

October 22, 1981

Mr. John Wynkoop
Director of Water & Water Pollution
Control Department
455 N. Main
Wichita, Kansas 67202

RE: Westlake Addition
Design Engineering Services

Dear Mr. Wynkoop:

The final plat of the above-referenced Addition was approved by the Subdivision Committee on October 15, 1981. The final plat will be scheduled on October 22, 1981 Agenda of the Metropolitan Area Planning Commission.

It is requested that the City initiate design engineering services of public improvements during the platting process.

It is also requested that we enter into a 3 party contract with the City and Professional Engineering Consultants, P.A. to perform the design engineering services for Phase 1 improvements. Professional Engineering Consultants, P.A. is providing the engineering services for the plat.

If additional information is necessary, please contact me.

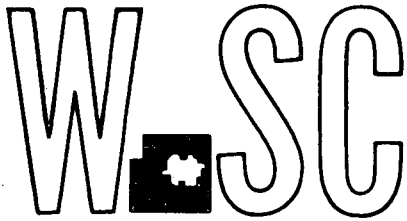
INLAND INVESTMENT CO., INC.

by Larry A. Chambers
Larry A. Chambers, President

cc: E.H. Denton, City Manager
Thurman Smith

*Include Water Plans
in contract per Bill Otten.
MEJ
11-7-81*

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

(316) 268-4561

October 16, 1981

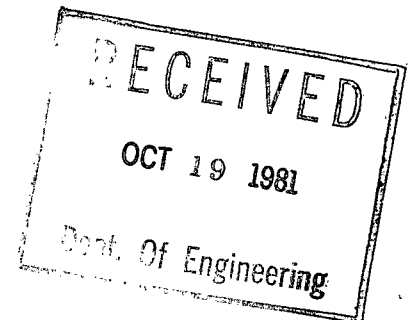
Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-52-Final plat of West Lake Estates

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 15, 1981, 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 sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall guarantee construction of a sidewalk on both sides of the collector street - Burton/ Rogers/ O'Neil.
- E. The applicant shall guarantee the drainage improvements required by the approved drainage plan.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant for recording which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- H. The plattor's text shall include a reference to the ownership and maintenance responsibilities of the Reserves as well as their proposed use.



P.E.C., P.A.
Gary Wiley
10-16-81
Page 2

- I. The applicant shall submit a covenant which provides for the perpetual maintenance as well as ownership of the Reserves. There shall be included a clause which gives the City authority to maintain the reserves and assess the costs to the lot owners if the reserves are not adequately maintained. If the homeowners' association is not incorporated prior to recording of the plat, the covenants shall specify when it will be formed and when ownership of the Reserves will be turned over to it.
- J. Complete access control to Maple from the reserves shall be added to the final plat tracing.
- K. The applicant shall submit a copy of the revised drainage plan to Operations and Maintenance including sectional views of the proposed levies and channel modifications. Flow calculations and a copy of the maintenance agreement for the reserve area shall also be submitted.
- L. 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 October 22, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Inland Investment Co., Inc. - Larry Chambers, 200 Douglas Bldg.,
104 S. Broadway, 67202
✓ Mike Lindebak, City Engineering
✓ Paul Johnston, Operations & Maintenance



Date 4-28-81 Page 1 of 2

Project Stannard (Westlake Estates)

Item _____

Drainage from Westlink 19th and 80 acres of Tax Prop.

Westlink 19th $Q = 46.4 \text{ cfs}$ at $T_c = 2.4 \text{ hr}$
 Travel Time to Stannard - $1600/2.0 \text{ ft/sec} = 0.3 \text{ hr}$
 $T = 2.6 \text{ hr}$ to Stannard

80 acres

DA = 80 ac Length = 4000' Fall = 1345 - 1328 = 17'

$\gamma = 17/4000 = 0.0043''$ or 0.43%

Soil Types Vb. Bar 70% B, 30% C

CN (developed cond) - $0.70(75) + 0.30(83) = 77$

$S = 1000/CN - 10 = 3.0$

Precipitation (100) = 5.9 in

Precipitation (2) = 2.5 in

$R = \frac{(P - 0.2S)^2}{(P + 0.7S)}$ $R_{100} = 3.4 \text{ in}$
 $R_2 = 0.74 \text{ in}$

