

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-73 - WILLOWBEND HEIGHTS

OWNER/APPLICANT: Golf Courses of America, Inc.

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: West of Rock Road, east of North Brook, south of the Missouri Pacific Railroad right-of-way.

SITE SIZE: 22.35 Acres

NUMBER OF LOTS:

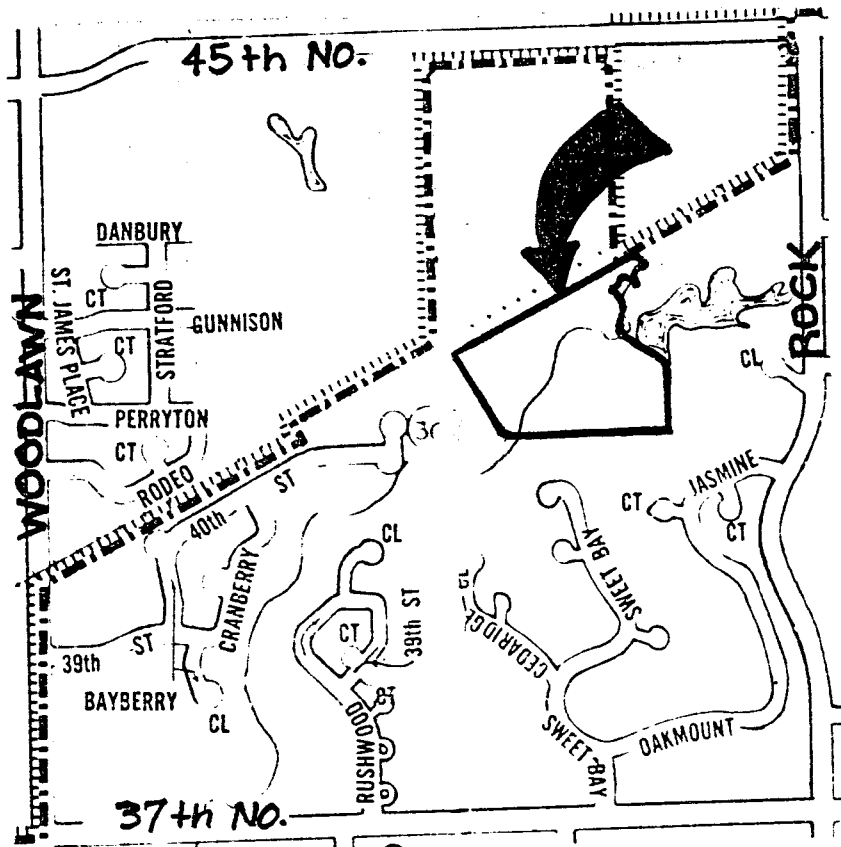
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	32

MINIMUM LOT AREA: 7,000 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

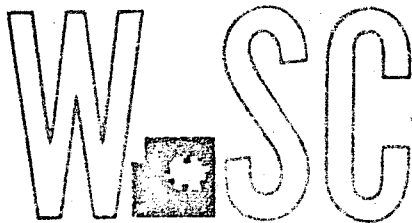
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot wide street right-of-way. 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.
- K. On the final plat tracing, the platting's text shall reference the platting of the parking easements.
- L. Since this property is being platted for development of zero lot line homes, the final plat tracing shall indicate the platting of the required 12-foot side yard building setback needed to insure proper separation of the zero lot line homes.
- M. The applicant is advised that since the streets within this subdivision are to be public streets, a "guardhouse" cannot be established within Reserves C and A for the purpose of preventing the public from entering the public streets. In order to gain approval for the guardhouse structure, a requirement of preliminary plat approval was for the applicant to submit to

SUBDIVISION REPORT
Final Plat S/D 87-73 - WILLOWBEND HEIGHTS
Page 3

the Traffic Engineer a drawing which indicates how the security structure will be located within Reserve C. Review and approval of the drawing by the Traffic Engineer was to resolve the question of how much of a setback from the curb line of the street is required to be maintained. The Traffic Engineer has advised that the guardhouse must not encroach into or overhang street right-of-way. Also, any overhang must be at least two (2) feet from any street curb line. With this information and the requirement of preliminary plat approval in mind, the representative of City Engineering should be prepared to state how much of a setback is required. The final plat tracing shall not be submitted for scheduling before the City Council until the required setback has been indicated on Reserve C.

