

# MID-KANSAS ENGINEERING CONSULTANTS P.A.

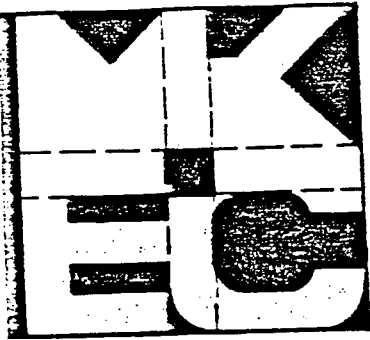
3500 NORTH ROCK ROAD, BLDG. #800  
WICHITA, KANSAS 67226 1-316-682-6561

## CALCULATIONS & SKETCHES

Proj. No.		Date	10-20-87
By	B. Gegen	Date	
Chkd By		Date	
Sheet		Of	

Location Heatherly Residence  
 Reference B722 Shadowridge Circle Lot 2, Block 3 Wilderme  
Channel Confinement

$Q = \frac{1.486}{N} R^{2/3} S^{1/2} A$	$A = 2.5 \times 10 = 25$
$Q = \frac{1.486}{.02} \times R^{2/3} \times S^{1/2} \times 25$	$N = .02$ (Paved Bottom)
$Q = \frac{1.486}{.02} \times R^{2/3} \times 0.11 \times 25$	$S = 1.2\%$
$Q = 74.3 \times 1.41 \times 0.11 \times 25$	$R = A/P = \frac{25}{15} = 1.67$
$Q = 288$ GFS	$R^{2/3} = 1.41$



MID-KANSAS ENGINEERING CONSULTANTS  
240 NORTH ROCK ROAD SUITE 130  
WICHITA, KANSAS 67206

PROJECT Wilderness Paving Petition

Computations

DATE July 20, 1983

PROJECT NO. \_\_\_\_\_

TO Mike Lindebak

Engineering Dept. 7th Floor

455 North Main

Wichita, Kansas 67202

1. Shadowridge Circle

114.33 L.F. Lt. and Rt. x 2.667 S.Y./L.F. x \$34.00/S.Y. = \$10,367.00  
Cul-de-sac -- 410.00 S.Y. x \$34.00/S.Y. = \$13,940.00

\$24,307.00

2. Shadowridge

Lt. - 870.33 L.F.

Rt. - 779.22 L.F.

Ave. = 824.78 L.F. x 2.667 S.Y./L.F. x \$34.00/S.Y. = \$74,789.40

\$74,789.40

3. Wilderness Court

Lt. - 235.70 L.F.

Rt. - 201.41 L.F.

Ave. = 218.56 L.F. x 2.667 S.Y./L.F. x \$34.00/S.Y. = \$19,818.60

Cul-de-sac -- 410.00 S.Y. x \$34.00/S.Y. = \$13,940.00

\$33,758.60

4. Wilderness Court Serving Lots 7-10, Block 2

80.00 L.F. x 2.667 S.Y./L.F. x \$34.00/S.Y. = \$ 7,254.24

Cul-de-sac

\$15,000.00

\$22,254.24

5. Wilderness Court Serving Lots 15-23, Block 3

Lt. - 346.77 L.F.

Rt. - 306.28 L.F.

Ave. = 326.52 L.F. x 2.667 S.Y./L.F. x \$34.00/S.Y. = \$29,608.00

Cul-de-sac -- 410.00 S.Y. x \$34.00/S.Y. = \$13,940.00

\$43,548.00

Page 2  
Wilderness

6. Wilderness Court Serving Lots 24-29, Block 3

Lt. - 165.00 L.F.

Rt. - 165.00 L.F.

Ave. = 165.00 L.F. x 2.667 S.Y./L.F. x \$34.00/S.Y. = \$14,962.00

Cul-de-sac -- 410.00 S.Y. x \$34.00/S.Y. = \$13,940.00

\$28,902.00

7. Wilderness

Lt. - 1785.03 L.F.

Rt. - 1882.08 L.F.