$T_c = 1.8(1.1 - Cor)(L)^{1/2} / \gamma^{1/3}$ let Cor = 0.5

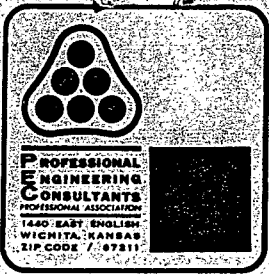
$1.8(0.6)(4000)^{1/2} / 0.43^{1/3} = 90.2 \text{ min } 1.5 \text{ hr}$

q_p (unit peak discharge) = 0.33

$Q = q_p \cdot DA \cdot R$

$Q_{100} = (0.33)(80)(3.4) = 89 \text{ cfs}$

$Q_2 = (0.33)(80)(0.74) = 20 \text{ cfs}$



Date 4-28-81 Page 2 of 2

Project Stannard

Item Methods of Routing Drainage

Methods of Routing Drainage Across Jaax Property

- 1) Pipe Q_{100} from Westlink and 2 year from Jaax 80 acres and the balance in the Street ROW.

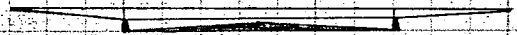
$$Q_{\text{pipe}} = 20 + (1.5/2.6)(46.4) = 47 \text{ cfs}$$

→ 42" RCP, Hyd. slope = 0.24%, velocity = 5.0 ft/sec
 or 36" RCP @ 0.5% $V = 6.6$

$$Q_{\text{overland}} = Q_{100} - Q_p \text{ (for Jaax 80 ac)}$$

$$Q_{\text{over}} = 69 \text{ cfs}$$

Check 64' Street ROW



natural slope 0.43% let street slope 0.5% max

$$Q_{\text{max in street}} = 45 \text{ cfs}$$

cross-slope = 3/8" / 1'
 $n = 0.015$

Q (in ROW above curb)

$$A = (35)(0.5) = 10.5$$

$$P = 36 \quad R^{2/3} = 0.44$$

$$Q = 1.49 (10.5)(0.44)(.005)^{1/2} / 0.015 = 32 \text{ cfs}$$

$$45 + 32 = 77 \text{ cfs} > 69 \text{ cfs}$$

Therefore: Street ROW and 42" RCP sufficient to handle drainage from Westlink 19^{ac} and Jaax 80 acres

- 2) Channel to carry Q_{100} from Jaax 80 and Westlink 19^{ac}

$$\text{Combined } Q = 89 + (1.5/2.6) 46.4 = 116 \text{ cfs}$$

$$n = 0.035 \quad S = 0.43\% \quad Z = 4:1$$

$$K' = Qn / 1.486 S^{1/2} \text{ (Handbook of Hydraulics)}$$



MEMO

TO: Chris Breitenstein, P.E.

Drainage Engineer City Hall

455 N. Main

ATTN: _____

PROJECT NO. 36-79278-1-1120

PROJECT: West Lake Estates

DATE: July 10, 1981

COPIES TO:

Louise Olivarez ✓

File thru RWL

Mike Lindebak

FROM: Charles S. Brown, P.E.

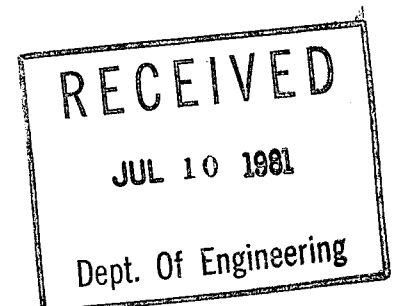
REFERENCE: Drainage Concept

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed, please find one copy of the Drainage Concept for West Lake Estates.

The Preliminary Plat will be submitted on July 10, 1981 for consideration by the Subdivision Committee on July 23, 1981.

If you have any questions, please contact Mr. Dick Linn or myself at our Land Development Office, 263-1107.





MEMO

TO: Mr. Chris Breitenstein, P.E.
Drainage Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 36-79278-1-1120

PROJECT: West Lake Estates

COPIES TO:

ATTN:

DATE: Sept 22, 1981

Louise Olivarez

FROM: Charles S. Brown, P.E.

Mike Lindebak ✓

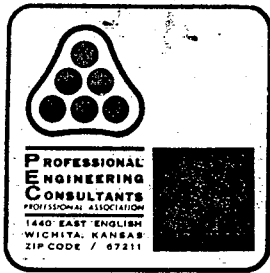
REFERENCE: Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith is one copy of the Drainage Plan for West Lake Estates, along with supportive calculations. The supportive data includes the following:

1. HEC-2 input and output for the branch from Maple through Rainbow Lakes 3rd Addition (100-year storm).
2. HEC-2 input and output for the branch through Rainbow Lakes 1st (100-year storm).
3. Hydrology and Hydraulics of each internal subbasin for both 2-year and 100-year storms.
4. Depth of water flowing in gutters.

If you have any questions concerning this data please contact Mr. Linn, or myself at our Land Development Office.