- N. Since the building setbacks and utility easements being platted as part of Reserve A make the reserve unsuitable for guardhouse construction, the final plat tracing shall not reference that Reserve A is being platted for a guardhouse.
- O. On the final plat tracing, the 10-foot utility easement adjacent to the east line of Lot 2, Block 1, shall be labeled.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- 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. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements need to be guaranteed and are the proposed minimum building pad elevations correct?
- W. As indicated on the final plat, the applicant proposes to plat numerous parking easements within Reserve D. The representative from City Engineering should be prepared to comment on the acceptability of the parking easement locations. Specifically, should the parking easements located on the Champions/Sweet Bay Street curve be eliminated or perhaps moved to the east?

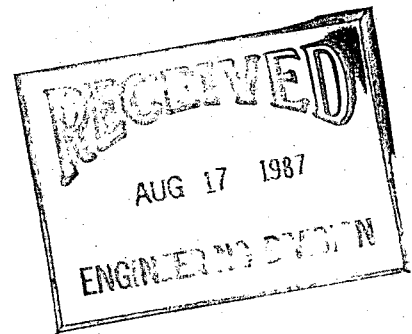
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 13, 1987



Bill G. Yung Design
4912 E. 29th St. North
Wichita, KS 67220

Re: Preliminary Plat S/D 87-73 - WILLOWBEND HEIGHTS

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 13, 1987, 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 applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- 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 32-foot wide street right-of-way. 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.
- L. On the final plat, the plattor's text shall reference the platting of the parking easements.
- M. Since this property is being platted for development of zero lot line homes, the final plat shall indicate the platting of the required 12-foot side yard building setback needed to insure proper separation of the zero lot line homes.
- N. The plattor's text on the final plat shall make appropriate reference to the platting of the 5-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.
- O. On the final plat, the recording information for the 16.5-foot telephone easement adjacent to the north line of the plat shall be referenced.
- P. The applicant is advised that since the streets within this subdivision are to be public streets, a "guardhouse" cannot be established within Reserve C for the purpose of preventing the public from entering the public streets. In order to gain approval for the guardhouse

structure, the applicant shall submit to the Traffic Engineer a drawing which indicates how the security structure will be located within Reserve C. Review and approval of the drawing by the Traffic Engineer will resolve the question of how much of a setback from the curb line of the street is required to be maintained. A final plat shall not be submitted for scheduling before the Subdivision Committee until the issue of the location of the guardhouse within Reserve C has been worked out with the Traffic Engineer.

- Q. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- R. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- S. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- T. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- U. 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.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
Golf Courses of America, Inc., 4110 N. Tara Circle,
Wichita, KS 67226
Mike Lindebak, City Engineer

October 1, 1987

Mr. Charles A. Lindsey, Chief
Federal Emergency Management Agency
Federal Insurance Administration
Office of Risk Assessment
Technical Operations Division
500 C Street, SW, Room 422
Washington, D.C. 20472

Subject: Conditional Letter of Map Revision

Dear Mr. Lindsey:

This letter is to acknowledge review and concurrence with the hydraulic study performed by Mid-Kansas Engineering Consultants, P.A., on a portion of the East Fork of Chisholm Creek.

