Wichita, Kansas
January 24, 1986

Mr. William Morin
General Manager - Broker
Kansas General Properties, Inc.
555 N. Woodlawn, Bldg. 1
Wichita, Kansas 67208

RE: WILLIAMSBURG C.U.P. DP-140

Dear Mr. Morin:

Since the drainage canal, lake, and the four water control structures are nearing completion, we would commend you for the excellent engineering and construction work. We now feel the discharge of water onto our property from the double box culvert at Tenth Street will be under control if everything works as planned.

Our principle concern now is how we can handle the tremendous increase in the amount of water which is certain to erode our dam and over-burden our spillway. By collecting water from the Munger Post office parking lot and moving it by pipeline into the drainage canal, and also by collecting surface water from the area east to Edgemoor by pipeline into the concrete structure at Eleventh Street, you are significantly increasing the amount of water which we will have to handle. Our dam and spillway will not meet the 100-year frequency, 6 hour rainfall standard (Reference our letter from the Chief Engineer of the Kansas State Division of Water Resources dated February 19, 1974, and a letter dated July 1, 1983, confirming that this information was still valid. As our dam and spillway was surveyed twice by City Staff, your Engineer's were fully aware of this fact before the start of this project.

We feel it is unlawful and unfair to expect us to handle this greatly increased flow of water onto our property.

Since the former Lamb property was allowed to stand as undeveloped grassland for approximately forty years, while the business and residential area around the entire perimeter was completely developed, it could hardly qualify as being developed in the ordinary and regular course of the expansion of the city. We think that any reasonable Judge or Jury would concur with this fact. We feel that the natural drainage of this area has been disturbed by collecting all surface water from the more than 200 acre area, and moving a substantial amount by pipeline to fill your just constructed canal and lake, with the surplus overflowing onto our properties.

We think a possible solution of this matter would be for your construction crew to upgrade our dam and spillway (on completion of your project) to minimum design criteria, as required by the Division of Water Resources for the State of Kansas. However, we would discuss the matter with you for any possible compromise acceptable to both of us. We also think this matter should be resolved between us rather than in the courts, as it would be an unnecessary expense for both parties.

It is not necessary to establish proximate cause for damage incurred, as we have already been damaged by pumping operations which deposited loose dirt, mud, and silt into our pond during the construction of your project.

We hope to hear from you, or your representative relative to this matter,

Respectfully yours,

Eugene H. Cusick
Margaret Lucile Cusick

Eugene H. & Margaret Lucile Cusick
1010 N. Harding
Wichita, Kansas 67208

cc: Jack H. Galbraith, Chief Planner MAPC
Ref: Larry Shaller-Const. Manager
David L. Pope, Chief Engineer,
Division of Water Resources-
State of Kansas - Topeka

Drainage east of Lambsdale

8/7/84

Part I

Construct SWS to Ditch Inlet

340 LF of 36" pipe	@ $45/LF =	$ 15,300
1 ea ~~Ditch~~ Inlet	@ $2500/ea =	$ 2,500
	Sub-Total	$ 17,800
	+35%	6230
		$ 24,030

Use $24,000

Part II

Extend SWS to Oldmanor $ 10^{ea}

230 LF of 30" Pipe	@ $ 40/LF =	$ 9,200
80 LF of 24" Pipe	@ $ 35/LF =	$ 2,800
260 LF of 21" Pipe	@ $ 30/LF =	$ 7,800
80 LF of 18" Pipe	@ $ 25/LF =	$ 2,000
150 LF of 15" Pipe	@ $ 22/LF =	$ 3,300
8 ea Inlets	@ $2000/ea =	$ 16,000
LS. Remove & Replace Pavement		$ 15,000
	Sub-Total	$ 46,100
	+30%	13,830
		$ 59,930

Use ± $60,000

July 19, 1984

PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

Mr. Mike Lindebak, P.E.
City Engineer
City Hall - 7th Floor
455 N. Main
Wichita, KS 67202

Attention: Mr. Chris Breitenstein, P.E.
Drainage Engineer

Reference: Williamsburg Addition
Drainage Plan
PEC File No. 36-83324-1540

Dear Mr. Breitenstein:

Transmitted herewith is one copy of the revised Drainage Plan for the referenced project.

This plan has been revised as requested by the City, as follows:

1. The flume from Lambsdale Street (east Property Line of Williamsburg) has been eliminated and replaced with an inlet and storm sewer. This storm sewer should be designed to handle the 100 year flow from this sub-basin.