Date 9-17-81 Page 1 of 3

Project West Lake Estates

Item Swale Size @ Nodes 100-110

Calculate swale size for overflow during 100 year storm.

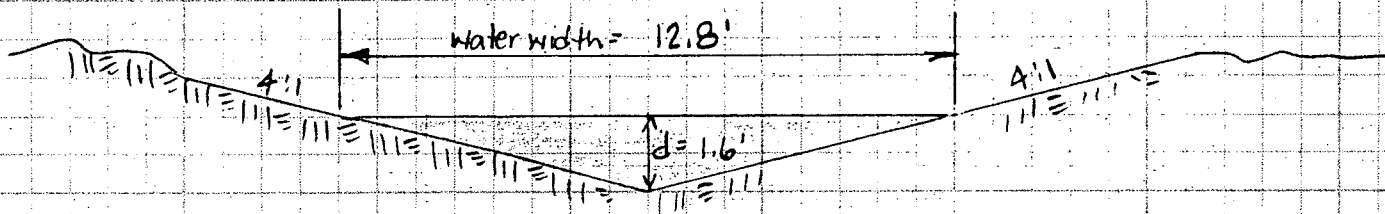
$$Q_{100} = 43.9 \text{ cfs}$$

$$Q_2 = 18.5 \text{ cfs}$$

$$\text{Overflow} = Q_{100} - Q_2 = 43.9 - 18.5 = 25.4 \text{ cfs}$$

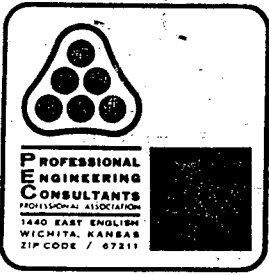
Assume section:

$$Q = \frac{1.486}{n} AR^{2/3} S^{1/2} \quad 25.4 = \frac{1.486}{0.035} (AR^{2/3})(0.005)^{1/2} \quad AR^{2/3} = 8.46$$



d	A	P	R	R ^{2/3}	AR ^{2/3}
2'	16 ^{sq}	16.49	0.9701	0.9799	15.68
1.5'	9 ^{sq}	12.37	0.727	0.80896	7.28
1.6'	10.24	13.19	0.776	0.84453	8.64 ←

$$V = \frac{Q}{A} = \frac{25.4}{10.24} = 2.48 \text{ fps}$$



Date 9-17-81 Page 2 of 3

Project West Lake Estates

Item Swale size @ Nodes 200-210

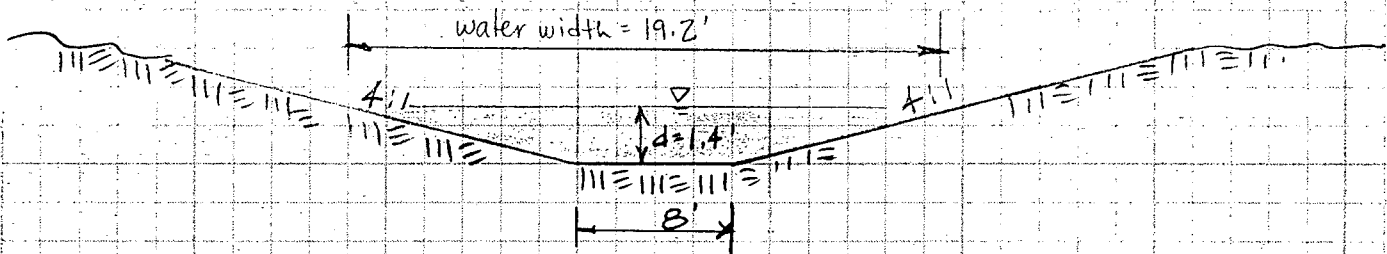
Calculate swale size for overflow during 100-year storm.

$$Q_{100} = 95.9 \text{ cfs}$$

$$Q_2 = 39.9$$

$$\text{Overflow} = Q_{100} - Q_2 = 95.9 - 39.9 = 56 \text{ cfs}$$

Assume section:



$$Q = \frac{1.486}{n} AR^{2/3} S^{1/2}$$

$$56 = \frac{1.486}{0.035} AR^{2/3} (0.005)^{1/2}$$

$$Q = 56$$

$$n = 0.035$$

$$s = 0.5\% \text{ (Assumed)}$$

$$AR^{2/3} = \frac{56 \times 0.035}{1.486 \times 0.07071} = 18.65$$

d	A	p	R	$R^{2/3}$	$AR^{2/3}$
2'	32 ⁰	24.49	1.3065	1.19512	38.24
1'	12 ⁰	16.24	0.7386	0.8171	9.8
1.3'	17.16	18.72	0.9166	0.9436	16.19
1.4'	19.04	19.54	0.9741	0.9827	18.71 ←