Ave. = 1833.56 L.F. x 3.33 S.Y./L.F. x \$34.00/S.Y. = \$207,783.00

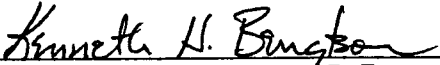
\$207,783.00

\$435,342.24

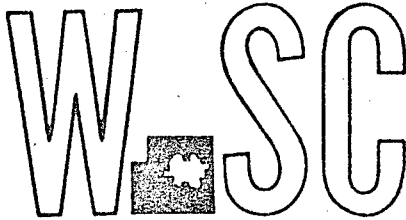
6 intersections, City of Wichita, at \$6,290.00 each

\$ 37,740.00

\$473,082.24

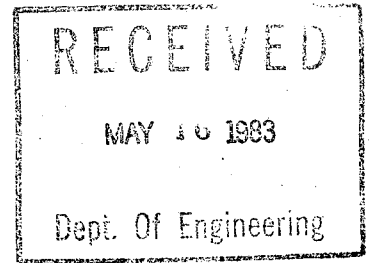
  
\_\_\_\_\_  
Kenneth H. Bengtson, P.E.  
President

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



May 16, 1983

Bill G. Yung Design  
8225 E. 35th Street North  
Wichita, Kansas 67226

Re: S/D 83-37 - Preliminary plat of Wilderness

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 12, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The street name "Rainbird" shall be changed to "Cypress." The southernmost "Wilderness" cul-de-sac shall be "Wilderness Circle." "Shadowridge Ct." shall be "Shadowridge Circle."
- B. The applicant's drainage concept has been approved. Some additional drainage easements are required and shall be noted on the final plat. A final drainage plan shall be submitted with the final plat.
- C. The Planning Department shall be provided with a copy of each pipeline company easement as it affects this property so that adequacy of the easements, setbacks from the pipeline (if any) and authority to cross the easements with streets and utilities can be determined. Any raising, lowering or encasement of either pipeline will be without cost to the City of Wichita.
- D. Reserve G shall be labeled also as an existing KANEB easement.
- E. The applicant shall guarantee extension of water and sanitary sewer to serve each lot.

Bill G. Yung Design

May 16, 1983

Page 2

- F. The proposed off-site utility easements adjacent to the perimeter of this plat shall be granted by separate instrument.
- G. The applicant shall guarantee the paving of all interior streets. Sidewalks are not required because a majority of the lots have frontages exceeding one-hundred feet.
- H. For all lots located on a 58-foot street, there shall be a covenant providing for four off-street parking spaces per dwelling unit.
- I. The applicant shall submit an avigational easement covering all of subject property and a restrictive noise covenant assuring adequate construction methods to reduce the noise hazard within habitable structures.
- J. It is recommended that the emergency access easement on Lot 41, Block 1 be platted as a reserve so that maintenance will be the responsibility of the homeowners' association rather than an individual lot owner.
- K. The off-site emergency access easement connecting Wilderness with Woodspring shall be granted by separate instrument.
- L. It is recommended that the 10-foot wall easement along the south side of 29th Street not be shown on the plat as it is not being granted to the public. The restrictive covenants for this subdivision can specify the uses and restrictions of this 10-foot area.
- M. Covenants shall be submitted which provide for the formation of a homeowners' association to own and maintain the reserves. The covenants shall specify when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves until that time. The covenants shall also specify that the emergency access easement will be paved to firelane standards when Wilderness Circle is paved.
- N. The applicant shall contact Don Jenkins of the U.S. Postal Service regarding mail delivery as this property is in an area with rural delivery service.
- O. Side lot utility easements as requested by K.G. and E. shall be shown on the final plat. Also as requested by K.G. and E., the 50-foot drainage and utility easement shall be separated with ten feet being solely for utilities.

Bill G. Yung Design  
May 16, 1983  
Page 3

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

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

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

Sincerely,

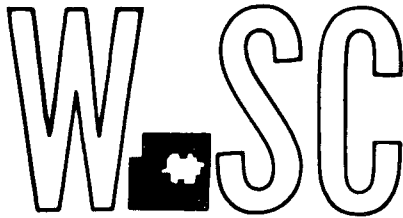


Louise Olivarez  
Senior Planner

LO:bh

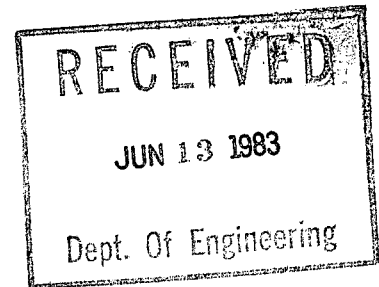
cc: Tallgrass Company, P.O. Box 4048, 67204  
Mid-Kansas Engineering Consultants, 240 N. Rock  
Road, Suite 130, 67206  
✓ Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



June 10, 1983

Mid-Kansas Engineering Consultants  
240 N. Rock Rd., Suite 130  
Wichita, Kansas 67206

