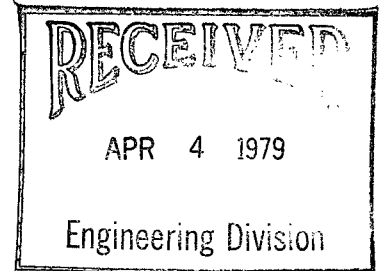


WICHITA-SEDGWICK COUNTY

DATE
April 4, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

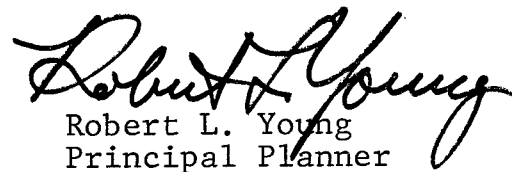
TO Dick Linn, City Engineer
FROM Robert L. Young, Principal Planner
SUBJECT Legal description for annexation ordinance.



Attached is a copy of a letter from the property owner's attorney requesting the annexation of land located north of 13th Street and west of 127th Street East. This property does not currently adjoin the city boundary and, as such, the procedures for accomplishing "Island" annexation will be followed in considering this request.

On the basis of this "Island" annexation request, would you please prepare the necessary legal description to be used in the preparation of resolutions and ordinances relating to this case. It is anticipated that this item will be scheduled for consideration by the Board of Wichita City Commissioners on April 17, 1979. If you have any questions concerning this request, please call.

Bridgewood


Robert L. Young
Principal Planner

RLY:el

Attachment

LAW OFFICES
FOULSTON, SIEFKIN, POWERS & EBERHARDT

700 FOURTH FINANCIAL CENTER

BROADWAY AT DOUGLAS

WICHITA, KANSAS 67202

(316) 267-6371

ROBERT C. FOULSTON (1889-1947)
GEORGE SIEFKIN (1895-1954)

STUART R. CARTER

OF COUNSEL

GEORGE B. POWERS
JOHN F. EBERHARDT
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT N. PARTRIDGE
ROBERT M. SIEFKIN
RICHARD C. HARRIS
GERALD SAWATZKY
DONALD L. CORDES
ROBERT L. HOWARD
CHARLES J. WOODIN
MIKEL L. STOUT
BENJAMIN C. LANGE
JERRY G. ELLIOTT
WILLIAM H. DYE
PHILLIP S. FRICK
STANLEY G. ANDEEL

FREDERICK L. HAAG
RICHARD D. EWY
DARRELL L. WARTA
CHARLES E. COLE, JR.
WILLIAM R. SAMPSON
HARVEY R. SORENSEN

CHRISTOPHER P. CHRISTIAN
MICHAEL KIM MOORE
JAMES M. ARMSTRONG
MARY KATHLEEN BABCOCK
CHARLES P. EFFLANDT
GERALD L. GREEN
JAMES D. OLIVER
SAMUEL D. OGELBY
M. KAY ROYSE
NICHOLAS S. DAILY

March 30, 1979



Board of City Commissioners
City of Wichita
c/o Mr. Robert Lakin
Metropolitan Area Planning Department
455 North Main Street
Wichita, Kansas 67202

RE: Annexation of East Half of the Southeast
Quarter, Section 10, Township 27 South,
Range 2 East, Sedgwick County, Kansas

Dear Mr. Lakin:

We are writing you on behalf of H-C Properties,
owner of the East Half of the Southeast Quarter of Section
10, Township 27 South, Range 2 East, Sedgwick County, Kansas.
Please consider this letter a formal request for the annexa-
tion of said real property to the City of Wichita.

This request is being made in accordance with
paragraph C of the letter dated March 26, 1979, from the
Metropolitan Area Planning Department to Reiss and Goodness
Engineers concerning the preliminary plat of said property
as Bridgewood Addition to Crestview Country Club Estate,
being matter number S/D78-116.

In accordance with provisions of K.S.A. 12-520c,
we hereby advise you that H-C Properties is the owner of all
of said land and we would request that this matter be placed
upon the city commission agenda at the earliest possible date
and we believe it can be done so under the provisions of K.S.A.
12-520a(e) which provision dispenses with the necessity of
notice otherwise required under said statute.

Board of City Commissioners
City of Wichita
c/o Mr. Robert Lakin
March 30, 1979
Page 2

I believe that all of the project information normally supplied by the petitioners with request for annexation are contained in your file S/D78-116. If we need to furnish you with further information however, I would appreciate your calling me and we will do so.