$$V = \frac{Q}{A} = \frac{56}{19.04} = 2.94 \text{ f/s}$$



Date 9-17-81 Page 3 of 3

Project West Lake Estates

Item Swale Size @ Nodes 300-310

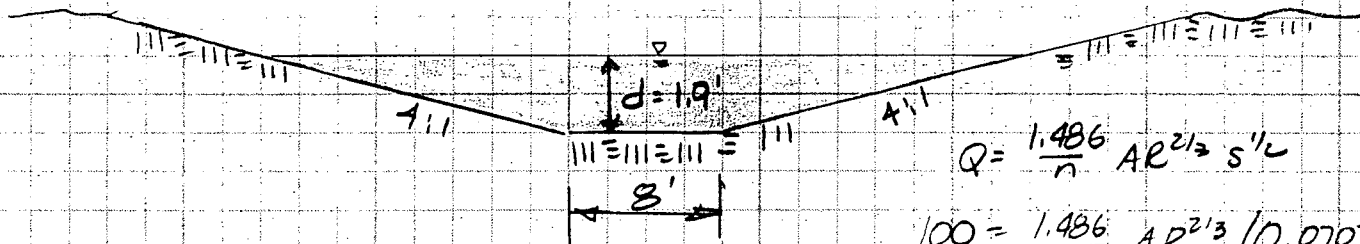
$$Q_{100} = 66.5 + 89 (Jaax)$$

$$= 155.5 \text{ cfs}$$

$$Q_2 = 55.5 \text{ cfs}$$

$$Q_{\text{overflow}} = 100 \text{ cfs}$$

Assume Section i



$$Q = \frac{1.486}{n} AR^{2/3} S^{1/2}$$

$$100 = \frac{1.486}{0.035} AR^{2/3} (0.07071)$$

$$AR^{2/3} = 33.31$$

d	A	p	R	$R^{2/3}$	$AR^{2/3}$
1.4	19.04	19.54	0.9741	0.9827	18.71
1.6'	23.04	21.19	1.0871	1.0573	24.36
1.7'	25.16	22.02	1.14267	1.0929	27.50
1.9'	29.64	22.84	1.2975	1.1896	35.26 ←

$$V = \frac{Q}{A} = \frac{100}{29.64} = 3.37$$



Date 9-18-81 Page 1 of 1

Project West Lake Estates

Item Hydrology & Hydraulics Nodes 900-920

Node 920

$$\text{Area} = 0.8 \text{ Ac.}$$

$$C = 0.5$$

$$t_c = 5 \text{ min. (Assumed)}$$

$$I_2 = 6.23$$

$$I_{100} = 13.79$$

$$Q_2 = 0.5 \times 6.23 \times 0.8$$

$$Q_{100} = 0.5 \times 13.79 \times 0.8$$

$$= 2.5 \text{ cfs}$$

$$= 5.5 \text{ cfs}$$

Node 910

$$\text{Area} = 1.7 \text{ Ac.}$$

$$C = 0.5$$

$$t_c = 5 \text{ min. (Assumed)}$$

$$I_2 = 6.23$$

$$I_{100} = 13.79$$

$$Q_2 = 0.5 \times 6.23 \times 1.7$$

$$Q_{100} = 0.5 \times 13.79 \times 1.7$$

$$= 5.3 \text{ cfs}$$

$$= 11.7 \text{ cfs}$$

Pipe Sizes

Base all pipes on Q_{100}

Nodes 920 to 910 $Q_{100} = 5.5 \text{ cfs}$

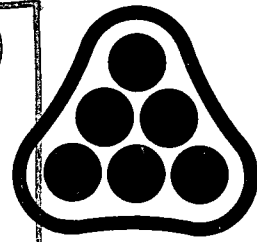
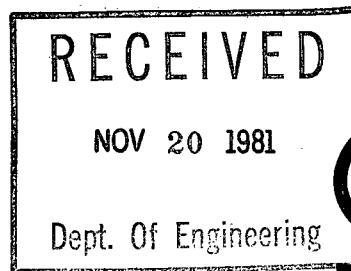
Use 15" @ 0.7% min slope. (flowing full)

Nodes 910 to 900 $Q_{100} = 5.5 + 11.7 = 17.2 \text{ cfs}$

Use 18" @ 2.5% min slope (flowing full)

DIRECTORS

C. O. KNOP, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.



P
E
C
LAND DEVELOPMENT
DIVISION
PROFESSIONAL ASSOCIATION

November 19, 1981

Mr. Chris Breitenstein, P.E.
Drainage Engineer
City Hall, 7th Floor
455 N. Main
Wichita, Kansas 67202

