUM LOT AREA: 9,750 square feet

CURRENT ZONING: SF-20, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: SF-5, Single-Family Residential, LC, Limited Commercial

VICINITY MAP



SUB 2006-100 -- Final Plat of WINDING LAKE ESTATES ADDITION
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Note: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and LC, Limited Commercial (Lot 73, Block D). The residential portion of the property will be converted to SF-5, Single-Family Residential upon annexation.

The applicant intends to submit the final tracing with the revised plat name of Edge Water Addition.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the residential portion of the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer (main and lateral) and City water (main and lateral) 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/County Engineering needs to comment on the status of the applicant's drainage plan. A drainage easement may be required between Reserve F and the box culvert under K-96. Off-site easements are needed.
- E. Sedgwick County recommends paving of 45th St.
- F. The plat's text shall include the language that the owners of the reserves shall bear the cost of any repair or replacement of improvements within the Reserves and resulting from street construction, repair, or maintenance.
- G. Boynton Ct. near Lot 83 Block A appears to be 64' wide.
- H. The Southern Star Pipeline easement needs to be located and setbacks denoted, if any.
- I. A bearing is needed on the northeast line of Lot 68, Block D.
- J. Dimensions are needed on the west line of reserve E.
- K. If any drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- L. Prior to final plat submittal, the applicant should meet with City Engineering to discuss the impact of construction of either a K-96 frontage road or an off-ramp from K-96 to Hoover. The proposed right-of-way adjoining the plat is acceptable to City Engineering.
- M. The plat denotes one access opening along Hoover adjoining the Mandy Kay Addition. Traffic Engineering has requested complete access control for Lot 68 along Hoover due to a cross-lot access agreement with the adjoining property owner to the south.

Access controls have been platted as requested.

SUB 2006-100 -- Final Plat of WINDING LAKE ESTATES ADDITION
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- N. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- O. 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.
- P. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.
- Q. Since Reserve I includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- R. 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.
- S. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- T. GIS needs to comment on the plat's street names. Ridgeport and Ridgeport Ct need to be replaced with Ridge Port and Ridge Port Ct. Lantana and Boynton need to be replaced with new names.
- U. County Engineering has approved the vacation of the unused right-of-way along 45th Street near the center of the section subject to the dedication of 60 feet from the centerline of the existing road wherever possible within the plat.
- V. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- W. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- X. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)

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- Y. 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.
- Z. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- AA. 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.
- BB. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- EE. 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.
- FF. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.



Public Works, Engineering Division Stormwater Management Subdivision Submittal Checklist

Reviewer: _____	Date: _____
Subdivision Name: <u>EDGE WATER ADDITION</u>	Location: <u>45th N & HOOPER ROAD</u>
Total Land Area Of Ownership: <u>300+</u> Acres	
Type: <input checked="" type="checkbox"/> Residential _____ Commercial _____ Industrial _____ Recreation _____ Municipal _____ Other _____	
Applicant: <u>J. RUSSELL COMMUNITIES</u>	Contact: _____ Phone #: _____
Engineer: <u>BAUGHMAN Co. PA</u>	Contact: <u>TREVOR KURTH</u> Phone # <u>262-7271</u>

Please check the appropriate box: I = Included; NA = Non-Applicable; R= Required prior to development
(If "NA" is checked, an explanation must be entered)

Tab 1. Project Narrative	Applicant			Engr	
	I	NA	Explanation / Location in Plan	I	NA
A. Site Location Map, using USGS Map	<input checked="" type="checkbox"/>				
B. Discussion of development, existing conditions, and proposed impacts on stormwater, wetland, riparian, and flood plain	<input checked="" type="checkbox"/>				
C. Discussion of offsite conditions	<input checked="" type="checkbox"/>				
D. Summary of runoff calculations (pre/post development) No increase in peak discharge for all storm series	<input checked="" type="checkbox"/>				
E. Narrative description of the type and function of the permanent best management practices that are incorporated into the site design	<input checked="" type="checkbox"/>				
F. Copy of the plat					
G. Prelim. four corner lot grading plan (The final grading plan shall be sealed, signed and dated prior to Engineering receiving the final paving and stormwater drain plans. One plan sheet and PDF shall be submitted to the Subdivision Engineer.)	<input checked="" type="checkbox"/>				
H. Professional Engineer seal, signature and date on cover of report		<input checked="" type="checkbox"/>	<i>will provide after approval and</i>		
I. CD of drainage plan in PDF format (one file) and one paper copy bound with this checklist included behind the cover		<input checked="" type="checkbox"/>	<i>any changes needed.</i>		