Very truly yours,



Phillip S. Frick

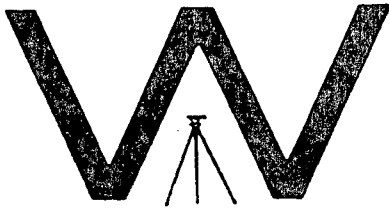
of FOULSTON, SIEFKIN, POWERS & EBERHARDT

PSF/ms

cc: Reiss and Goodness Engineers

cc: H-C Properties

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
MAINTENANCE DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) ~~268-4591~~ 268-4591

December 10, 1979

Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Attn: Mr. Kenny Hill

Subject: Bridgewood Addn/Crestview Country Club Estates Drainage Plan

Dear Mr. Hill:

Reference is made to the Drainage Plan of November 7, 1979 for subject Addition submitted to this office November 13th. Phil Dietrich of Sedgwick County and I have reviewed subject plan and approve the plan subject to the following items.

- 1) Due to the velocities projected at the proposed channels leaving both the 4.5'x11.5' and 4'x4' box structures at the north end of the plat, erosion protection will need to be provided.
- 2) An overflow condition could occur at 13th Street North at the culvert located approximately 400' west of 127th Street East. We therefore request that a berm be constructed. This is to be at an elevation of 1350 MSL commencing at the southwest corner of Lot 1, Block 7 and continuing east to the Floodway limits.
- 3) The Floodway designated at the southeast corner aligns poorly with the culvert mentioned in Item 2. Consideration should be given to expanding or modifying the Floodway at this point.
- 4) At the southeast corner of the plat, the drainage plan failed to show a channel leaving 60"x40" CMPA at 13th Street as indicated on the calculation sheets, same should be shown.
- 5) The drainage plan should include a note stating that all exposed areas resulting from construction will be seeded and mulched.
- 6) A 15' access and maintenance easement is required along each side of the proposed channels.
- 7) Indicate the proposed elevations of the fill areas shown on the plan.
- 8) The Drainage Plan has apparently been altered in the northwest section concerning some of the storm sewer locations. The changes should be made showing the new flowlines and velocities to determine if protective measures are necessary.

- 9) To aid the review process, proposed minimum pad elevations should be shown on the appropriate lots of the drainage plan.
- 10) A revised copy of the Drainage Plan should be submitted to appropriate agencies, said plan incorporating comments of Items 1 through 10.
- 11) Because of extensive channel work, fill areas and the proposed dams, permits from the Division of Water Resources may be required. It has been confirmed by telephone between Phil Dietrich of the County and Bill Funk, Hydrologist, Kansas State Board of Agriculture-Division of Water Resources, that an application has been received and is being reviewed. Mr Funk indicated that no major problems appear to exist with the geometry.

It should be pointed out that the water surface elevations as shown on the drainage plan are in concurrence with those shown on the preliminary Federal Insurance Administration Rate Maps for Sedgwick County.

After reviewing the final plan for subject plat submitted to this office November 13th, I comment as follows:

- 1) The standard **Floodway cause is required on the plat itself.** The wording as shown in the text is **unacceptable.**
- 2) Actual written approval or sign-off from the Kansas State Board of Agriculture-Division of Water Resources should be in the file or forthcoming.
- 3) The combined utility and drainage easements should be **separated into utility and storm sewer** easement.
- 4) Protection in the **form of encasement should be provided at the two** locations where the **sanitary sewers cross the Floodway.** Serious consideration should be given prior to constructing the proposed pond at the northwest section. This would be situated directly over the sanitary sewer.
- 5) The following corrections or adjustments are necessary in the text showing minimum pad elevations:

<u>Lot No.</u>	<u>Block</u>	<u>Elevation</u>
1 - 3	1	1352
8 - 9	1	1352
12	1	1349
16 - 17	1	1348
2 - 3	2	1349
3	3	1347
4	4	1347
6 - 7	4	1348
11	4	1349

December 10, 1979

- 6) Lot 1, Block 7, has minimum pad requirements in the fill area and adjacent to the Floodway. Since these fluctuate from 13th Street to 127th Street North, prior to issuing a building permit it should clear the Flood Control Office. A footnote concerning same should be added to the text.
- 7) What measures are being taken to address the swale through Lots 2 - 4, Block 6? If fill is not to take place, what measures are proposed to handle the runoff?
- 8) Unless the grading plans address the situation, a portion of Wilshire Drive has a slope of 6.4%. Due to the length and velocity some form of storm sewer might be provided or provision made at 127th Street East to enter and protect the ditch.
- 9) The guarantee for the construction of the channels and storm sewers should have provisions to cover any necessary protective measures such as headwalls and riprap. It should also address the necessity of providing as-built drawings covering both the channels and sewers along with any necessary seeding and mulching.

If you have any further questions, please advise.