Re: S/D 83-37 - Final plat of Wilderness

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 9, 1983, 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 extension of municipal water to serve all lots.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets being platted, including storm sewers.
- D. For lots located on 58-foot streets, there shall be submitted a covenant specifying that four off-street parking spaces per dwelling unit will be provided.
- E. All off-site drainage easements required by the approved drainage plan shall be obtained by separate instrument and shall be submitted for recording with the plat.
- F. The recording data for the Cooperative Refinery easement shall be shown on the final plat tracing as well as the distance from the quarter corner to the point where the centerline of the easement crosses the centerline of the section. Any raising, lowering, relocation or encasement of the pipeline required by development of this land will be without cost to the City of Wichita.
- G. Although requested by K.G. and E. at the preliminary plat review, the side lot easements between Lots 12 and 13 in Block 3, Lots 5 and 6 in Block 2, and the easterly side of Lot 6 in Block 1 shall be labeled as utility easements.

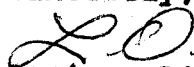
- H. There are several drainage easements shown between cul-de-sacs and the west side of the plat which feather out into the 30-foot utility easements. The drainage easements should continue to the west boundary of the plat.
- I. The applicant is advised that a wall cannot be constructed in a utility easement. If a wall is planned at the north line of the plat, the utility easement should be moved to the south far enough to allow room for the wall.
- J. The street on the east side of Lot 6, Block 2 shall be labeled as Cypress on the final plat tracing.
- K. The applicant shall submit an avigational easement covering all of subject property and a restrictive noise covenant assuring adequate construction methods to reduce the noise hazard within habitable structures.
- L. Covenants shall be submitted which provide for the formation of a homeowners' association to own and maintain the reserves. The covenants shall specify when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves until that time.
- M. The applicant shall contact Don Jenkins of the U. S. Postal Service regarding mail delivery as this property is in an area with rural delivery service.
- N. If improvements are guaranteed by petition, a notarized certificate of petitions shall be submitted for recording.
- O. Closure computations shall be submitted with the final plat tracing.
- P. 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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 16, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez

cc: Tallgrass Co., P.O. Box 4048,  
67204  
× Mike Lindebak, City Engineering

~~8~~

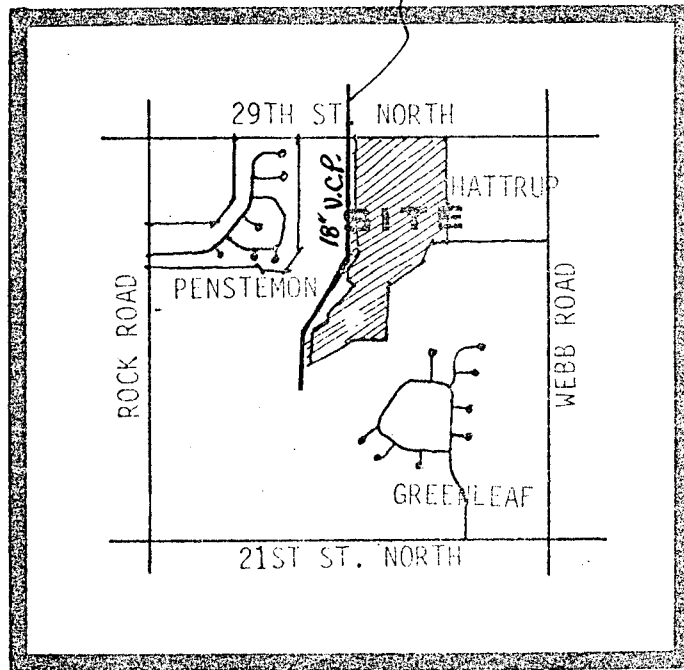
~~MAY 12, 1983~~

9

JUNE 9, 1983

50' K.G.E. ESM'T.

AS SHOWN ON PRELIM. PLAT  
MAIN 22  
WIS  
BOOK F-295



## AREA MAP

NOTE: RESERVE "A" FOR UTILITIES, LANDSCAPING & IRRIGATION. RESERVES LANDSCAPING, IRRIGATION, ENTRY SIGNS AND WALLS. RESERVES "D" THRU "L" FOR UTILITIES, LANDSCAPING, DRAINAGE & I

A 20' EMERGENCY ACCESS ESM'T. FROM THE EAST END OF LOTS 40 & 41 OF BLOCK 1 WILL BE BY SEPARATE INSTRUMENT, TO THE WEST EDGE OF WOODSPRING ADDITION AS PER TALLGRASS C.U.P. (D.P.-96).