2. Pipe sizes out of Nodes 101, 103, 104 and 105 have been increased to handle the runoff from Lambsdale Street.

3. Sections E-E and F-F have been revised to show correct Pond Number.

If you have any questions or need any additional information, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Charles S. Brown

Charles S. Brown, P.E.
Project Engineer

Encl: As noted

CSB:ddd

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

THE CITY OF WICHITA

OFFICE OF City Engineer DATE July 6, 1984

TO Jack Calbraith, Chief Planner - Current Plans

FROM Mike Lindebak, City Engineer

SUBJECT Williamsburg Addition

The previously submitted drainage plan has been reviewed to reflect picking up the drainage from Lambsdale Street in an underground storm sewer rather than a flume.

With this revision, the drainage plan is approved.

Mike Lindebak JDH
Mike Lindebak
City Engineer

ML:bgr

cc: R. W. Linn, Professional Engineering Consultants

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE June 25, 1984

TO Mike Lindebak, City Engineer ✓
Jim Jorgensen, Building Code Engineer
Bill McKinley, Traffic Engineer

FROM Jack H. Galbraith, Chief Planner

SUBJECT Williamsburg Residential C.U.P.

Dick Linn has filed this C.U.P. and needs to have it scheduled for the Planning Commission meeting of July 26, 1984. This is the residential portion of the Claude Lamb property east of Harding between 10th and 13th.

Attached is a copy of the C.U.P. plus text. Parcel three that is adjacent to single family homes is proposed for either single and two family homes. Parcel two is proposed for two, three or four family dwellings. Parcel one, is for multiple family at 23 dwelling units per acre.

Since they are in a hurry to have this scheduled, we would appreciate any comments you have by this Friday, June 29th. Call either me or Louise if you have questions.

Jack H. Galbraith
Chief Planner

JHG:jps
Attachment
cc: Chris Breitenstein, Civil Engineer III

Z78

copy 11774

KANSAS STATE BOARD OF AGRICULTURE

ROY FREELAND
Secretary

DIVISION OF WATER RESOURCES
GUY E. GIBSON, Chief Engineer
10TH FLOOR, STATE OFFICE BUILDING
TOPEKA, KANSAS 66612

February 19, 1974

Mr. Eugene H. Cusick
1010 N. Harding
Wichita, Kansas 67208

Dear Mr. Cusick:

This letter is in regard to your existing dam across a tributary of Dry Creek, in the City of Wichita, in the NW¼ of Section 13, Township 27 South, Range 1 East, Sedgwick County, Kansas.

Following our inspection of your project, made on January 25, 1974, we made certain approximations and calculations in this office which indicated it was quite doubtful the dam could be modified in such a manner which would meet the minimum design criteria established by this office for such structures, without adversely affecting adjoining improvements.

The modifications that would be necessary to meet minimum design criteria for a dam in an urban area, would be to provide for a spillway or spillways capable of discharging the runoff from a 100-year frequency, 6-hour rainfall, with saturated antecedent moisture conditions, at a maximum stage in the reservoir which would be at least three feet below the elevation of the top of the dam. The approximations made in this office indicate such a storm would produce a total runoff volume of 143 acre-feet, with a peak discharge of 750 cubic feet per second. In order to be able to carry this discharge, the spillway would need to be increased in size a considerable amount and there would also need to be a considerable increase in the size of the dam in order to provide the required freeboard. The slope of the upstream face of the dam should be no steeper than 3 to 1 and that of the downstream side no steeper than 2 to 1. All trees and brush should be removed from the dam and an adequate stand of grass established to prevent piping and erosion. A good bond between material now in place and that to be added should be insured by properly preparing the existing embankment by scarifying, plowing and excavating a key trench.

In addition to the modifications to the dam and spillway which would be required, this office would need to be furnished copies of the rights-of-way which you had acquired from the other landowners on whose properties the dam and spillway are located, as well as that occupied by the reservoir.

124 cfs

Copy

You will find enclosed our departmental instruction sheet on "Outlets in Dams." If you determine an adequate outlet at streambed elevation is unnecessary, the supplemental information in the instruction sheet must be provided.

There are enclosed blank forms to be used in making application for the permit required by K.S.A. 82a-301 to 305. This office would need but one completed form when submitted. The second may be retained by yourself for your files. The application must be accompanied by a set of plans for your project, similar to the enclosed sample plan, together with the other information referred to above.

Consideration will be given your application and plans when submitted. We would be glad to have you and/or your engineer contact us if you have questions on procedure in this matter.

Very truly yours,

Guy E. Gibson

Guy E. Gibson
Chief Engineer

GEG:crg

Encs.