Sincerely,

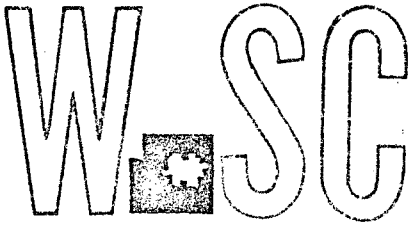


Chris J. Breitenstein, P.E.
Civil Engineer III

CJB:gr

cc: Willowbend Heights Plat File ✓

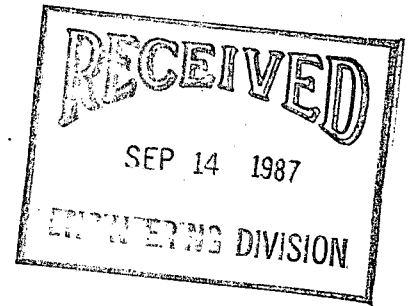
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 11, 1987



Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-73 - WILLOWBEND HEIGHTS

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 10, 1987, 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 the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-73 - WILLOWBEND HEIGHTS

Page 2

- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot wide street right-of-way. 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.
- K. On the final plat tracing, the platlor's text shall reference the platting of the parking easements.
- L. Since this property is being platted for development of zero lot line homes, the final plat tracing shall indicate the platting of the required 12-foot side yard building setback needed to insure proper separation of the zero lot line homes.
- M. The applicant is advised that since the streets within this subdivision are to be public streets, a "guardhouse" cannot be established within Reserves C and A for the purpose of preventing the public from entering the public streets. In order to gain approval for the guardhouse structure, a requirement of preliminary plat approval was for the applicant to submit to the Traffic Engineer a drawing which indicates how the security structure will be located within Reserve C. Review and approval of the drawing by the Traffic Engineer was to resolve the question of how much of a setback from the curb line of the street is required to be maintained. The Traffic Engineer has advised that the guardhouse must not encroach into or overhang street right-of-way. Also, any overhang must be at least two (2) feet from any street curb line. With this information and the requirement of preliminary plat approval in mind, the representative of City Engineering should be prepared to state how much of a setback is required. The final plat tracing shall not be submitted for scheduling before the City Council until the required setback has been indicated on Reserve C. If Reserve C is not established for a guardhouse, this comment may be ignored.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-73 - WILLOWBEND HEIGHTS

Page 3

- N. Since the building setbacks and utility easements being platted as part of Reserve A make the reserve unsuitable for guardhouse construction, the final plat tracing shall not reference that Reserve A is being platted for a guardhouse.
- O. On the final plat tracing, the 10-foot utility easement adjacent to the east line of Lot 2, Block 1, shall be labeled.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- Q. Prior to submitting this plat for scheduling before the City Council, the applicant shall meet with the Traffic Engineer regarding the need to move a proposed "parking easement" from a street curve. If the "parking easement" does not need to be moved, the Traffic Engineer shall so notify the Planning Department.
- R. The applicant shall submit necessary information to FEMA, for the needed floodway adjustment, prior to submitting this plat for scheduling before the City Council. Once the information has been submitted to FEMA, a letter from the platting surveyor shall be submitted for the plat file.
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the City Council.

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.

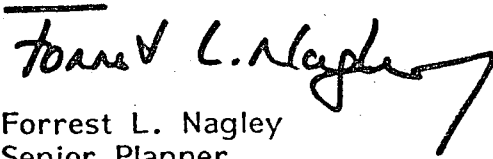
WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-73 - WILLOWBEND HEIGHTS
Page 4

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, September 17, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



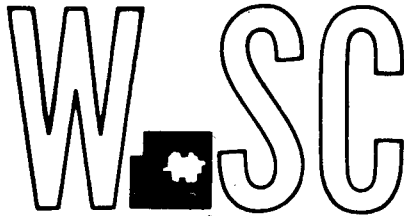
Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Golf Courses of America, Inc., 4110 N. Tara Circle, Wichita, KS 67226
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineering

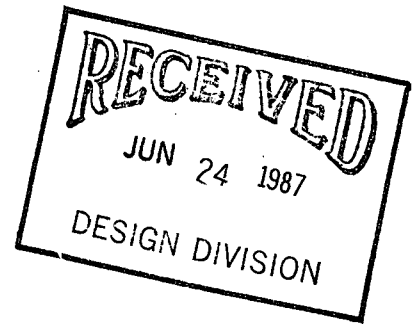
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 22, 1987



Bill Yung
Bill G. Yung Design
4912 East 29th Street North, Suite 1
Wichita, Kansas 67220

RE: Willowbend Heights Residential Community Unit Plan - Generally located
¼-mile west of Rock Road between 42nd Street and 45th Street North.