Tab 2. Existing Conditions Runoff Calculations	Applicant			Engr	
	I	NA	Explanation / Location in Plan	I	NA
A. Copy of applicable orthophoto showing proposed project boundaries (preferable in color)	<input checked="" type="checkbox"/>				
B. Runoff Method (Rational, Hydrograph Method, or other approved methods by Engineering)	<input checked="" type="checkbox"/>				
C. Existing topography (no greater than 2-foot contours, 1-foot recommend)	<input checked="" type="checkbox"/>				
D. Total Site Area and Total Impervious Area (acres)	<input checked="" type="checkbox"/>				
E. Benchmarks used for site control	<input checked="" type="checkbox"/>				
F. Streams, creeks, and waterway labeled	<input checked="" type="checkbox"/>				
G. Predominant soils from USDA soil surveys, and/or on site soil borings	<input checked="" type="checkbox"/>				
H. Location and boundaries of natural features such as wetlands, lakes, and ponds with the normal water elevation noted	<input checked="" type="checkbox"/>				
I. Location of existing roads, buildings, parking lots and other impervious areas	<input checked="" type="checkbox"/>				



J. Location of existing utilities (e.g., water, sewer, gas, electric) and easements	x				
K. Location of existing conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow	x				
L. Flow paths	x				
M. Location and dimensions of existing channels, bridges or culvert crossings	x				
N. Existing conditions hydrologic analysis for runoff rates, volumes and velocities showing methodologies used and supporting calculations (2, 5, 10, 25 & 100 year, 24-hour storm events) or Critical Duration	x				
O. Assumed pre-developed runoff curve numbers	x				
P. Existing time of concentrations used in calculations	x				
Q. Evaluate immediate downstream drainage capacity, not to exceed more than 0.25 miles downstream of site		x	No downstream outlets for proposed developments.		
R. Existing structural elevations (e.g., invert of pipes, manholes, etc.)	x				
S. Cross-section data for open channels		x	None exist currently.		
T. Ground water elevations, if applicable	x				

Tab 3. Post-Development Hydrologic Analysis	Applicant			Engr	
	I	NA	Explanation / Location in Plan	I	NA
A. Proposed (post-development) conditions hydrologic and hydraulic analysis for runoff rates, volumes, HGL, and velocities showing the methodologies used and supporting calculations for all applicable design storms (2, 5, 10, 25 & 100 year, 24-hour storm events)	x				
B. Proposed time of concentrations used in calculations	x				
C. Assumed post-developed runoff curve numbers	x				
D. Proposed contours for detention facilities (to equal area used in outlet rating curves)	x				
E. Preliminary sizing calculations for stormwater controls including contributing drainage area, storage, and outlet configuration	x				
F. Stage-storage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities	x				
G. Final analysis of potential upstream/downstream impact/effects of project, where necessary	x				
H. Dam safety analysis, where necessary		x	No dam present / or proposed.		
I. Existing and proposed structural elevations (e.g., invert of pipes, manholes, etc.)	x				
J. Design water surface elevations and normal pool elevation for ponds.	x				
K. Typical detail for outlet structures, embankments, spillways, grade control structures, conveyance channels, etc. To include height, width, elevation, and/or diameter.	x				
L. Proposed limits of clearing and grading	x				
M. Location of existing and proposed roads, buildings, parking lots and other impervious areas.	x				
N. Location of existing and proposed utilities (e.g., water, sewer) and easements		x	See Utility Plan for proposed utl.		
O. Location of existing and proposed conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow	x				
P. Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings	x				



Q. Preliminary selection and location of stormwater controls	x				
R. Emergency overflow structure's flow path	x				
S. Detention facility provides one-foot of freeboard above the HWL and emergency outfall shown (top of berm elevation shown)	x				
T. The 100-year 24-hour HWL delineated on the plan for detention pond	x				
U. Lowest opening elevations table on the plat for structures located adjacent to channels or ponds	x				
V. Stormwater Management Facilities located within a Reserve	x				
W. Maintenance of stormwater management facility specified in the platters text as the responsibility of the Homeowner or Business Association	x				
X. Off-site drainage easements or agreements required		x	None expected.		

Tab 4. Floodplain Submittal	Applicant			Engr	
	I	NA	Explanation / Location in Plan	I	NA
A. Provide source of flood profile		x	No FEMA SFHA on property.		
B. Nearest base flood elevations		x			
C. Delineation of pre-developed regulatory floodplain/floodway limits		x			
D. Delineation of post-developed regulatory floodplain and floodway limits		x			
E. Floodplain boundary determination per elevation (project limits shown)		x			
F. Provide source of floodway data table and discharges		x			
G. Provide all hydrologic and hydraulic study information for site-specific floodplain studies, unnumbered Zone A area elevation determinations and flood plain map revisions		x			
H. Provide regulatory floodway and four natural profile models (10,50,100, and 500-yr) for existing and future watershed conditions		x			
I. Location of floodplain/floodway limits and relationship of site to upstream/downstream properties (floodplain limits to be per elevation and scaled location)		x			
J. Flood plains and floodways located within a Reserve		x			