July 9, 1984

Harren & Beth Cortner
1231 N. Harding
Wichita, Kansas 67208

Reference: Williamsburg Residential C.U.P. DP-140

Dear Mr. & Mrs. Cortner:

Professional Engineering Consultants, P.A., have been retained by Kansas General Properties, Inc., to provide design services for the above-referenced Community Unit Plan. This project consists of platted and unplatted land lying South of 13th Street, North of 10th Street, and East of Harding (the former Lamb property).

This 31-acre parcel is currently zoned R-6 (15.5 acres) and AA (15.5 acres), which will permit a maximum of 561 residential dwelling units.

Listed below are the Williamsburg C.U.P. proposed uses:

Parcel 1:

Proposed Use - Garden Apartments
Net Area - 14.1 acres ±
Density - 330 Dwelling Units (Maximum)

Parcel 2:

Proposed Use - Attached Single Family Permitting 2, 3 or 4 Dwelling Units per Platted Lot
Net Area - 3.9 acres ±
Density - 56 Dwelling Units (Maximum)

Parcel 3:

Proposed Use - Attached Single Family Permitting 1 or 2 Dwelling Units per Platted Lot and Pedestrian Open Space and Drainage
Net Area - 12.8 acres ±
Density - 70 Dwelling Units (Maximum)

7-17-84
For RWL
Comm. Unit Plan

PROPOSED CUP:

330 DU Garden Apts	@ 2.0 PE/DU	⇒ 660 PE	× 70 gpcd	=	46,200	gpd
56 DU Four plex	@ 2.3 PE/DU	⇒ 129 PE	× 80 gpcd	=	10,320	gpd
52 DU Duplex	@ 2.6 PE/DU	⇒ 135 PE	× 90 gpcd	=	12,150	gpd
438 DU		924 PE			68,670	gpd
					× 3.0	Peak Factor
					206,010	GPD (approx.)

PEAK FLOW RATE = 0.206 MGD

SINGLE FAMILY RESIDENTIAL:

228 DU S.F. @ 3.0 PE/DU ⇒ 684 PE × 100 gpcd = 68,400 gpd

× 3.0 Peak factor

205,000 GPD (approx.)

PEAK FLOW RATE = 0.205 MGD

CUP (proposed) population is 35% more than single family.
Peak flow rate for CUP is 0.5% greater than for single family.

KANSAS GENERAL PROPERTIES, INC.

• INVESTMENT / COMMERCIAL REAL ESTATE •

Affiliated with Texas General Properties, Inc.

August 20, 1984

Mr. Dick Linn
Professional Engineering Consultants
1440 East English Street
Wichita, KS 67211

Dear Dick:

Attached is a copy of a letter which Eugene Cusick and Elvin Barrett sent to the City Commission, dated August 16.

His first paragraph stating that our drainage plan is totally inadequate means that there are at least two residents that are not satisfied with our CUP. They plan on being at the City Commission meeting tomorrow so I would suggest that we are prepared to respond to the statments he makes in the letter.

Sincerely,

KANSAS GENERAL PROPERTIES, INC.

Bill

William E. Morin
General Manager/Broker

WEM:car

Attachment: 1

WILLIAMSBURG PARTNERSHIP

HORST K. HILLER, PARTNER

KANSAS GENERAL PROPERTIES, INC., PARTNER

WILLIAM E. MORIN
ANDY L. SCHOEPF
WILLIAM B. SCHOEPF
GEROGE A. SCHOEPF

Bob Lakin

Wichita, Kansas
August 16, 1984

Wichita City Commission
City Hall - 455 N. Main Street
Wichita, Kansas 67202

RE: WILLIAMSBURG - C.U.P. DF-140

Dear City Commission Members:

This letter is a matter of record to express our views on the dreinage plan for the Williamsburg C.U.P.. Even though the plan has been approved by the City Planning Staff, we feel it is not functional and is totally inadequate to handle a large rain.

Before getting into specific details to support our concerns, we would like to quote a few sentences from a letter to us from The Division of Water Resources for the State of Kansas, dated February 19, 1974. "The 100-year frequency, 6-hour rainfall, with saturated antecedent moisture conditions, would produce a total runoff volume of 143 acre-feet, with a peak discharge of 750 cubic feet per second." This statement pertains to conditions which existed in 1974, and does not include the additional runoff volume which will be created by this project. We were told during the early planning stages for this project that to provide for the 100-year rain, would require a lake or lakes, comprising approximately 20-acres, or a storage capacity of approximately 100 acre-feet of water. The present plans provide for maximum storage capacity of 23 acre-feet of water, and peak outflow of 450 cubic feet per second, if all water enters and leaves the 4' x 6' double box culvert, which we don't think will happen.