C
O
P
Y

Dear Bill:

Your preliminary development plan for the above-referenced property, which proposes 32 zero lot line and patio homes (Z-lots), looks good. The plan makes use of views to the golf course, lakes, and open space. Listed below are our comments on the plan as well as comments from the Traffic Engineering and Fire Departments.

The Fire Department commented on the closeness of proposed buildings to property as illustrated. However, we cautioned them that the text provided for a 12-foot side yard setback. Addressing of these lots might be a problem, with the houses in the middle of the layout, but C.I.D. has informed us that similar situations have been accommodated before satisfactorily.

The Traffic Engineer advised us that if these streets are to be public, then the entry island should be redesigned in such a way as to be a "bulb" instead of a circle for safety reasons. Also, they felt the 3-space parking easement at the western part of the street system was not safe on the curve and suggested that the spaces be included in other parking easements further east.

The two parking easements that are not presently in reserves should be put in reserves and the back out parking comment below should be added to the General Provisions:

"Back out parking shall be permitted in patio home, zero lot line and duplex areas subject to the conditions as listed in Policy Statement No. 13. The exact location of parking areas shall be determined at time of platting as parking reserves or parking easements."

Also, the wall comment should be added:

No wall shall be constructed in any utility easement and a building permit shall be obtained prior to construction of any wall.

We would be happy to discuss these comments with you and your client and please give us a call if you have any questions or comments. This C.U.P. can be scheduled for Metropolitan Area Planning Commission review on July 23, 1987 with the submission of 14 copies of the plan by June 25, 1987 indicating the above-referenced items. You have already submitted the required ownership list.

Sincerely,



Barbara R. Harris
Senior Planner

BRH/lw

cc: Golf Course of America, Inc., 4110 N. Tara Circle, Wichita 67226
Mike Lindebak, City Engineer
Chief Walt Campbell, Fire Department
Bill McKinley, Traffic Engineer

S/D No.: 87-73 Name: WILLOWBEND HEIGHTS

Preliminary Approved:
Scheduled S/D Meeting: 8/13/87

DESCRIPTION

General Location: West of Rock Road, east of North Brook, south of the Missouri Pacific Railroad right-of-way.

Owner: Golf Courses of America, Inc., 4110 N. Tara Circle, Wichita, KS 67226

Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th Street North,
Wichita, KS 67220

1. Gross Acreage of Plat: 22.35 Acres
 2. Number of Lots:
 - Residential: 32
 - Office:
 - Commercial:
 - Industrial:
 - Total: 32
 3. Minimum Lot Area: 7,000 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

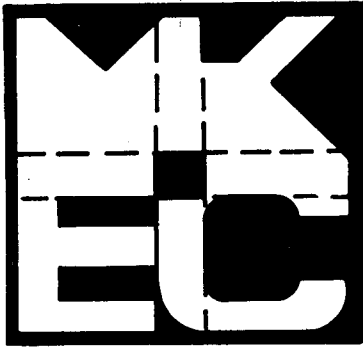
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.