RE: West Lake Estates
Drainage Plan (Revised)
PEC File No. 36-79278-1-1120

Dear Mr. Breitenstein:

Transmitted herewith are two copies of the revised Drainage Plan for West Lake Estates along with 2 copies each of the following supportive documents:

1. HEC-2 run with existing conditions at Maple and proposed conditions within West Lake Estates. This run extends from downstream of Maple, through the proposed development and westward through Rainbow Lakes 3rd to 135th St. West.
2. HEC-2 run for the branch through Rainbow Lakes 1st.
3. Partial HEC-2 run with future structure at Maple Street. This will lower the 100-year DWS by approximately 2 feet.
4. Storm Water Sewer calcs based on 2-year storm.
5. Storm Water Sewer calcs based on 100-year storm.
6. Calculations for overflow swales.
7. Calculations for drainage inflow from adjacent property (at Rogers Street).
8. Calculations for weir size near Azure Street.
9. 100-year flood routing.

This transmittal has been revised from the initial plan to reflect plat revisions on the west side of the development. The layout has been changed to show cul-de-sacs on Azure Street.

Lot corner elevations are in accordance with discussions at our recent meeting with Mr. Lindebak and Mr. Linn.

LOCATED AT:
355 ELLIS
WICHITA, KANSAS 67211
(316) 263-1107

FORWARD ALL MAIL TO:
1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

Page 2
Chris Breitenstein
36-79278-1-1120

We trust that this information is sufficient for your review and approval. If you have any questions, please advise.

Very Truly Yours,

A handwritten signature in cursive script that reads "Charles S. Brown". The signature is written in black ink and includes a horizontal line at the end.

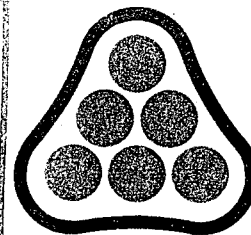
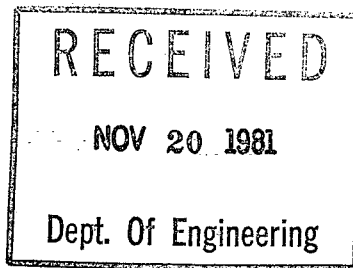
Charles S. Brown, P.E.
Project Engineer

cc: Louise Olivarez
Mike Lindebak
Phil Dietrich

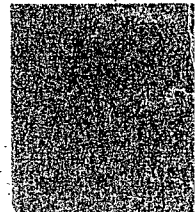
Mike

DIRECTORS

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- M. D. SCHOMAKER, P.E.



PROFESSIONAL
ENGINEERING
CONSULTANTS
 LAND DEVELOPMENT
 DIVISION
 PROFESSIONAL ASSOCIATION



November 19, 1981

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 Drainage Engineer
 City Hall, 7th Floor
 455 N. Main
 Wichita, Kansas 67202

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M.S.C.

Page 2

Chris Breitenstein
36-79278-1-1120

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Charles S. Brown, P.E.
Project Engineer

cc: Louise Olivarez
Mike Lindebak
Phil Dietrich

West Lake Estates

Sanitary Sewer - Phase I

Lots 28 through 46 inclusive, Block 1 ✓
 Lots 20 through 27 inclusive, Block 4 ✓
 Lots 18 through 20 inclusive, Block 5 ✓
 Lots 7 through 12 inclusive, Block 6 ✓
 Lots 1 through 31 inclusive, Block 7 ✓
 Lots 1 through 11 inclusive, Block 8 ✓

Fractional assessment 1/78 of total cost per lot

$$\begin{array}{r}
 34 \text{ MH. @ } 2000 = 68,000 \\
 2515' \text{ } 10" \text{ @ } 25 = 62,875 \\
 635' \text{ encasement @ } 20 = 12,700 \\
 5785' \text{ } 8" \text{ @ } 20 = \underline{115,700} \\
 259,275 \\
 + 20\% \text{ E \& C} = \underline{51,855} \\
 \$ 311,130 \\
 \text{use } \$ 312,000 \quad 1/78 = \$ 4,000
 \end{array}$$

Sanitary Sewer - Phase II

Lots 47 through 61 inclusive, Block 1
 Lots 10 through 16 inclusive, Block 2
 Lots 1 through 10 inclusive, Block 3
 Lots 1 through 17 inclusive and 21 through 30 inclusive, Block 5
 Lots 1 through 6 inclusive and 13 through 19 inclusive, Block 6