Yours truly,



Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Phil Dietrich/Sedgwick County
Louise Olivarez/ MAPD
Yash Desai - City Engineering
Bridgewood Addn./Crestview County Club Estates Addn. Plat File



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203 (316) 832 0213

December 19, 1979

Department of Public Works
Maintenance Division
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

Attn: Mr. Paul Johnston

Re: Bridgewood Addition Drainage Plan

Dear Mr. Johnston:

Revised copys of the drainage plan and final plat for the above captioned addition are enclosed. These revisions are as you required in your letter of December 10, 1979. Answers to your questions and requirements, by number, as listed in your letter are as follows:

1. Rip-Rap will be provided at the outlet of each structure in question. The grade on the channel South of the 4'x4' RCBC has been reduced to 1.5% and a note stating "erosion protection will be provided as required" has been added to the drainage plan.
2. The berm is shown on the revised grading plan.
3. The floodway limits have been moved to provide better alignment with the culvert under 13th.
4. A channel is now shown on the grading plan.
5. A note about seeding and mulching has been added.
6. The 70 foot floodway at the Northeast corner of the addition provides for the construction of a channel 3.75 feet deep with 15 feet of access on each side which is more than adequate. An additional 30 feet has been added to the drainage easement in the Northwest corner to provide the required access.
7. The elevations of the top of the fill at the property line will match the water surface and the fills on the lots are controlled by the building pad elevations as noted on the revised drawing.
8. These changes have been made.
9. Minimum pad elevations are now shown on each lot affected.
10. Revised copys of the enclosed maps and copys of the letter have been sent to those listed below.

Page Two
Mr. Paul Johnston
Bridgewood Addition Drainage Plan

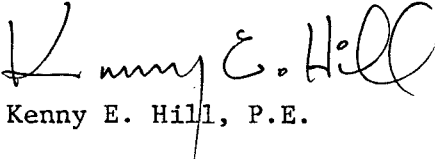
Final Plat Items:

1. As we discussed by phone the wording a "Recreational Facilities" has been removed from the reserve-floodway text.
3. The easements have been separated.
- 5.-6. Minimum pad elevations have been revised as you requested and a note about Lot 1 added to the plattors text.
7. The swale will be filled and the lots regraded.
8. Top of curb elevations have been added to the grading plan which set the steepest grade at 4.8% which flatens to 0.4% 250 feet West of 127th.

Please notify us if these revisions satisfy your requirements.

Sincerely,

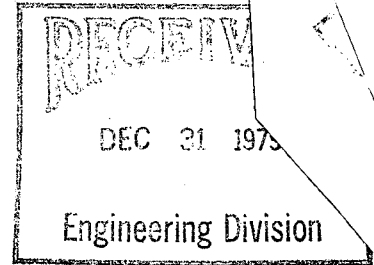
REISS & GOODNESS ENGINEERS



Kenny E. Hill, P.E.

KEH/sc
Enc.

cc: Phil Dietrich/ Sedgwick County
Louise Olivarez/ MAPD
Yash Desai/ City Engineering
Bill Funk/ Division of Water Resources
H-C Properties/ Developer



~~XXXXXX~~ 268-4591

December 28, 1979

Reiss & Goodness
2160 West 21st Street
Wichita, Kansas 67203

Attn: Mr. Kenny Hill, P.E.

Subject: Bridgewood Addn/Crestview Country Club Estates- Revised Drainage Plan

Dear Mr. Hill:

Reference is made to the revised drainage plan and your letter dated December 19th submitted to this office on December 20th, 1979. Based upon the revised drainage plan and your comments received December 20th and the remarks made in my December 10th correspondence, the following comments are still applicable.

- 1) It is recommended that the southwest edge of the Floodway limits for Lot 1, Block 7 be moved to the 1346 contour to provide better alignment with the existing structure in 13th Street.
- 2) The combined utility and drainage easements shown should be separated into utility and storm drainage easement.
- 3) To better serve the available building site area of Lot 1, Block 7, the utility easement should be moved to the north and west edge of said Lot to get it out of the Floodway.
- 4) The proposed swimming pool in Lot 1, Block 7, should be moved west to clear the Floodway.
- 5) Show the elevations of the fill areas for the northwest and central-eastern areas.
- 6) Recommend the drainage easement shown at the northwest corner be designated as a Floodway Reserve.
- 7) The text showing the minimum pad in Lot 1, Block 7 (excluding the north 260') should be 1347 vs. 1345.
- 8) Modifications of wording in text pertaining to Floodway is necessary ie. maintenance and improvement of the Floodway in Reserve A shall be

December 28, 1979

- 9) Drainage plan indicates that the flowlines will not be daylighting in several locations, we request that foot notes be added pertaining to proper grading at the outfalls or the lines be extended as necessary.
- 10) Request that cross sections of the proposed swales be provided on the drainage plan and referenced to their appropriate locations.
- 11) Should provide a headwall and riprap for the outfall off Woodridge Court, riprap at the northwest edge of the proposed northwest channel and adjust the grades of the storm water sewer at the easterly edge of Edgewood Drive to have a velocity of less than 5 fps.
- 12) Is the existing swale to remain between Lots 1, 2, 6 and 7 of Block 2.

If you have further questions, please advise.

Yours truly,

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Phil Dietrich/Sedgwick County
Louis Olivarez/MAPD
Yash Desai-City Engineer's Office ✓
Bridgewood Addn./Crestview Country Club Estates Addn. Plat File