SUBDIVISION REPORT

Preliminary Plat S/D 87-73 - WILLOWBEND HEIGHTS

Page 2

- 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 32-foot wide street right-of-way. 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.
- L. On the final plat, the plattor's text shall reference the platting of the parking easements.
- M. Since this property is being platted for development of zero lot line homes, the final plat shall indicate the platting of the required 12-foot side yard building setback needed to insure proper separation of the zero lot line homes.
- N. The plattor's text on the final plat shall make appropriate reference to the platting of the 5-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.
- O. On the final plat, the recording information for the 16.5-foot telephone easement adjacent to the north line of the plat shall be referenced.
- P. The applicant is advised that since the streets within this subdivision are to be public streets, a "guardhouse" cannot be established within Reserve C for the purpose of preventing the public from entering the public streets. In order to gain approval for the guardhouse structure, the applicant shall submit to the Traffic Engineer a drawing which indicates how the security structure will be located within Reserve C. Review and approval of the drawing by the Traffic Engineer will resolve the question of how much of a setback from the curb line of the street is required to be maintained. A final plat shall not be submitted for scheduling before the Subdivision Committee until the issue of the location of the guardhouse within Reserve C has been worked out with the Traffic Engineer.
- Q. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.



PROJECT: Willowbend Heights & Willowbend Fifth

PROJECT #: _____ DATE: 9/16/87

TO: Mr. Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67226

MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

Enclosed herewith is a copy of our HEC 2 run for the referenced additions. The HEC 2 printout was developed assuming the following:

1. The 100 year $Q = 3250$ cfs. This was obtained from the Flood Insurance Report by multiplying the section area times the mean velocity. (Table 4)
2. Station 50+00 was set at FEMA section AK. We used the regulatory elevation established in the FEMA report as our starting elevation.
3. The field cross section was at sections 50+00 and 60+00 were those gathered by our field crew.
4. The flowline at the new channel is basically a straight line from the section at 60+00 to the RCB at the railroad.
5. The improved channel used a 52 foot base, vertical 5 foot sides, 15 foot overbank with 1:2 side slope.

We will meet regarding this memo and enlarge on it at that time.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB/jlk

Enclosure

X1	64.000	.000	.000	.000	450.000	400.000	400.000	.000	.000	.000
X1	68.000	.000	.000	.000	300.000	400.000	400.000	.000	1.000	.000
X1	70.000	.000	.000	.000	200.000	200.000	200.000	.000	.500	.000
NC	.035	.035	.030	.000	.000	.000	.000	.000	.000	.000
X1	72.000	8.000	17.000	23.000	200.000	200.000	200.000	.000	.000	.000
GR	1366.400	.000	1362.400	2.000	1362.200	17.000	1357.200	17.100	1357.200	29.000
GR	1362.200	29.100	1362.400	44.000	1366.400	46.000	.000	.000	.000	.000
X1	75.000	.000	.000	.000	300.000	300.000	300.000	.000	1.200	.000
X1	80.000	.000	.000	.000	500.000	500.000	500.000	.000	1.400	.000
EJ	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000

1

09-09-87 10:01:18

PAGE 2

SECNO	DEPTH	CWSEL	CRWS	WSELK	EG	HV	HL	OLOSS	BANK	ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT	
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA	
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST	

*PROF 1

CCHV= .300 CEHV= .300

*SECNO 50.000

50.00	8.80	1364.10	.00	1364.10	1364.28	.18	.00	.00	1358.40
3250.	2144.	1106.	0.	651.	311.	0.	0.	0.	1364.60
.00	3.29	3.55	.00	.045	.040	.045	.000	1355.30	505.00
.001103	0.	0.	0.	0	0	0	.00	191.92	696.92

0

*SECNO 55.500

55.50	9.28	1364.58	.00	.00	1364.73	.15	.44	.01	1358.40
3250.	2159.	1091.	0.	714.	342.	0.	11.	2.	1364.60
.04	3.03	3.19	.00	.045	.040	.045	.000	1355.30	505.00
.000834	420.	550.	470.	2	0	0	.00	194.89	699.89

0

*SECNO 60.000

60.00	9.34	1365.04	.00	.00	1365.33	.29	.56	.04	1360.00
3250.	1772.	1478.	0.	492.	293.	0.	20.	4.	1368.20
.07	3.60	5.05	.00	.045	.040	.045	.000	1355.70	434.06
.002426	400.	450.	450.	2	0	0	.00	251.30	685.36