Fractional assessment 1/72 of total cost per lot

$$\begin{array}{r}
 20 \text{ MH. @ } 2000 = 40,000 \\
 1700' - 10" \text{ @ } 25 = 42,500 \\
 3500' - 8" \text{ @ } 20 = \underline{70,000} \\
 152,500 \\
 + 20\% \text{ Engr. \& Conting} \quad \underline{30,500} \\
 183,000 \\
 \\
 \$ 183,000 \\
 1/72 = \$ 2,542
 \end{array}$$

West Lake Estates

Sanitary Sewer - Phase III

Lots 1 through 19 inclusive, Block 4

Fractional assessment 1/19 total cost per lot.

$$\begin{array}{r} 9 \text{ MH @ } 2,000 = 18,000 \\ 1690' - 8" @ 20 = \underline{33,800} \\ 51,800 \\ + 20\% \text{ Engr. \& Conting } \underline{10,360} \\ \text{Tot } 62,160 \end{array}$$

$$\begin{array}{r} \$62,000 \\ 1/19 = \$3,272 \end{array}$$

Sanitary Sewer - Phase IV

Lots 1 through 27 inclusive, Block 1

Fractional assessment 1/27 of total cost per lot.

$$\begin{array}{r} 12 \text{ MH @ } 2000 = 24,000 \\ 2625' - 8" @ 20 = \underline{52,500} \\ 76,500 \\ + 20\% \text{ Engr. \& Conting } \underline{15,300} \\ 91,800 \end{array}$$

$$\begin{array}{r} \text{use } \$92,000 \\ 1/27 = \$3,407 \end{array}$$

West Lake Estates

Sanitary Sewer - Phase V

Lots 62 through 83 inclusive, Block 1

Lots 1 through 9 inclusive, Block 2

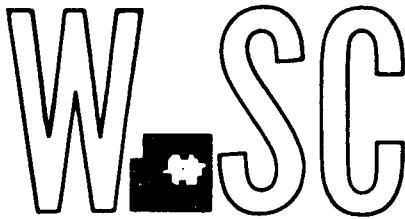
Fractional assessment of 1/31 of total cost per lot.

$$\begin{array}{r} 13 \text{ MH @ } 2000 = 26,000 \\ 825' 10" @ 25 = 20,625 \\ 2285' 8" @ 20 = 45,700 \\ \hline \$ 92,325 \\ + 20\% \text{ Engr. \& Conting} \quad 18,465 \\ \hline 110,790 \end{array}$$

use \$110,000

$$1/31 = \$3548$$

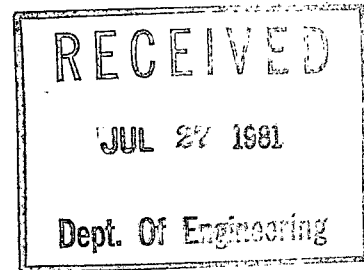
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 24, 1981 (316) 268-4561



Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-52 - Preliminary plat of West Lake Estates

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission July 23, 1981, 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 submit a final drainage plan to City Engineering and Operations and Maintenance prior to or at the time of submitting a final plat.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee extension of sanitary sewer to serve all lots. A sanitary sewer layout shall be submitted to City Engineering prior to final plat submission.
- D. The applicant shall guarantee the paving of all interior streets to urban standards.
- E. Sidewalks shall be guaranteed adjacent to both sides of the collector street.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall submit a covenant which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- H. The final plat shall specify the purpose of the proposed reserves and provide for their ownership and maintenance.

The final plat shall indicate the easements required by K.G. and E., which are marked on the engineer's copy of the preliminary plat.

P. E. C., P.A.
Gary Wiley
July 24, 1981
Page 2

J. Requirements of 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.

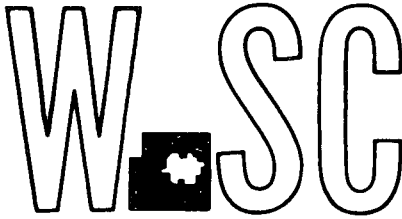
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Inland Investment Co., Inc., Atten: Larry Chambers, 200 Douglas
Bldg., 104 S. Broadway, 67202
Mike Lindebak, City Engineering
Paul Johnston, Operations and Maintenance

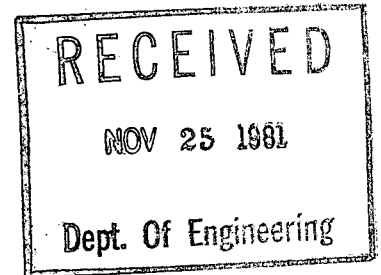
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 24, 1981 (31081-4561)