Tab 5. Federal, State and Local Permits (to be provided prior to construction unless otherwise specified)	Applicant			Engr	
	I/R	NA	Explanation / Location in Plan	I/R	NA
A. US Army Corps of Engineers - Regulatory program permits (404 water quality certification)		x			
B. Kansas Department of Agriculture - Division of Water Resources Permits (Stream Obstruction, Channel Change, Flood Plain Fill, Levee, Water Appropriations, Dam safety permit, etc.)		x			
C. Federal Emergency Management Agency (FEMA) Letter of Map Changes (LOMA, LOMR, LOMR-f, CLOMR, etc.) CLOMR shall be included and approved for fill placed in the regulatory floodway		x			
D. Kansas Department of Transportation		x			
E. Sedgwick County Right-of-way Permit		x			

CLOSURE - EDGE WATER ADDITION

CLOSURE

PT 01 North: 38275.6417 East : 56595.9280
Line Course: N 89-06-08 E Length: 1000.2800
PT 02 North: 38291.3146 East : 57596.0852
Line Course: S 00-41-04 E Length: 60.0000
PT 03 North: 38231.3189 East : 57596.8019
Line Course: N 89-06-08 E Length: 311.0000
PT 04 North: 38236.1918 East : 57907.7638
Line Course: S 00-43-41 E Length: 280.0700
PT 05 North: 37956.1444 East : 57911.3225
Line Course: S 89-11-16 W Length: 311.1200
PT 06 North: 37951.7342 East : 57600.2338
Line Course: S 00-43-53 E Length: 420.0300
PT 07 North: 37531.7384 East : 57605.5954
Line Course: N 89-10-19 E Length: 311.1000
PT 08 North: 37536.2343 East : 57916.6629
Line Course: S 00-43-41 E Length: 326.2700
PT 09 North: 37209.9907 East : 57920.8087
Line Course: S 89-25-32 W Length: 208.0200
PT 10 North: 37207.9051 East : 57712.7991
Line Course: S 00-44-03 E Length: 208.3600
PT 11 North: 36999.5622 East : 57715.4689
Line Course: N 89-17-20 E Length: 208.0000
PT 12 North: 37002.1437 East : 57923.4529
Line Course: S 00-43-41 E Length: 650.1000
PT 13 North: 36352.0962 East : 57931.7134
Line Course: S 89-19-04 W Length: 208.0000
PT 14 North: 36349.6196 East : 57723.7282
Line Course: S 00-43-41 E Length: 202.7400
PT 15 North: 36146.8959 East : 57726.3043
Line Course: S 89-53-19 W Length: 413.9000
PT 16 North: 36146.0913 East : 57312.4051
Line Course: S 84-10-19 W Length: 502.5000
PT 17 North: 36095.0657 East : 56812.5025
Line Course: S 89-59-39 W Length: 182.1500
PT 18 North: 36095.0472 East : 56630.3525
Line Course: S 89-54-03 W Length: 1304.7900
PT 19 North: 36092.7889 East : 55325.5644
Line Course: S 88-57-30 W Length: 514.4000
PT 20 North: 36083.4373 East : 54811.2495
Line Course: N 88-10-30 W Length: 146.8100
PT 21 North: 36088.1128 East : 54664.5139
Line Course: N 01-09-17 W Length: 2008.9900
PT 22 North: 38096.6948 East : 54624.0281
Line Course: N 89-22-04 E Length: 244.5600
PT 23 North: 38099.3933 East : 54868.5732
Line Course: N 01-09-31 W Length: 386.2700
PT 24 North: 38485.5843 East : 54860.7627
Line Course: N 89-22-04 E Length: 417.4100
PT 25 North: 38490.1901 East : 55278.1473
Line Course: S 01-18-49 E Length: 30.1500
PT 26 North: 38460.0480 East : 55278.8385
Line Course: S 52-42-55 E Length: 239.4800
PT 27 North: 38314.9767 East : 55469.3772
Curve Length: 158.5620 Radius: 240.0000
Delta: 37-51-14 Tangent: 82.2964
Chord: 155.6938 Course: S 71-38-32 E
Course In: N 37-17-05 E Course Out: S 00-34-09 E
RP North: 38505.9291 East : 55614.7635
PT 28 End North: 38265.9409 East : 55617.1476
Line Course: N 89-25-51 E Length: 978.8200
PT 01 North: 38275.6642 East : 56595.9193



TRANSMITTAL

TO:
 Scott Lindebak
 COMPANY:
 City of Wichita
 ADDRESS:
 7th Floor City Hall
 CITY/STATE:
 Wichita

FROM:
 Trevor Kurth
 DATE:
 11-16-06
 PROJECT:
 Winding Lakes Addition
 PROJECT NUMBER:

RE:
 Winding Lakes Addition Drainage Concept

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER
 PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
1	11-16-06	Winding Lakes Addition Drainage Concept

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT
 APPROVED, AS NOTED REVISE AS NOTED REVISE AND RETURN
 AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: _____
Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
 SURVEYING
 PLANNING
 LANDSCAPE
 ARCHITECTURE

B a u g h m a n
 Company, P.A.
 315 Ellis Street
 Wichita, Kansas 67203
 P 316.262.7271
 F 316.262.0149