0

*SECNO 64.000

64.00	10.21	1365.91	.00	.00	1366.08	.17	.72	.04	1360.00
3250.	1910.	1340.	0.	677.	348.	0.	28.	7.	1368.20
.11	2.82	3.85	.00	.045	.040	.045	.000	1355.70	390.30
.001220	450.	400.	400.	2	0	0	.00	299.38	689.69

0

*SECNO 68.000

68.00	9.68	1366.38	.00	.00	1366.61	.23	.51	.02	1361.00
3250.	1829.	1421.	0.	559.	314.	0.	36.	9.	1369.20
.13	3.27	4.53	.00	.045	.040	.045	.000	1356.70	417.18
.001842	300.	400.	400.	2	0	0	.00	269.84	687.03

0

*SECNO 70.000

70.00	9.55	1366.75	.00	.00	1367.00	.25	.39	.01	1361.50
3250.	1809.	1441.	0.	533.	306.	0.	40.	10.	1369.70
.14	3.39	4.72	.00	.045	.040	.045	.000	1357.20	423.50
.002039	200.	200.	200.	2	0	0	.00	262.90	686.40

0

1

SECNO	DEPTH	CWSEL	CRWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*SECNO 72.000
 3280 CROSS SECTION 72.00 EXTENDED .12 FEET

3301 HV CHANGED MORE THAN HVINS

3685 20 TRIALS ATTEMPTED WSEL,CWSEL
 3693 PROBABLE MINIMUM SPECIFIC ENERGY
 3720 CRITICAL DEPTH ASSUMED

72.00	9.32	1366.52	1366.52	.00	1369.21	2.69	.84	.73	1362.20
3250.	0.	0.	3250.	0.	0.	247.	42.	11.	1416.40
.15	.00	.00	13.16	.035	.030	.035	.000	1357.20	.00
.013261	200.	200.	200.	20	8	0	.00	46.00	46.00

0

*SECNO 75.000
 3280 CROSS SECTION 75.00 EXTENDED 2.75 FEET

3301 HV CHANGED MORE THAN HVINS

75.00	11.95	1370.35	.00	.00	1371.56	1.21	1.91	.44	1363.40
3250.	0.	0.	3250.	0.	0.	368.	44.	11.	1367.60
.16	.00	.00	8.84	.035	.030	.035	.000	1358.40	.00
.003713	300.	300.	300.	2	0	0	.00	46.00	46.00

0

*SECNO 80.000
 3280 CROSS SECTION 80.00 EXTENDED 3.21 FEET

80.00	12.41	1372.20	.00	.00	1373.29	1.08	1.69	.04	1364.80
3250.	0.	0.	3250.	0.	0.	389.	49.	12.	1369.00
.17	.00	.00	8.36	.035	.030	.035	.000	1359.80	.00
.003098	500.	500.	500.	3	0	0	.00	46.00	46.00

0

1

09-09-87 10:01:18

PAGE 4

THIS RUN EXECUTED 09-09-87

 HEC2 RELEASE DATED NOV 76 UPDATED MAY 1984
 ERROR CORR - 01,02,03,04,05,06
 MODIFICATION - 50,51,52,53,54,55,56
 IBM-PC-XT VERSION AUGUST 1985

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

100 YEAR FLOW

SUMMARY PRINTOUT TABLE 150

SECNO DEPTH CWSEL CRWS WSELK EG HV HL OLOSS BANK ELEV Q QLOB QCH QROB ALOB ACH AROB VOL TWA LEFT/RIGHT TIME VLOB VCH VROB XNL XNCH XNR WTN ELMIN SSTA SLOPE XLOBL XLCH XLOBR ITRIAL IDC ICONT CORAR TOPWID ENDST