A DRAINAGE CONCEPT PLAN IS TO BE PREPARED BY MID KANSAS ENGINEERS. A K&E POWER POLE ON NORTH R/W LINE OF 29TH ST. NORTH APPROXIMATELY 1,000 FT. WEST OF WEBB ROAD.

SETBACKS ARE AS PER GENERAL PROVISION NO. 4 TALLGRASS C.U.P. (

EASEMENT

THIS EASEMENT made this 18th day of July, 1983

by and between Tallgrass Company, a partnership of the first part and City of Wichita of the second part.

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

Over the east 300 feet of the northwest quarter of Section 5, Township 27 south, Range 2 East.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their Storm Water Sewer, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Tallgrass Company, a partnership

By: E. D. Ritchie  
E. D. Ritchie, partner

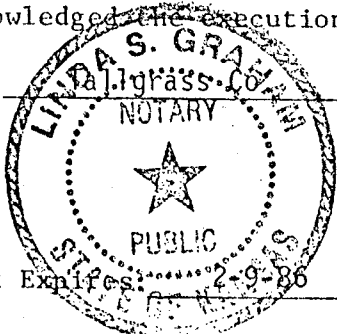
STATE OF KANSAS

ss:

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came E. D. RITCHIE to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Tallgrass, CO this 18th day of July, 1983.



Linda S. Graham  
Notary Public  
LINDA S. GRAHAM

My Appointment Expires 12-9-86

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-37 Name Wilderness  
Date Application Rec'd. 4-29-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 5-12-83

DESCRIPTION

General Location South of 29th St. North, 1/2 mile west of Webb Road

Owner Tallgrass Company  
Surveyor/Engineer Bill G. Yung Design  
Address 8225 E. 35th St.No., Wichita Zip Code 67226 Phone 683-5567

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>74+</u>  | 7. Lineal Feet of New Street  |
| 2. Number of Lots :<br>Residential <u>115</u><br>Commercial _____<br>Industrial _____<br>Other _____ | a. <u>64'</u> R/W <u>3065</u> ft.<br>b. <u>58'</u> R/W <u>5000</u> ft.<br>c. _____ R/W _____ ft.<br>d. _____ R/W _____ ft.<br>e. _____ R/W _____ ft.<br>TOTAL <u>8065</u> ft. |
| Total Number of Lots <u>115</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no  |
| 3. Minimum Lot Frontage <u>80 ft.</u>  |   |
| 4. Minimum Lot Area <u>13,750 sq. ft.</u>  |   |
| 5. Existing Zoning <u>AA w/CUP</u>   |   |
| 6. Proposed Zoning <u>AA w/CUP</u>   |   |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>                      |   |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>                   |   |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No                    |   |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____                          |   |

STAFF COMMENTS:

- Note: This plat represents parcel 6 of the Tallgrass Residential Community Unit Plan (DP-96). Single-family, zero-lot-line or duplex development is permitted.
- A. The Engineering and Planning Department representatives shall be prepared to comment on the proposed street names at the Subdivision Committee meeting.
  - B. The Engineering Department representative shall be prepared to comment on the applicant's drainage concept for this property. All drainage improvements required for development of this property shall be guaranteed at the time of platting. Any necessary off-site drainage easements shall be submitted by separate instrument.
  - C. The Planning Department shall be provided with a copy of each pipeline company easement as it affects this property so that adequacy of the easements, setbacks from the pipeline (if any) and authority to cross the easements with streets and utilities can be determined. Any raising, lowering or encasement of either pipeline will be without cost to the City of Wichita.
  - D. Reserve G shall be labeled also as an existing KANEB easement.
  - E. The applicant shall guarantee extension of water and sanitary sewer to serve each lot.
  - F. The proposed off-site utility easements adjacent to the perimeter of this plat shall be granted by separate instrument.
  - G. The applicant shall guarantee the paving of all interior streets. Sidewalks are not required because a majority of the lots have frontages exceeding one-hundred feet.
  - H. For all lots located on a 58-foot street, there shall be a covenant providing for four off-street parking spaces per dwelling unit.