Professional Engineering Consultants

Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-52 - Final plat of West Lake Estates

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 23, 1981, 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 sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall guarantee construction of a sidewalk on both sides of the collector street - Burton/Rogers/O'Neil.
- E. The applicant shall guarantee the drainage improvements required by the approved drainage plan.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant for recording which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- H. The applicant shall submit a covenant which provides for the perpetual maintenance as well as the ownership of the Reserve. There shall be included a clause which gives the City authority to maintain the reserve and assess the costs to the lot owners if the reserve is not adequately maintained. If the homeowners' association is not incorporated prior to recording of the plat, the covenants shall specify when it will be formed and when ownership of the Reserve will be turned over to it.

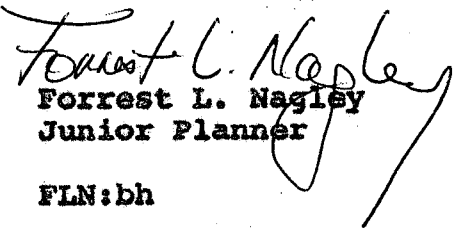
- I. The applicant shall submit a copy of the revised drainage plan to Operations and Maintenance including sectional views of the proposed levies and channel modifications. Flow calculations and a copy of the maintenance agreement for the reserve area shall also be submitted to Operations and Maintenance.
- J. The applicant shall obtain approval from City Engineering on the revised final drainage plan.
- K. The final plat tracing shall show a ten-foot utility easement between Lots 13 and 14 in Block 1 as requested by K.G.&E.
- L. 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 December 20, 1981, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Inland Inv. Co., Inc. (Larry Chambers, 200 Douglas Bldg., 104
S. Broadway, 67202
Mike Lindebak, City Engineering

November 2, 1981

Mr. Larry A. Chambers, President
Inland Investment Company, Inc.
200 Douglas Building
Wichita, Kansas 67202

Subject: Westlake Addition
Design Engineering Services

Dear Mr. Chambers:

We have reviewed your letter of October 22, 1981 regarding your request for a three-party contract with the City of Wichita and Professional Engineering Consultants to provide engineering services for the above addition.

I have reviewed the present workload of the Department of Engineering staff and will recommend that a three-party contract be entered into for the design engineering services.

The roll curb may be used on any of the streets that it is not necessary to use stand-up curb for drainage purposes. This matter can be resolved by the consultants in their design of the storm sewers and paving.

The sanitary sewer plans may include finish grading of the utility easements to avoid utility installation problems.

Please have Professional Engineering Consultants prepare draft contracts for providing these services and transmit the contracts to Mike Lindebak, Program Development Engineer.

Yours truly,



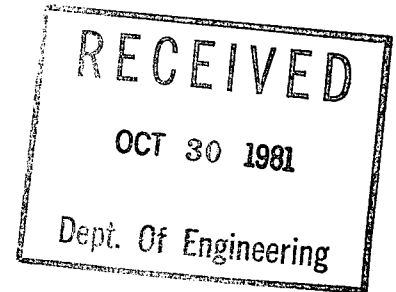
R. W. Bruggeman, P.E.
Director of Engineering

RWB:gr

cc: Thurman Smith
Carl Knop, Professional Engineering Consultants
E. H. Denton, City Manager
Mike Lindebak, Program Development Engineer

October 22, 1981

Mr. R.W. Bruggeman, Director of Engineering
Department of Engineering
7th Floor - City Hall
455 N. Main
Wichita, Kansas 67202



RE: Westlake Addition
Design Engineering Services

Dear Mr. Bruggeman:

The final plat of the above-referenced Addition was approved by the Subdivision Committee on October 15, 1981. The final plat will be scheduled on October 22, 1981 Agenda of the Metropolitan Area Planning Commission.

It is requested that the City initiate design engineering services of public improvements during the platting process.

It is also requested that we enter into a 3 party contract with the City and Professional Engineering Consultants, P.A. to perform the design engineering services for Phase 1 improvements. Professional Engineering Consultants, P.A. is providing the engineering services for the plat.

We also request that roll curb be used on the street paving projects. Due to previous problems on utility installation in rear yard easements (K.G.&E. transformer pads, Bell Telephone pedestals and Manhole elevations), it is requested that the sanitary sewer projects include finish grading of the utility easements.

If additional information is necessary, please contact me.