50.000	.00	.00	.00	1355.30	3250.00	1364.10	.00	1364.28	11.03	3.55	962.26	978.61
55.500	550.00	.00	.00	1355.30	3250.00	1364.58	.00	1364.73	8.34	3.19	1055.59	1125.40
60.000	450.00	.00	.00	1355.70	3250.00	1365.04	.00	1365.33	24.26	5.05	784.60	659.88
64.000	400.00	.00	.00	1355.70	3250.00	1365.91	.00	1366.08	12.20	3.85	1025.56	930.40
68.000	400.00	.00	.00	1356.70	3250.00	1366.38	.00	1366.61	18.42	4.53	872.55	757.20
70.000	200.00	.00	.00	1357.20	3250.00	1366.75	.00	1367.00	20.39	4.72	838.89	719.77
* 72.000	200.00	.00	.00	1357.20	3250.00	1366.52	1366.52	1369.21	132.61	.00	246.87	282.23
75.000	300.00	.00	.00	1358.40	3250.00	1370.35	.00	1371.56	37.13	.00	367.73	533.33
80.000	500.00	.00	.00	1359.80	3250.00	1372.20	.00	1373.29	30.98	.00	388.86	583.95

1

09-09-87 10:01:18

PAGE 5

100 YEAR FLOW

SUMMARY PRINTOUT TABLE 150

SECNO	Q	CWSEL	DIFWSP	DIFWSX	DIFKWS	TOPWID	XLCH
50.000	3250.00	1364.10	.00	.00	.00	191.92	.00
55.500	3250.00	1364.58	.00	.48	.00	194.89	550.00
60.000	3250.00	1365.04	.00	.46	.00	251.30	450.00
64.000	3250.00	1365.91	.00	.88	.00	299.38	400.00
68.000	3250.00	1366.38	.00	.46	.00	269.84	400.00
70.000	3250.00	1366.75	.00	.37	.00	262.90	200.00
* 72.000	3250.00	1366.52	.00	-.23	.00	46.00	200.00
75.000	3250.00	1370.35	.00	3.83	.00	46.00	300.00
80.000	3250.00	1372.20	.00	1.86	.00	46.00	500.00

1

09-09-87 10:01:18

PAGE 6

SUMMARY OF ERRORS AND SPECIAL NOTES

CAUTION SECNO= 72.000 PROFILE= 1 CRITICAL DEPTH ASSUMED
 CAUTION SECNO= 72.000 PROFILE= 1 PROBABLE MINIMUM SPECIFIC ENERGY
 CAUTION SECNO= 72.000 PROFILE= 1 20 TRIALS ATTEMPTED TO BALANCE WSEL

1

09-09-87 10:01:32

PAGE 1

HEC2 RELEASE DATED NOV 76 UPDATED MAY 1984
ERROR CORR - 01,02,03,04,05,06
MODIFICATION - 50,51,52,53,54,55,56
IBM-PC-XT VERSION AUGUST 1985

UNEXPECTED END OF FILE ABORT IN SUBROUTINE H2MAIN

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: June 15, 1987

TO: Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
✓ Carl Gipson, Civil Engineer III

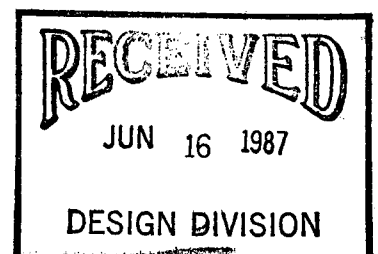
FROM: Barbara R. Harris, Senior Planner *BR Harris*

RE: Willowbend Heights Residential Community Unit Plan Proposal.
Located west of Rock Road between 42nd and 45th Street North.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property that is located north of Willowbend. Thirty-two zero lot line houses around a 32-foot street right-of-way loop system are shown on this development plan.

I would appreciate your comments regarding this development proposal by June 22, 1987 so it can be scheduled for MAPC review.