- I. The applicant shall submit an avigational easement covering all of subject property and a restrictive noise covenant assuring adequate construction methods to reduce the noise hazard within habitable structures.
- J. It is recommended that the emergency access easement on Lot 41, Block 1 be platted as a reserve so that maintenance will be the responsibility of the homeowners' association rather than an individual lot owner.
- K. The off-site emergency access easement connecting Wilderness with Woodspring shall be granted by separate instrument. The applicant's agent shall be prepared to discuss with the Subdivision Committee the proposed location of this access easement and when and by whom it is to be paved to firelane standards.
- L. It is recommended that the 10-foot wall easement along the south side of 29th Street not be shown on the plat as it is not being granted to the public. The restrictive covenants for this subdivision can specify the uses and restrictions of this 10-foot area.
- M. Covenants shall be submitted which provide for the formation of a homeowners' association to own and maintain the reserves. The covenants shall specify when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves until that time. The covenants shall also specify that the emergency access easement will be paved to firelane standards when Wilderness Circle is paved.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-37 Name WildernessDate Application Rec'd. 4-29-83Preliminary Approval 5-12-83Scheduled S/D Meeting 6-9-83DESCRIPTIONGeneral Location South of 29th St. North, 1/2 mile west of Webb RoadOwner Tallgrass CompanySurveyor/Engineer Mid-Kansas Engineering ConsultantsAddress 240 N. Rock Rd., Suite 130 Zip Code 67206 Phone 682-6561

- |  |   |                                     |                               |
|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat                                       | <u>30.26</u>  | 7. Lineal Feet of New Street        |                               |
| 2. Number of Lots :  |   | a. <u>64'</u> R/W <u>2,010</u> ft.  |                               |
| Residential  | <u>45</u>   | b. <u>58'</u> R/W <u>2,115</u> ft.  |                               |
| Commercial   |   | c. _____ R/W _____ ft.              |                               |
| Industrial   |   | d. _____ R/W _____ ft.              |                               |
| Other  |   | e. _____ R/W _____ ft.              |                               |
| Total Number of Lots   | <u>45</u>   | TOTAL                               | <u>4,125</u> ft.              |
| 3. Minimum Lot Frontage  | <u>53.07 ft.</u>  | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area  | <u>15,000sq. ft.</u>                                    |                                     |                               |
| 5. Existing Zoning   | <u>AA w/CUP</u>   |                                     |                               |
| 6. Proposed Zoning   | <u>AA w/CUP</u>   |                                     |                               |
| 9. Is public water available                                   | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>      |                                     |                               |
| 10. Is sanitary sewer available                                | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>      |                                     |                               |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No                                      |                                     |                               |
| 12. City of Wichita  | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ |                                     |                               |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of municipal water to serve all lots.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets being platted.
- D. For lots located on 58-foot streets, there shall be submitted a covenant specifying that four off-street parking spaces per dwelling unit will be provided.
- E. The City Engineer's representative shall be prepared to comment on the final drainage plan for this property and state what drainage improvements are required. Guarantees shall be submitted for any drainage improvements required.
- F. The recording data for the Cooperative Refinery easement shall be shown on the final plat tracing as well as the distance from the quarter corner to the point where the centerline of the easement crosses the centerline of the section. Any raising, lowering, relocation or encasement of the pipeline required by development of this land will be without cost to the City of Wichita.
- G. Although requested by K.G. and E. at the preliminary plat review, the side lot easements between Lots 12 and 13 in Block 3, Lots 5 and 6 in Block 2, and the easterly side of Lot 6 in Block 1 shall be labeled as utility easements. The Utility Advisory Committee shall be prepared to state whether or not the east half of the easement on Lot 6, Block 1 needs to be granted by separate instrument at this time.
- H. There are several drainage easements shown between cul-de-sacs and the west side of the plat which feather out into the 30-foot utility easements. The City Engineer's representative shall be prepared to state whether these drainage easements should continue to the west line of the plat (and perhaps beyond) or whether the 30-foot utility easement needs to be a drainage (storm sewer) and utility easement.

(Over)

- I. The applicant is advised that a wall cannot be constructed in a utility easement. If a wall is planned at the north line of the plat, the utility easement should be moved to the south far enough to allow room for the wall.
- J. The street on the east side of Lot 6, Block 2 shall be labeled as Cypress on the final plat tracing.
- K. The applicant shall submit an avigational easement covering all of subject property and a restrictive noise covenant assuring adequate construction methods to reduce the noise hazard within habitable structures.
- L. Covenants shall be submitted which provide for the formation of a homeowners' association to own and maintain the reserves. The covenants shall specify when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves until that time.
- M. The applicant shall contact Don Jenkins of the U. S. Postal Service regarding mail delivery as this property is in an area with rural delivery service.
- N. If improvements are guaranteed by petition, a notarized certificate of petitions shall be submitted for recoridng.
- O. Closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.