INLAND INVESTMENT CO., INC.

by Larry A. Chambers
Larry A. Chambers, President

cc: E.H. Denton, City Manager
Thurman Smith

DMMR

S/D No. 81-52 Name West Lake Estates
Date Application Rec'd. 5-11-81 Preliminary Approval 7-23-81
Scheduled S/D Meeting 10-15-81

DESCRIPTION

General Location Northwest corner of Maple and 119th St. West

Owner Inland Investment Co., (Larry Chambers)
Surveyor/Engineer Professional Engineering Consultants, P.A. Gary Wiley
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>155.9±</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>66</u> R/W <u>3210</u> ft. |
| Residential <u>227</u> | b. <u>64</u> R/W <u>500</u> ft. |
| Commercial _____ | c. <u>58</u> R/W <u>10,400</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>227</u> | TOTAL <u>14,110</u> ft. |
| 3. Minimum Lot Frontage <u>30</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> <u>no</u> |
| 4. Minimum Lot Area <u>11,000 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall guarantee construction of a sidewalk on both sides of the collector street - Burton/ Rogers/ O'Neil.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a covenant for recording which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- G. The City Engineer's office shall be prepared to comment on the applicant's final drainage plan and state what drainage improvements will be required with the platting of this property.
- H. The platting text shall include a reference to the ownership and maintenance responsibilities of the Reserves as well as their proposed use.
- I. The applicant shall submit a covenant which provides for the perpetual maintenance as well as ownership of the Reserves. There shall be included a clause which gives the City authority to maintain the reserves and assess the costs to the lot owners if the reserves are not adequately maintained. If the homeowners' association is not incorporated prior to recording of the plat, the covenants shall specify when it will be formed and when ownership of the Reserves will be turned over to it.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 81-52 Name West Lake Estates
Date Application Rec'd. 5-11-81 final plat Approval 10-15-81
Scheduled S/D Meeting 11-23-81

DESCRIPTION

General Location Northwest corner of Maple and 119th St. West

Owner Inland Investment Co. (Larry Chambers)
Surveyor/Engineer Professional Engineering Consultants, P.A., Gary Wiley
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 263-1107

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>155.9+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>66</u> R/W <u>3210</u> ft. |
| Residential <u>227</u> | b. <u>64</u> R/W <u>500</u> ft. |
| Commercial _____ | c. <u>58</u> R/W <u>10,000</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>227</u> | TOTAL <u>13,710</u> ft. |
| 3. Minimum Lot Frontage <u>80</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>Xno</u> |
| 4. Minimum Lot Area <u>11,000 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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: A final plat for this property was approved on 10-15-81. This revised final plat proposes the same number of lots but now shows the cul-de-sac of Azure Street on the west side of the plat.

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall guarantee construction of a sidewalk on both sides of the collector street - Burton/Rogers/O'Neil.
- E. The applicant shall guarantee the drainage improvements required by the approved drainage plan.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant for recording which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- H. The applicant shall submit a covenant which provides for the perpetual maintenance as well as the ownership of the Reserve. There shall be included a clause which gives the City authority to maintain the reserve and assess the costs to the lot owners if the reserve is not adequately maintained. If the homeowners' association is not incorporated prior to recording of the plat, the covenants shall specify when it will be formed and when ownership of the Reserve will be turned over to it.
- I. The applicant shall submit a copy of the revised drainage plan to Operations and Maintenance including sectional views of the proposed levies and channel modifications. Flow calculations and a copy of the maintenance agreement for the reserve area shall also be submitted to Operations and Maintenance.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 81-52 Name West Lake Estates
Date Application Rec'd. 5-11-81 Preliminary Approval
Scheduled S/D Meeting 7-23-81

DESCRIPTION

General Location Northwest corner of Maple and 119th Street West

Owner Inland Investment Co., Inc., (Larry Chambers)
Surveyor/Engineer Professional Engineering Consultants (Gary Wiley)
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 263-1107

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>155.9 ±</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>66</u> R/W <u>3210</u> ft. |
| Residential <u>228</u> | b. <u>64</u> R/W <u>500</u> ft. |
| Commercial _____ | c. <u>58</u> R/W <u>10,400</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>228</u> | TOTAL <u>14,110</u> ft. |
| 3. Minimum Lot Frontage <u>80</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>11,000 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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 City 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 to urban standards.
- D. Sidewalks shall be guaranteed adjacent to both sides of the collector street.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state whether any drainage improvements need to be guaranteed with this plat.
- F. The applicant shall provide for the ownership and maintenance of the reserves. A portion of the reserves just north of Maple was previously granted as a drainage easement for the purpose of draining Rainbow Lakes West Third Addition. The applicant's agent shall be prepared to discuss with the Subdivision Committee the proposed uses for the reserves, the proposed disposition of the drainage easement, and how the reserves will be owned and maintained.
- G. The applicant shall submit a covenant which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- H. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).