BRH:blw
Attachment



PL/1052/4

WILLOWBEND HEIGHTS C.U.P.
GENERAL PROVISIONS

1. This project is proposed to contain 22.35 gross acres, or 8.9 net acres. Net acres are determined by subtracting the area of floodway and golf course from the overall development.
2. The proposed development, as illustrated, contains 32 zero lot line lots. There are optional uses as described under the parcel description (general provision 15) which may increase this count but will not exceed the maximum overall density of 5.84 du/acre as requested under general provision number 3 below.
3. Net Density Calculation: If the project is developed as illustrated, the overall density of the site would be 3.60 du/net acres. If the site is developed with the maximum number of units permitted 52, the overall density would be 5.84 du/net acres.
4. Setbacks are to be determined at the time of platting or generally the minimum setbacks shall be as shown under the parcel description general provision No. 15.
5. All utilities shall be installed underground.
6. Signs designating the name of the development shall be permitted at the entrance to the proposed parcel if they follow in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, walls, buffer areas, lakes, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowners association.
Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems, and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owner.
8. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 8,000 sq. ft.
9. Any proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. shall be designed in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting. The ownership and maintenance of said facilities shall be determined at the time of the platting.

10. Final determination of street right-of-way and pavement widths will be resolved at the time of platting.
11. Should an alternate land use, permitted under parcel descriptions below (general provision 15), be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting.
12. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits. Appropriate turn arounds for dead end streets will be determined at the time of platting.
13. Off-Street Parking: All uses shall provide 2.0 spaces per dwelling unit. Parking shall be provided in accordance with Section 28.04.140 et seq of the Code of the City of Wichita. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces per dwelling unit will be submitted at the time of platting.
14. On streets having a 32' R.O.W. with a 29' Back to Back pavement, there shall also be platted a 15' street, drainage and utility easement on either side of the R.O.W. where parking shall be permitted but landscaping limited to turf and street trees approved by the City forester. Off-Street parking bays shall be permitted where approved by traffic engineer at time of platting.

15. PARCEL DESCRIPTION:

Proposed uses: Single family, zero lot line, patio homes, or Duplex.

Area - 8.9 acres net

Dwelling Units - 35 - S.F., 44 - Z.L.L. & P.H., 52 - Duplex.

Densities: S.F. - 3.93 D.U. /ac, Z.L.L. & P.H.-4.94 D.U./ac,
Duplex - 5.84 D.U./ac.

Maximum Building Height - 35'

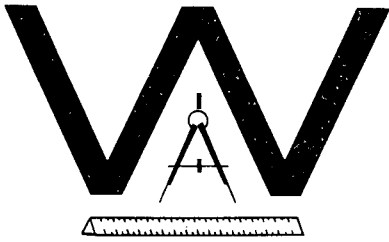
Minimum Front Yard Setback - 20'

Minimum Rear Yard Setback - 20' - if adjacent to a platted open space or reserve. The setback may be reduced to 10'.

Minimum Sideyard Setback - 6' For all uses except zero lot line which shall have 0' & 12'. (However, setbacks for garages may be reduced to 10').

Parking Ratio - See general provision # 13.

THE CITY OF WICHITA



CITY ENGINEER'S OFFICE
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

April 20, 1988

Michael H. Urbom, President
Willowbend Homeowners' Association
8001 East Mulberry
Wichita, Kansas 67226

Reference: Willowbend Heights - Concrete Wall, Concrete Box Culvert

Dear Mr. Urbom:


Permission is hereby granted to construct a concrete wall across the subject box culvert and within the City street right-of-way. The wall would be considered to be an ornamental handrail to be maintained by Willowbend Homeowners' Association.

This permission is granted with the provision that the wall will not be detrimental to the box culvert. Additionally, should the placement of the concrete wall cause or create an intolerable situation, that situation will be corrected by Willowbend.

Please indicate your acceptance of these conditions by your signature and corporate seal.

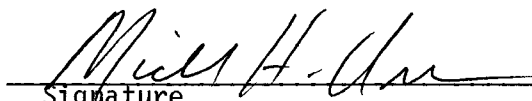
Sincerely,

City of Wichita


Michael E. Lindebak, P.E.
City Engineer

MEL/tw

Willowbend


Signature

Michael H. Urbom

Name

President

Title

Corporate Seal

(No Seal)