We are especially concerned about the accelerated flow of water from 13th Street to 10th street. The extremely large inter-connecting 'U' shaped channels are nearly twice the capacity of our spillway, which has a capacity of 624 cubic feet per second. With the approximately 4 feet drop in elevation between 13th Street and 10th Street, and pond #4 at or near static level, we would question the ability of the 4' x 6' double box culvert to handle this amount of water. The 3' x 3' double box culvert at 9th Street which has the same capacity as the one proposed for this project was full and backing up water during the approximate 3½" rain in one hour on July 3rd, 1982. We have a picture to substantiate this. We understand water is sometimes backed up all the way to Edgemoor Park because of box type storage systems down stream.

To summarize, our opinion is that all of the volume of water cannot possibly go thru the double-box culvert in the event of an unusually large rain. We feel a possible solution would be to construct a 3' high solid concrete retaining wall on the developer's property line on 10th street, and extending a sufficient distance north on the east and west sides of the project, to assure us that all water will exit through the 4' x 6' double-box culvert and not go over the top or around it. No doubt however, the developer would want to retain the water on his own property.

Wichita City Commission
August 16, 1984
RE: Williamsburg - CUP DF-140

We are mindful of the potential revenue this project could produce for the City of Wichita, and sincerely hope we can reach an amicable agreement on these drainage matters. We will be present at the City Commission meeting on August 21, 1984 to answer any questions you might have regarding this letter.

Sincerely yours,

Eugene H. Cusick

Margaret Lucik Cusick

Mr. & Mrs. Eugene H. Cusick
1010 N. Harding
Wichita, Kansas 67208

Elwin Barrett

Mr. Elwin M. Barrett
1020 N. Harding
Wichita, Kansas 67208

cc: Mr. William E. Morin,
Kansas General Properties, Inc.
555 N. Woodlawn - Bldg. 1
Wichita, Ks. 67208

NOTE: Some technical data in this letter was obtained from the Williamsburg C.U.P. DF-140 drainage report during our visit to City Hall in the past week.

WILLIAMSBURG
RESIDENTIAL COMMUNITY UNIT PLAN

GENERAL

TOTAL GROSS AREA = 34.8 ACRES ±
TOTAL NET AREA = 30.8 ACRES ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY)

THIS DEVELOPMENT IS PROPOSED TO BE GARDEN APARTMENTS, ATTACHED SINGLE FAMILY WITH ACCOMMODATIONS FOR 1, 2, 3, or 4 DWELLING UNITS, AND ASSOCIATED COMMUNITY FACILITIES.

THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 14.8 D.U'S/NET ACRE OR A TOTAL OF 456 DWELLING UNITS.

GENERAL PROVISIONS

1.) ACCESS CONTROL IS AS INDICATED ON THE PLAN.

2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3.) DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE ENGINEERING DEPARTMENT OF THE CITY OF WICHITA.

4.) IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA.

5.) BUILDING SETBACKS SHALL BE AS SHOWN ON THE PLAN, OR AS INDICATED IN THE PARCEL DESCRIPTIONS.

6.) THE MAXIMUM NUMBER OF DRIVEWAYS PER LOT SHALL NOT EXCEED TWO (2).

7.) A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE RESERVE, LOCATED IN PARCEL THREE (3), WILL BE SUBMITTED WITH THE FINAL PLAT.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES
GROSS AREA - 14.1 AC.±
NET AREA - 14.1 AC±
DENSITY - 23.4 D.U.'S/NET ACRE OR 330 D.U.'S
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 1.5/D.U.

PARCEL TWO

PROPOSED USE - ATTACHED SINGLE FAMILY WITH ACCOMMODATIONS FOR 2, 3, or 4 DWELLING UNITS PER PLATTED LOT
GROSS AREA - 4.9 AC.±
NET AREA - 3.9 AC.±
DENSITY - 14.4 D.U.'S/NET ACRE OR 56 D.U.'S
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 2.0/D.U.
REAR YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 6 FEET

PARCEL THREE

PROPOSED USE - ATTACHED SINGLE FAMILY WITH ACCOMMODATIONS FOR 1 or 2 DWELLING UNITS PER PLATTED LOT, AND PEDESTRIAN OPEN SPACE AND DRAINAGE.
GROSS AREA - 15.8 AC.±
NET AREA - 12.8 AC±
DENSITY - 5.5 D.U.'S/NET ACRE OR 70 D.U.'S
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 2.0/D.U.
REAR YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 6 FEET